

FOR SALE OR  
FOR LEASE



# 3500 GATEWAY

STAND-ALONE SINGLE STORY OFFICE/FLEX BUILDING  
MORRISVILLE, NC



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# EXECUTIVE SUMMARY

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RCR is pleased to present this rare stand alone, single story office/flex building for sale. The building presents an attractive opportunity for investors or owner-users, offering flexibility for conversion to various uses including lab or flex space. The building is currently demised into two suites consisting of approximately 95% office space, with two roll up doors. The building is strategically located within an office and flex development directly off Aviation Parkway at interstate I-40, minutes from RDU Airport. The central location provides easy access to Raleigh, Durham, Cary and Chapel Hill.



# PROPERTY

## PROPERTY DETAILS

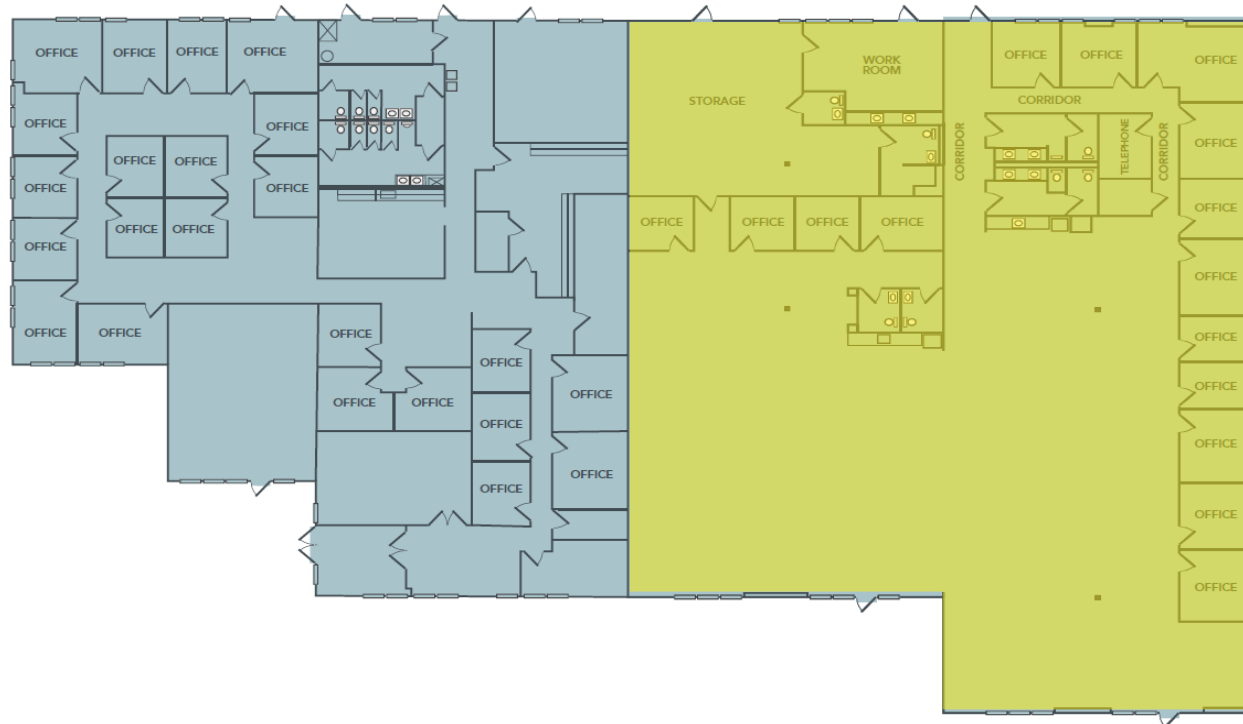
<b>SALE PRICE</b>	\$4,500,000
<b>LEASE RATE</b>	Negotiable
<b>ADDRESS</b>	3500 Gateway Centre Blvd. Morrisville NC 27560
<b>YEAR BUILT</b>	1997
<b>ROLL UP DOORS</b>	Two (2)
<b>GROSS LEASABLE AREA</b>	19,600 SF
<b>LOT SIZE</b>	2.02 Acres
<b>PARKING RATIO</b>	75 Spaces Front and Rear
<b>HVAC</b>	Rooftop, Size and Age Vary
<b>ROOF</b>	TPO- 2023
<b>CEILING HEIGHT</b>	14 ft Approx
<b>ZONING*</b>	ORD - *Airport overlay district
<b>SIGNAGE</b>	Building & Monument



# FLOOR PLANS

**Suite 200: +/- 8,475 SF**

**Suite 100: +/- 11,125 SF**



# SURVEY

STATE OF NORTH CAROLINA \_\_\_\_\_ COUNTY \_\_\_\_\_  
 THE FOREGOING CERTIFICATE(S) OF \_\_\_\_\_  
 IS (ARE) CERTIFIED TO BE CORRECT. THIS INSTRUMENT WAS PRESENTED FOR  
 REGISTRATION AND RECORDED IN THE OFFICE IN PLAT (BOOK) (CABINET) \_\_\_\_\_  
 PAGE (SLICE) NO. \_\_\_\_\_, PLAT NO. \_\_\_\_\_  
 THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_ AT \_\_\_\_\_ O'CLOCK(AM/PM).  
 \_\_\_\_\_ REGISTER OF DEEDS

BY \_\_\_\_\_  
 (DEPUTY / ASSISTANT)

Certificate of approval and acceptance of dedications.  
 I, Barbara Adams, the town clerk of Cary, N.C., do certify  
 that the town of Cary approved this plat or map and accepted the dedication  
 of the streets, easements, rights-of-way and public parks shown thereon, but  
 assume no responsibility open or maintain the same, until in the opinion  
 of the governing body of the Town of Cary it is in the public interest to do  
 so. 6/24/99  
Barbara Adams  
 Town Clerk

STATE OF NORTH CAROLINA, COUNTY OF WAKE  
 I, Randy Dwyer, REVIEW OFFICER OF WAKE COUNTY, CERTIFY  
 THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED  
 MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.  
6/29/99 Randy Dwyer  
 DATE REVIEW OFFICER

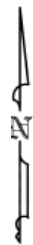
Certificate of approval for recording. I hereby certify that the subdivision  
 plat shown hereon has been found to comply with the subdivision regulations  
 of the Town of Cary with the exception of such variances, if any and  
 conditions of approval as are noted in the minutes of the Town Council  
 and/or Zoning Board of Adjustment and that has been approved for  
 recording in the office of the county register of deeds. 6/23  
6/23/99  
Randy Dwyer  
 Director of Development Services

THE TRAVELERS INS. CO.  
 D. B. 5063, PG. 166  
 B. N. 1994, PGS. 312-315

THIS PLAT NOT TO BE RECORDED  
 AFTER \_\_\_\_\_ DAY OF \_\_\_\_\_/\_\_\_\_/\_\_\_\_  
 1 COPY TO BE RETAINED FOR THE CITY.  
 THIS PLAT IS \_\_\_\_\_ IN \_\_\_\_\_ OUT  
 OF THE CITY LIMITS.  
 HTE # 99-064:

Certificate of approval for recording. I certify that  
 this plat complies with Chapter 10, Part 1, Reserve Note  
 Districts of the Urban Development Ordinance as  
 in the Register of Deeds Office. None from  
 a public drinking water supply district may apply.  
 \_\_\_\_\_ 19\_\_\_\_  
 Stormwater Management Engineer

NORTH RELATIVE TO SITE PLAN  
 PREPARED BY R. L. HORWATH, ASSOC.  
 DATED 02-03-97



WAKE COUNTY  
 D. B. 3006, PG. 246

EXISTING 30" DIAMETER SINKER PASTIMOUNT  
 PER F. B. 1985, PG. 2394  
 N 08°27'01"E  
 100.70'  
 N 12°17'59"E  
 220.20'  
 N 12°17'59"E  
 220.20'  
 N 08°27'01"E  
 100.70'

SYMBOLS:  
 DP EXISTING IRON PIPE OR PIN  
 NP NEW IRON PIPE OR PIN  
 EPK EXISTING PIV NAIL  
 NPW NEW PIV NAIL  
 CDPS EXISTING COTTON SPINDLE SPIKE  
 NCDPS NEW COTTON SPINDLE SPIKE  
 NCPDS EXISTING BLACK IRON CONE  
 NNPDS NEW BLACK IRON CONE

20' SENER EASEMENT 10' EITHER  
 SIDE OF SENER LINE AS CONSTRUCTED  
 [PROPOSED SENER LINE DATA PROVIDED  
 BY R. L. HORWATH]

539.72' total  
 N 64°07'28"E

S 25°22'40"E  
 50.33'

S 85°22'40"E

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S 85°22'40"E

2.02 ACRES  
 (87,798 SQ. FT.)  
 1 sty office building  
 (masonry)  
 3500 GATEWAY CENTRE BLVD.

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2.90 ACRES  
 (126,338 SQ. FT.)  
 1 sty office building  
 (masonry)  
 3300 GATEWAY CENTRE BLVD.

ASPHALT PARKING

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## SITE DATA

SUBJECT PROPERTY IS LOCATED INSIDE THE TOWN LIMITS  
 PER WAKE COUNTY G.I.S. MAP  
 PIN NUMBERS  
 LOT 7 0756.04-74-5844  
 ZONED MEC  
 BUILDING SETBACKS  
 30' FROM 1 STREET(SIDE)  
 10' SIDE  
 15' REAR  
 DEED REFERENCES  
 D. B. 6530, PG. 386  
 B. N. 1985, PG. 2934









# MARKET OVERVIEW

## RALEIGH-CARY-DURHAM-CHAPEL HILL RESEARCH TRIANGLE AT A GLANCE

The Research Triangle (the “Triangle”) is distinctly known as a national front runner in economic and population growth. This region in the North Carolina Piedmont incorporates the Raleigh-Cary-Durham-Chapel Hill CBSA which has grown 23% between 2010 and 2019 to over 2 million residents, a percentage change that ranked fourth among the nation’s fastest-growing major metros. Since 2000, the Triangle’s population has cumulatively increased a staggering 85%.

Projections through 2030 indicate the region will continue as one of the nation’s leaders in population growth.

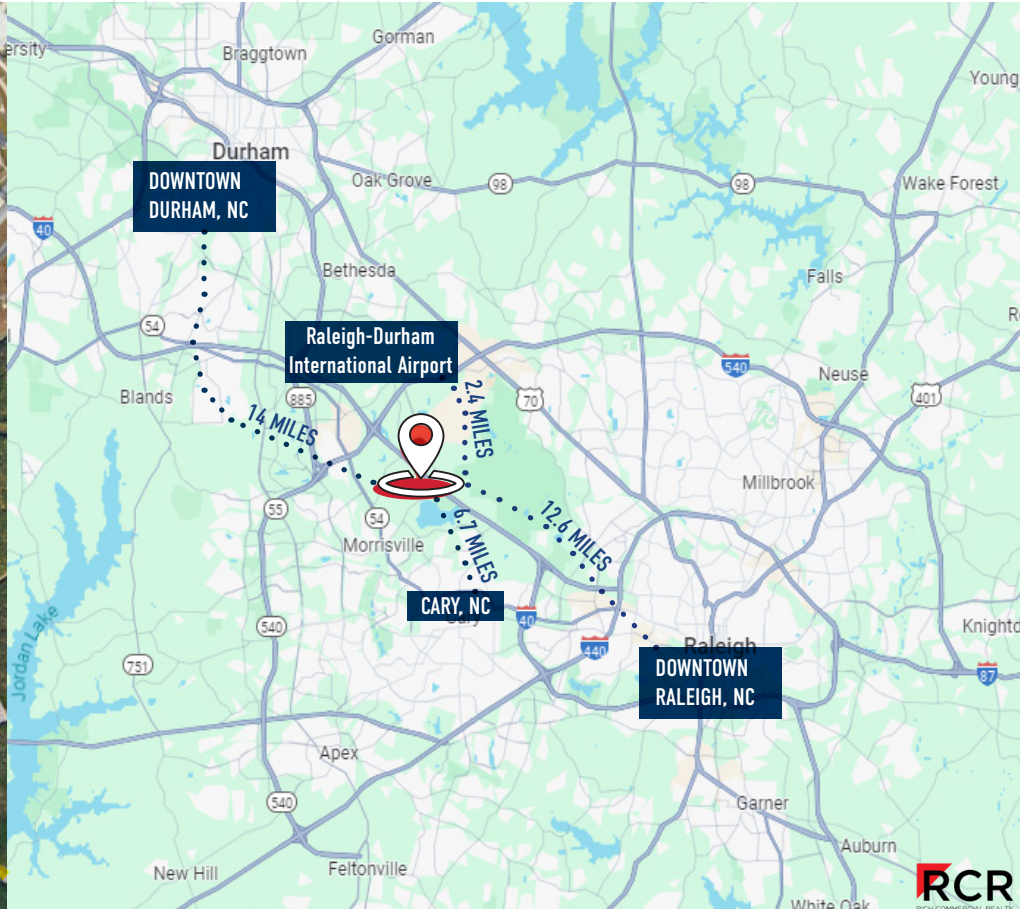
The Triangle is best known and aptly named for the triangular proximity of its renowned major universities– University of North Carolina in Chapel Hill, Duke University in Durham and North Carolina State University in Raleigh. As demand for talent escalates, global employers are finding a home in the area to access this professional, highly-educated workforce, but also due to the relative cost savings they can achieve when compared to gateway cities such as New York, Boston, and Washington

D.C. Companies are going to where they can find the best employees for their money, and the Triangle is leading the nation, as evidenced by the fact that the area is one of the nation’s fastest growing “large city” populations in the country. People from all over the country are migrating to the Triangle for the work-life balance and central location with drive times of just two hours to coastal beach fronts and three hours to mountain retreats.

#1	#2	#3	#4	#9	#3
Raleigh ranks #1 Best City for Jobs in the US <small>Glassdoor (2020)</small>	Chapel Hill is ranked the 2nd Best College Town in America <small>Southern Living (2022)</small>	Raleigh is 3rd Happiest City in America <small>Men's Health (November 2022)</small>	Raleigh is #4 out of 50 Best Places to Live in the US <small>Money (October 2022)</small>	Raleigh ranked #9 Safest City in America <small>WalletHub (October 2022)</small>	Raleigh is #3 Among STEM Job Growth Index <small>RCLCO (November 2022)</small>



# LOCATION OVERVIEW







## CONTACTS

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## RCR

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