



**HAGAN®
PROPERTIES**
CORFAC INTERNATIONAL

**51,633 SF AVAILABLE
AVAILABLE FOR LEASE**
(20,775 SF Lab Space / 30,858 SF Office)



**BUILDING B
4090 PREMIER DRIVE
HIGH POINT, NC 27265**

Building Information:

- Total Available SF: 51,633 SF
- Existing Wet Lab Space: 20,775 SF (Available Immediately)
- Office Space: 30,858 SF (Available Summer 2010)
- Type of Construction: Pre-cast
- Year Built: 1997
- Load Factor: 8%

Life Safety Systems:

Fully sprinklered, fully addressable smoke detection system, public address system, 250 KW emergency power generator, battery backup emergency lighting, emergency eyewash & shower stations

Mechanical:

- Electric: 2,000 amp service (City of High Point)
- Fume Hoods: Six - 8ft & Two - 6ft
- Lab Services: Water, electric & compressed air
- Additional specifications are available upon request

Comments:

- Fully furnished
- Data center with raised flooring
- Build-to-suit of up to 150,000 SF of office and/or lab space on adjacent site



Cost:

- ❖ Lab Lease Rate: \$18.50/SF (NNN)
- ❖ Lab Space Availability: Immediately
- ❖ Office Lease Rate: \$16.50/SF (Full Service)
- ❖ Office Space Availability: Summer 2010

Co-Brokerage:

- ❖ Compensation offered to Buyer/Tenant Agent subject to separate co-brokerage agreement
- ❖ Subagency is not offered
- ❖ Compensation is not offered to Principals, their Affiliates or Subsidiaries

Contact Information:

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