



# SCRA Research Facility within the Duke Energy Innovation Center at Anderson

## AVAILABLE SPACE: \$22/ft<sup>2</sup>

81 Technology Drive ■ Anderson, SC



### Property Features

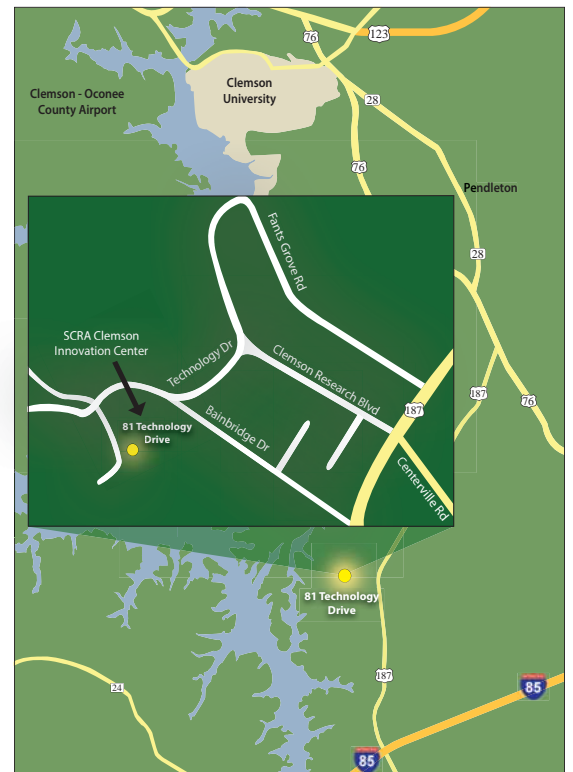
**ADVANCED MATERIALS RESEARCH:** LEED Certified Gold Rating facility and state-of-the-art equipment

**AVAILABLE SPACE:** 8,100 SF configurable to suit tenants' needs; designed for wet/dry labs or offices

**AMENITIES:** Secure rooms for sensitive work (SCIF), shared conference room, break room

**LOCATION:** Adjacent to Hwy. 187 and Clemson's Advanced Material Research Lab (AMRL Building); also within 4 miles of Interstate I-85 and 7 miles from Clemson University's main campus

**LEASE RATE:** \$22/ft<sup>2</sup> with full service and flexible pricing with longer terms



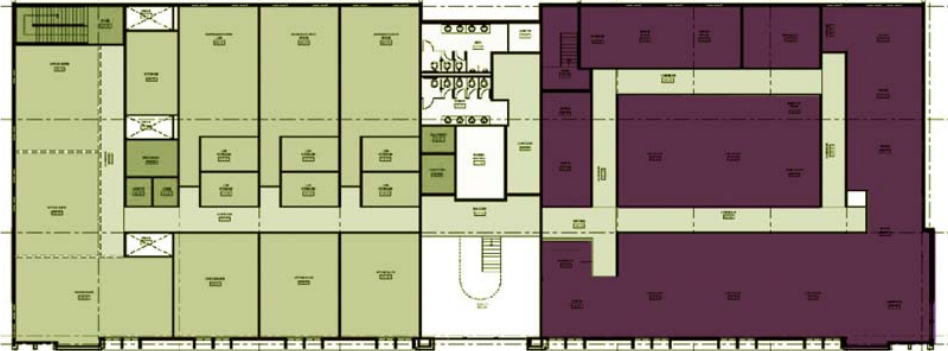


The highlighted area in purple represents available space.

**1st Floor**



**2nd Floor**



**For More Leasing Information:**

Visit [www.scra.org/scra\\_innovation\\_centers.html](http://www.scra.org/scra_innovation_centers.html) or contact John Gregg at 803.343.5310 or email [john.gregg@scra.org](mailto:john.gregg@scra.org)