

FULL BUILDING OR CONDOMINIUMS
AVAILABLE FOR SALE OR FOR LEASE



3500 GATEWAY

SINGLE STORY OFFICE/FLEX BUILDING*
MORRISVILLE, NC

* POTENTIAL TO CONDOVERT

EXECUTIVE SUMMARY

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RCR is pleased to present this rare stand-alone, single-story office/flex building for sale or for lease. 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 (one for each suite). 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. Discover a rare opportunity to own or lease a standalone commercial building in a highly desirable location. This versatile property can be acquired as a full building or divided into individual condo units, offering flexibility to meet a variety of business needs.



PROPERTY

PROPERTY DETAILS

ADDRESS	3500 Gateway Centre Blvd. Morrisville NC 27560
YEAR BUILT	1997
ROLL UP DOORS	Two (2)*
BUILDING SIZE	19,600 SF
AVAILABILITY	8,475 - 11,125 SF
LOT SIZE	2.02 Acres
PARKING RATIO	75 Spaces Front and Rear
HVAC	Rooftop, Size and Age Vary
ROOF	TPO- 2023
CEILING HEIGHT	14 ft. Approx
ZONING*	ORD - **Airport overlay district
SIGNAGE	Building & Monument

* One Per Suite

This property is located in the **Airport Overlay District, which includes additional restrictions on use. Please review prohibited uses here:
https://codelibrary.amlegal.com/codes/cary/latest/cary_nc/0-0-0-68194

OPPORTUNITY	SIZE	SALE PRICE	LEASE RATE
FULL BUILDING	19,600 SF	\$3,600,000	Negotiable
SUITE 100	+/- 11,125 SF	\$2,547,625***	Negotiable
SUITE 200	+/- 8,475 SF	\$1,940,775 ***	Negotiable

*** Property not currently condoverted



FLOOR PLANS

Suite 200: +/- 8,475 SF



Suite 100: +/- 11,125 SF





3500 GATEWAY OFFERING MEMORANDUM



MARKET OVERVIEW

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%.

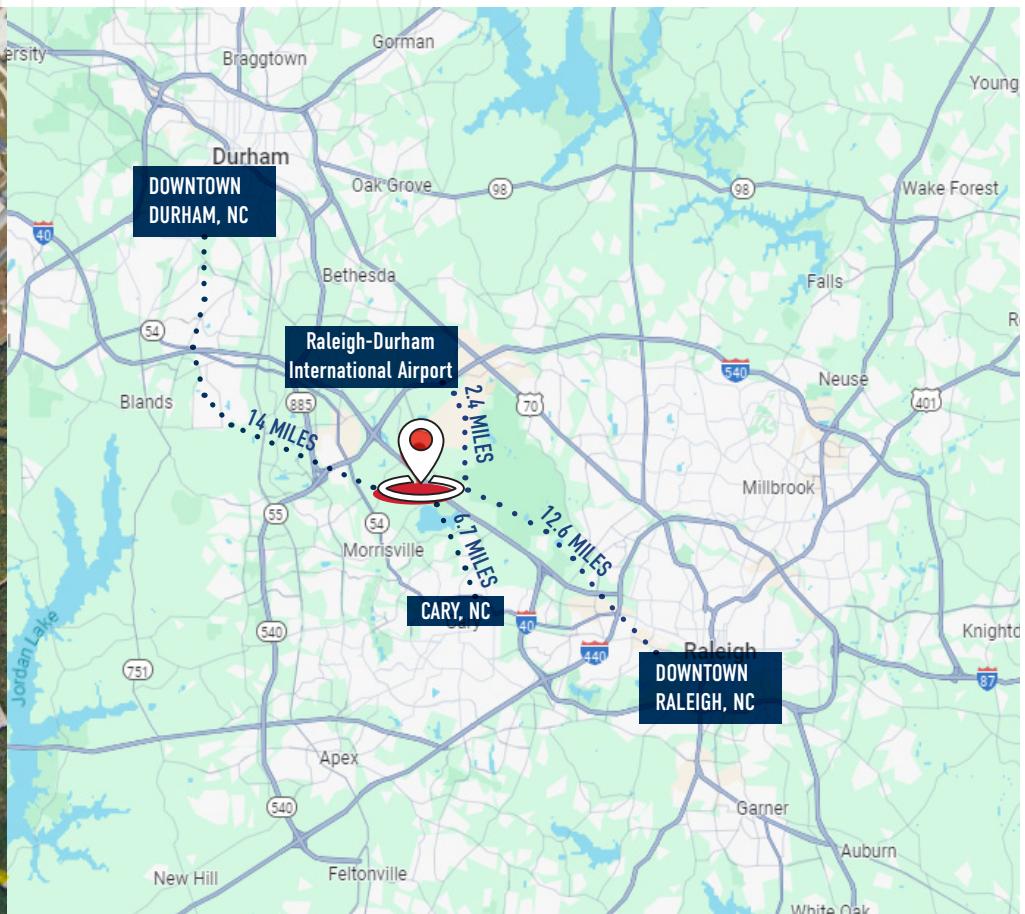
Projections through 2030 indicate the region will continue as one of the nation’s leaders in population growth.

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

LOCATION OVERVIEW





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