

OFFICE FOR LEASE

TOWN HALL COMMONS III

101 J MORRIS COMMONS LANE, MORRISVILLE, NC 27560

MOVE-IN
READY
SPEC
SUITE!

NAITRI PROPERTIES



PROPERTY OVERVIEW

A three-story Class A office building convenient to RTP, Raleigh, Durham and RDU International Airport. Located within Town Hall Commons on McCrimmon Parkway between NC 54 and Davis Drive.

ADDRESS	101 J Morris Commons Lane Morrisville, NC 27560
BUILDING SIZE	Approximately 73,700 RSF
AVAILABLE SPACE	Spec Suite 105: 5,000 RSF
RENTAL RATE	\$28.95/SF, Full Service
EXTERIOR CONSTRUCTION	Full height glass, brick and renaissance stone
CEILING HEIGHT	11' on the first (1st) floor
PARKING RATIO	4.5 spaces per 1,000 SF
HIGHLIGHTS	<ul style="list-style-type: none">• Campus setting• Modern lobby• Men's and women's showers and lockers• Outdoor seating, outdoor metal picnic tables• Lunchdrop food delivery service• Property management by Tri Properties• Local ownership

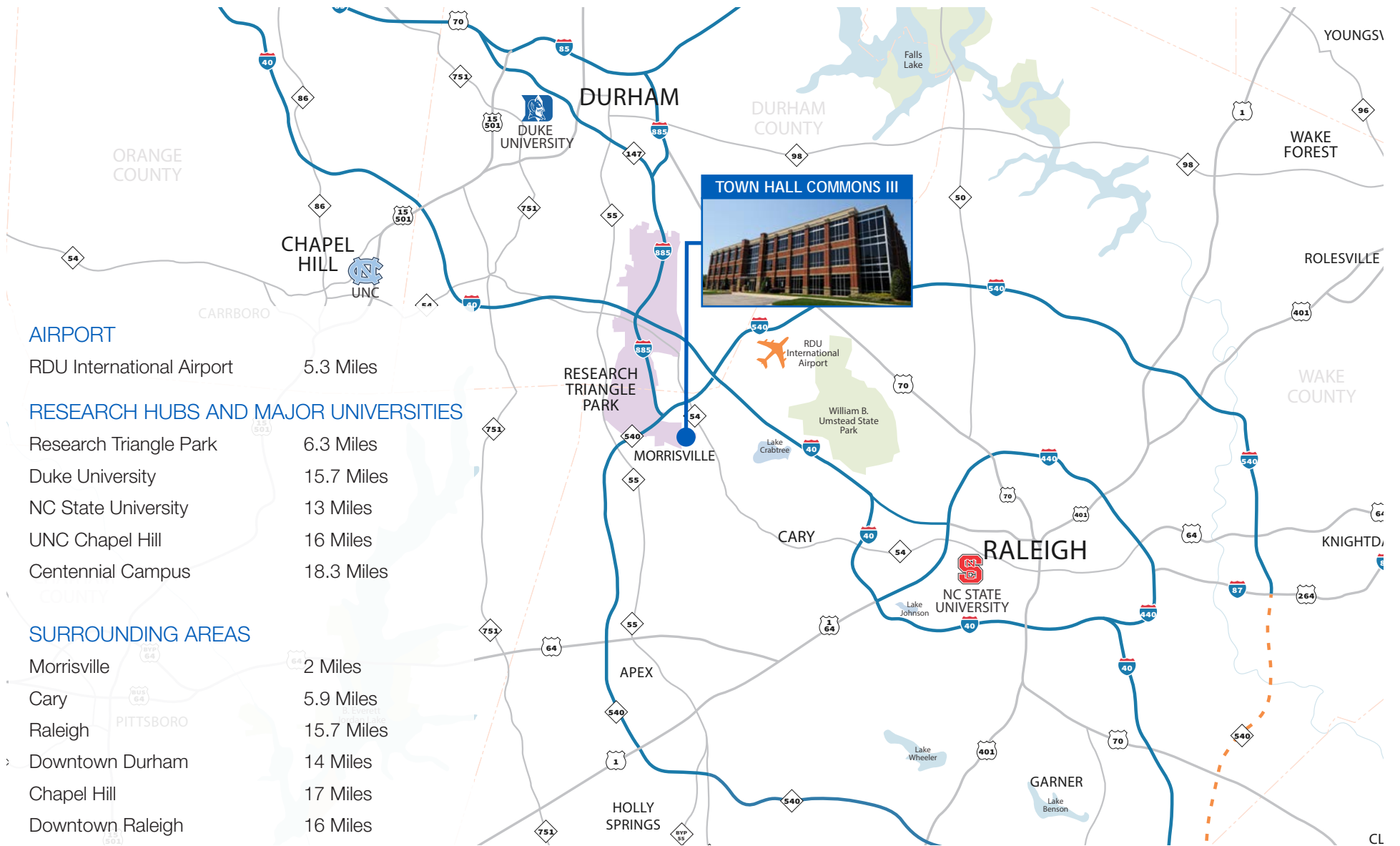
CONTACT

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GREG SANCHEZ | 919.281.2321 | gsanchez@triprop.com

NAI TRI PROPERTIES

TRIANGLE REGION



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TOWN HALL COMMONS MASTERPLAN



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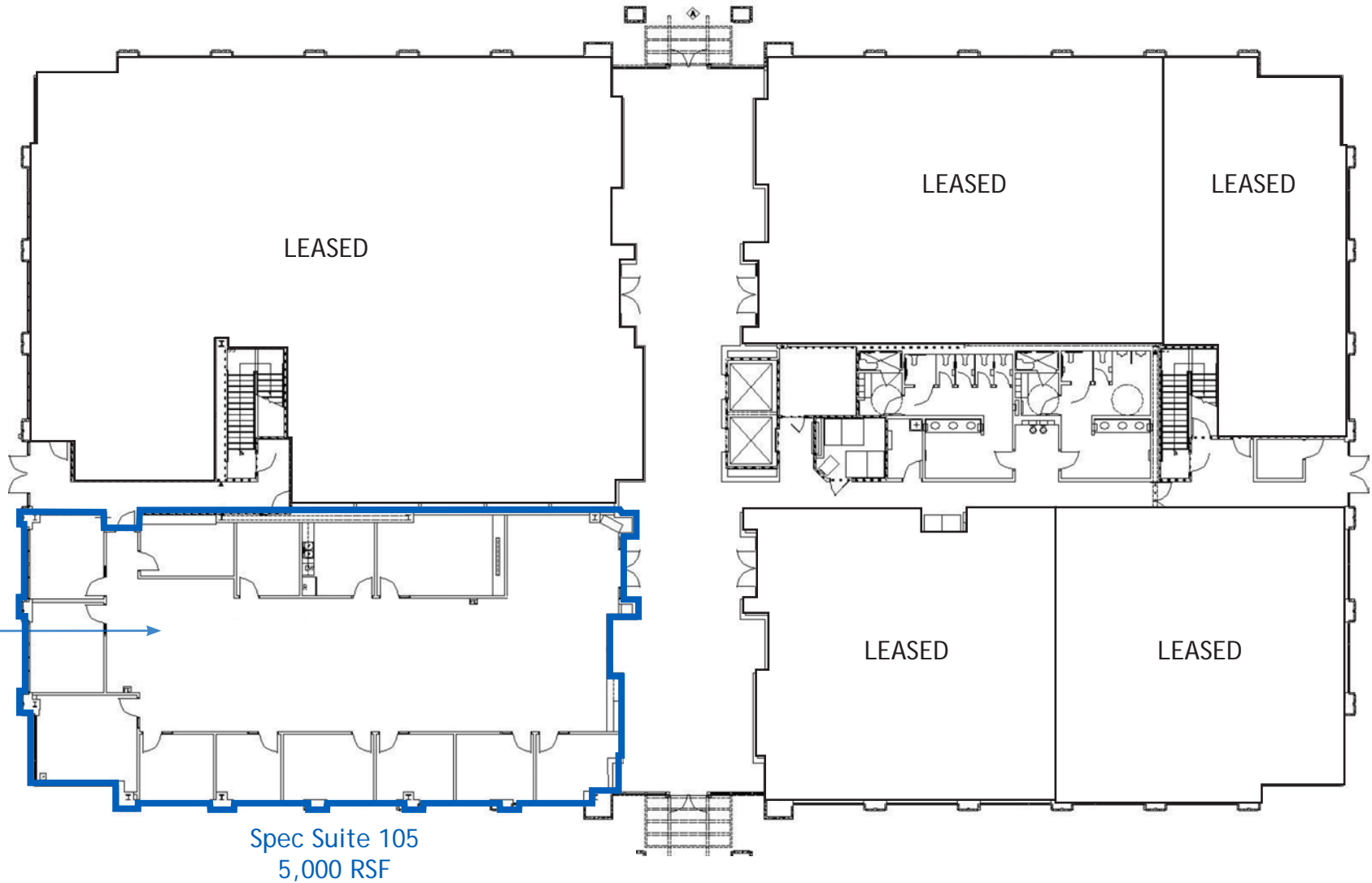
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FLOOR PLAN



First (1st) Floor

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Lobby



Suite 105



Suite 105



Suite 105



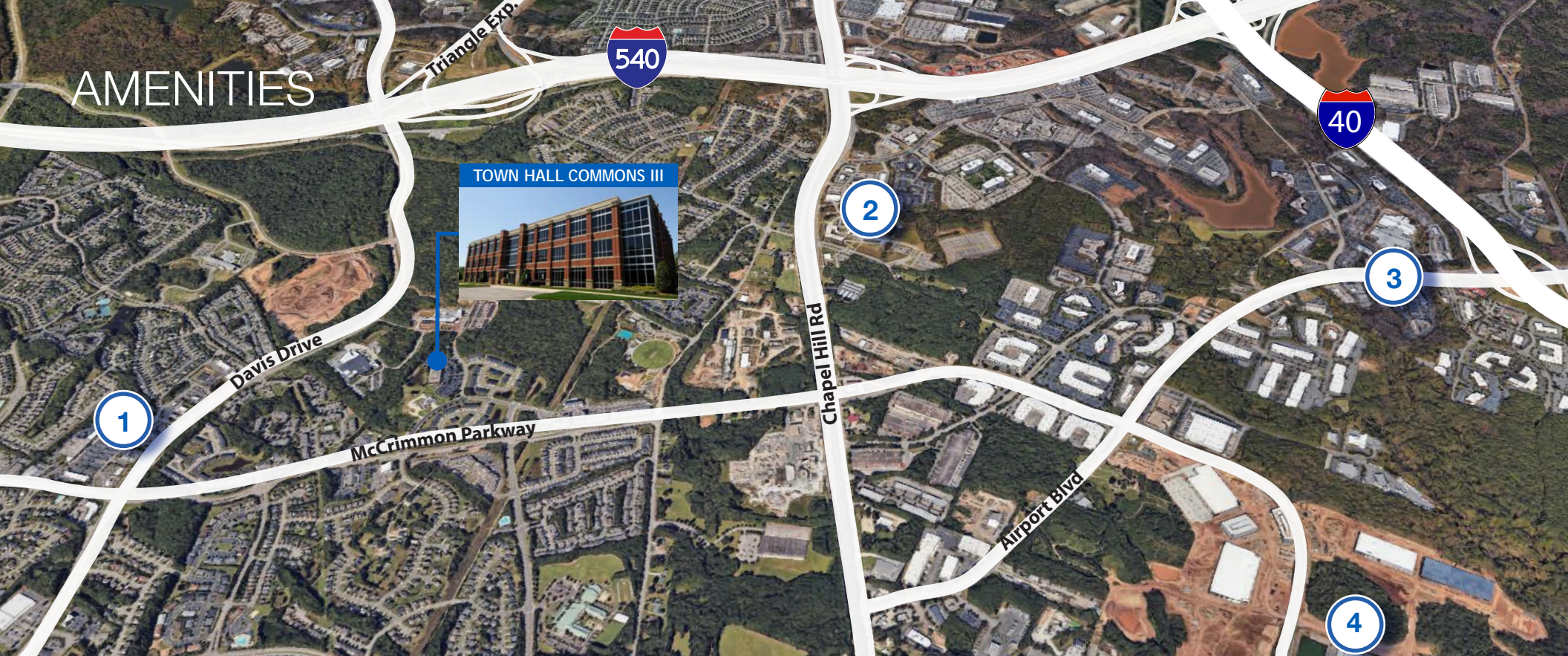
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AMENITIES



1. MCCRIMMON CORNERS SHOPPING MALL

Chutneys Indian Restaurant
Harris Teeter
Hibachi & Sushi Alie
Quickly Bubble Tea
Randy's Pizza
Starbucks
Two Guys Grille
Wendy's

2. MARKETPLACE AT PERIMETER PARK

BLR Bar & Curry
Bombay Central
Fount Coffee + Kitchen
G.58 Cuisine
It's a Wrap Vietnamese Eatery
koki - Creative Puerto Rican Kitchen
Starbucks
Teriyakin'
Yin Dee Thai

3. I-40/AIRPORT BLVD

Bojangles
Cracker Barrel
Carmen's Cuban Cafe
Hooters
Jersey Mikes Subs
Los Tres Magueyes
Texax Steakhouse
Vicino's Pizza
Waffle House
Wendy's

4. WAKE COMPETITION CENTER AREA

Wake Competition Center
Rush Hour Karting
Urban Air Trampoline Park
Cary CrossFit
Triangle Volleyball Club
Sinjin Beach Volleyball Club
Goldfish Swim School

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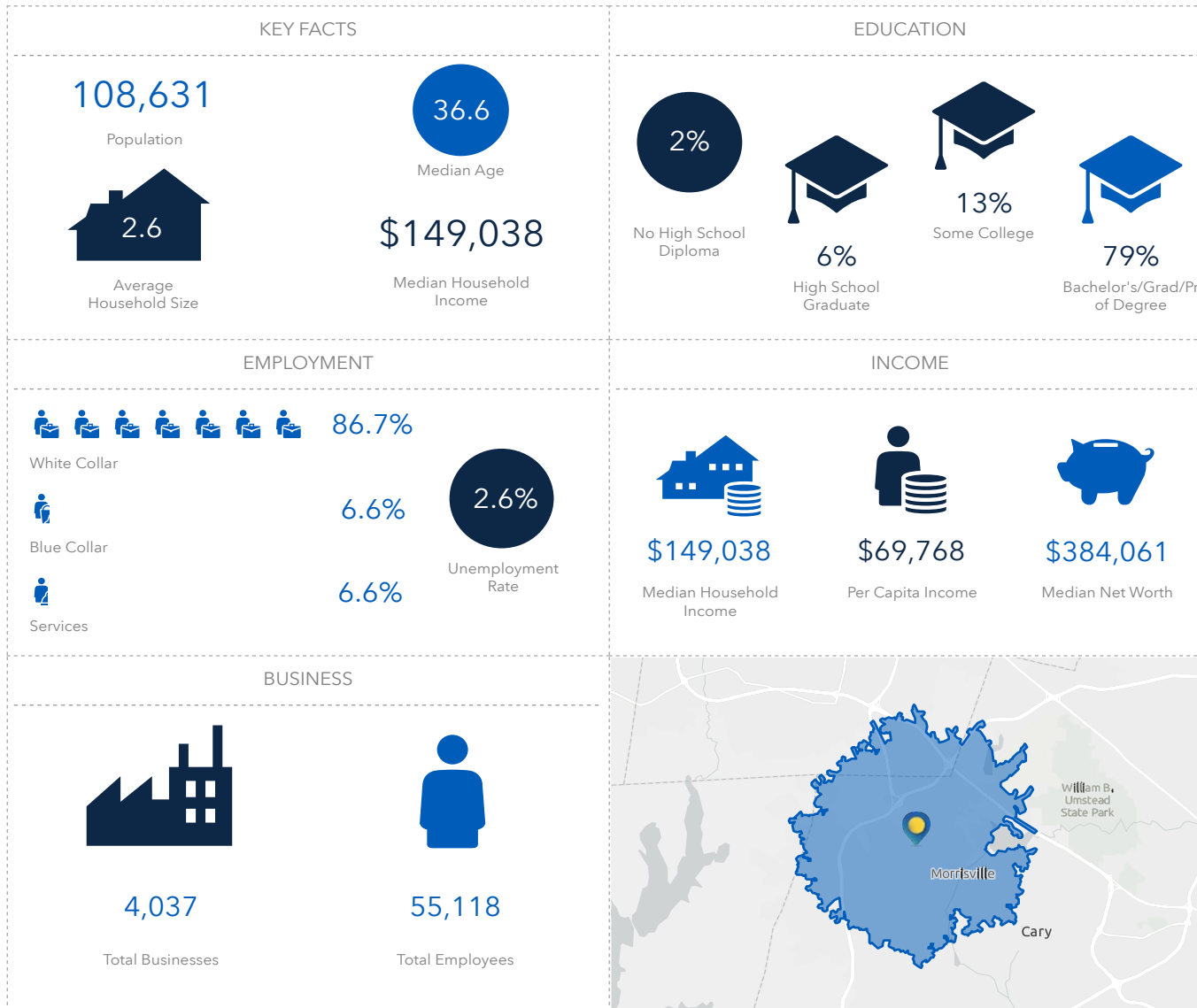
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NAI TRI PROPERTIES

DEMOGRAPHICS

5-MILE RADIUS



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