

# 10404 Chapel Hill Rd. Ste 101

FLEX FOR LEASE | MORRISVILLE, NC



**NAI**TRI PROPERTIES



# PROPERTY OVERVIEW

Zaytoun 54 Center | Flex Space for Lease

ADDRESS	10404 Chapel Hill Rd, Suite 101 Morrisville, NC 27560
SUITE 101	±2,025 SF Available 75% office and 25% warehouse 100% HVAC
HIGHLIGHTS	Office area includes: reception area, conference room, 2 offices, breakroom and 1 restroom Warehouse has 16' clear ceiling height 1 drive in door Shared scissor lift LED lights 2 hour firewall Building signage
PARKING	Abundant employee parking
ZONING	IM ( <a href="#">Click here for Table of Permitted Uses</a> )
WATER/SEWER	Town of Morrisville
UTILITIES	Electric - Duke Progress Energy (120/240 V, 10kW) Piedmont Natural Gas (Space individually metered)
RENTAL RATE	\$5,105/Month (includes TICAM & HVAC maintenance)  RENT BREAKDOWN (tenant responsible for utilities) \$4,375/month net rent \$650/month TICAM \$80/month HVAC maintenance for 2 units

## CONTACT

ED BROWN | 919.345.5939 | EBROWN@TRIPROP.COM

**NAITRI** PROPERTIES

# Zaytoun 54 Center

## OFFICE/WAREHOUSE



**\$5,105/Month**  
includes  
**TICAM & HVAC**  
**Maintenance**



**120/240 volt**  
**10 kW**



**4.3 miles**  
**to RDU**  
**International**



**Fronting**  
**Hwy 54**





## CONTACT

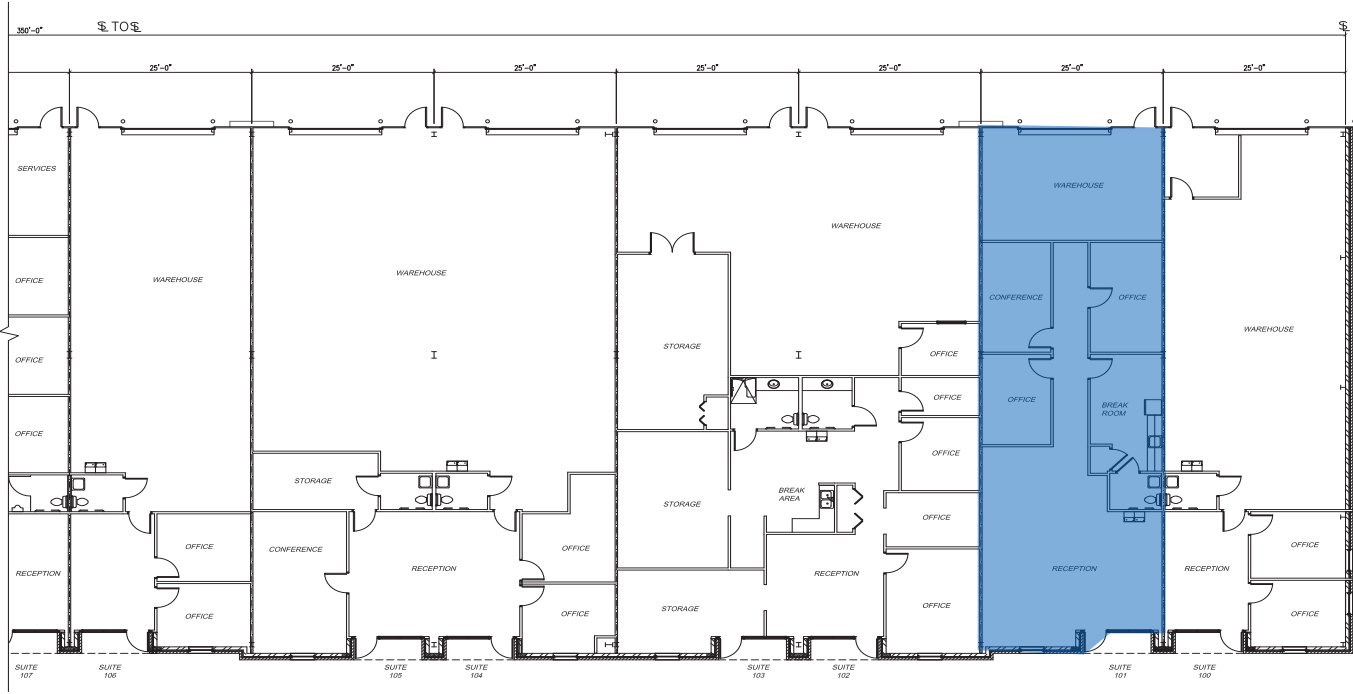
ED BROWN | 919.345.5939 | [EBROWN@TRIPROP.COM](mailto:EBROWN@TRIPROP.COM)

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

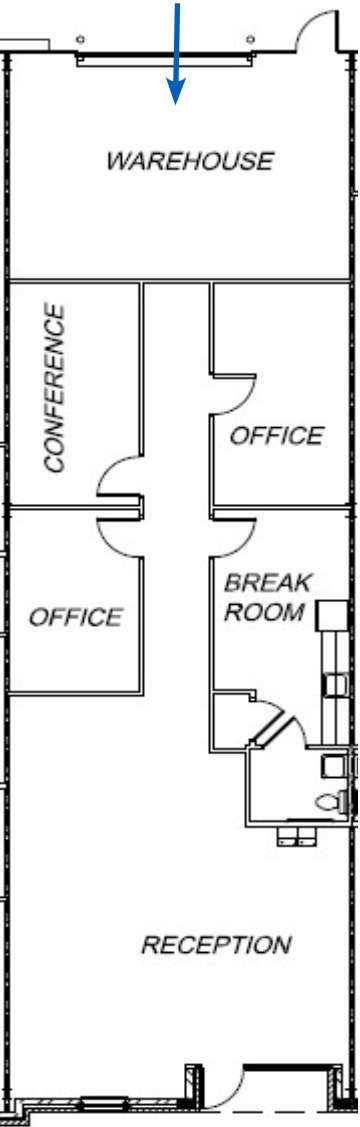
**NAI**TRI PROPERTIES



# FLOOR PLAN



Suite 101



## CONTACT

ED BROWN | 919.345.5939 | EBROWN@TRIPROP.COM

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.



# INTERIOR IMAGES



## CONTACT

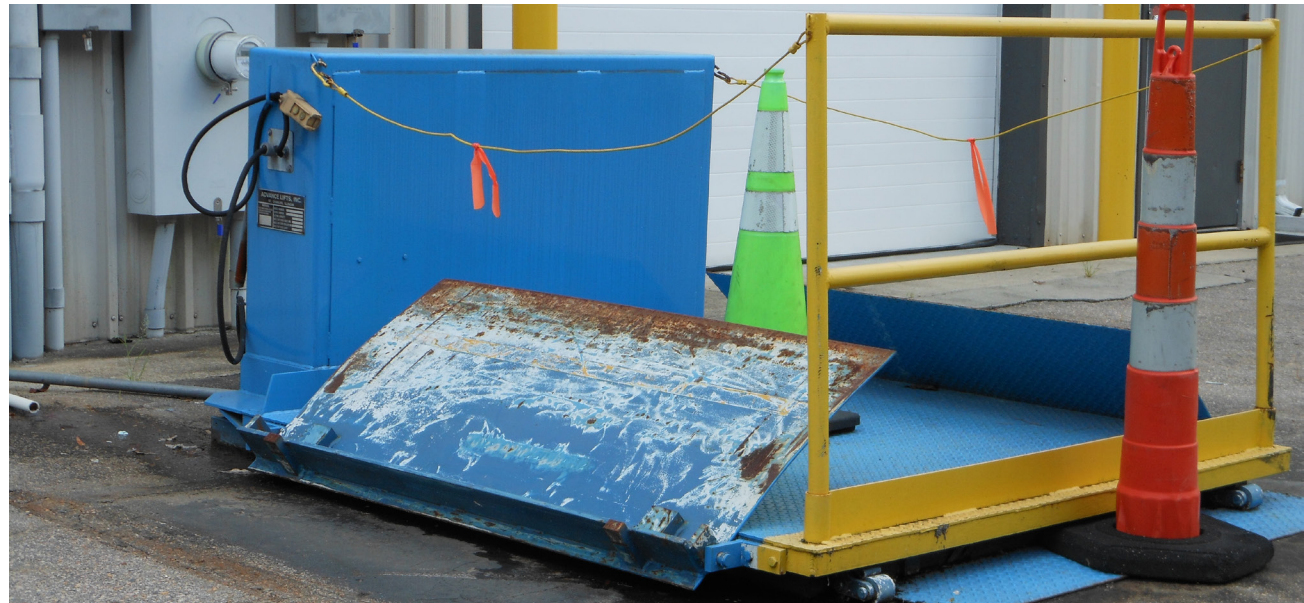
ED BROWN | 919.345.5939 | [EBROWN@TRIPROP.COM](mailto:EBROWN@TRIPROP.COM)

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

**NAI**TRI PROPERTIES



# INTERIOR IMAGES



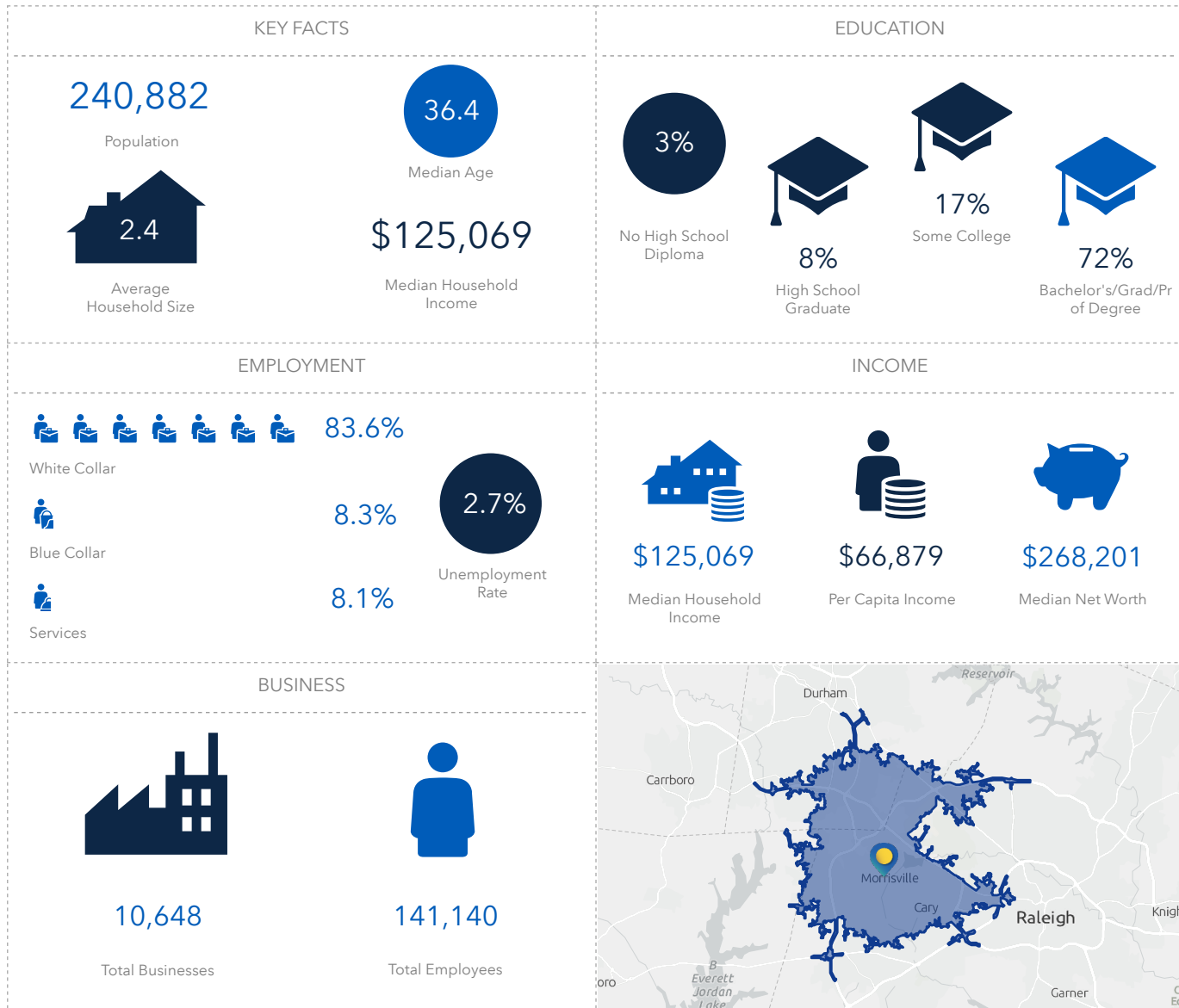
## CONTACT

ED BROWN | 919.345.5939 | [EBROWN@TRIPROP.COM](mailto:EBROWN@TRIPROP.COM)

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

**NAI**TRI PROPERTIES

# DEMOGRAPHICS - 15 Minutes



## CONTACT

ED BROWN | 919.345.5939 | EBROWN@TRIPROP.COM

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

**NAI**TRI PROPERTIES