

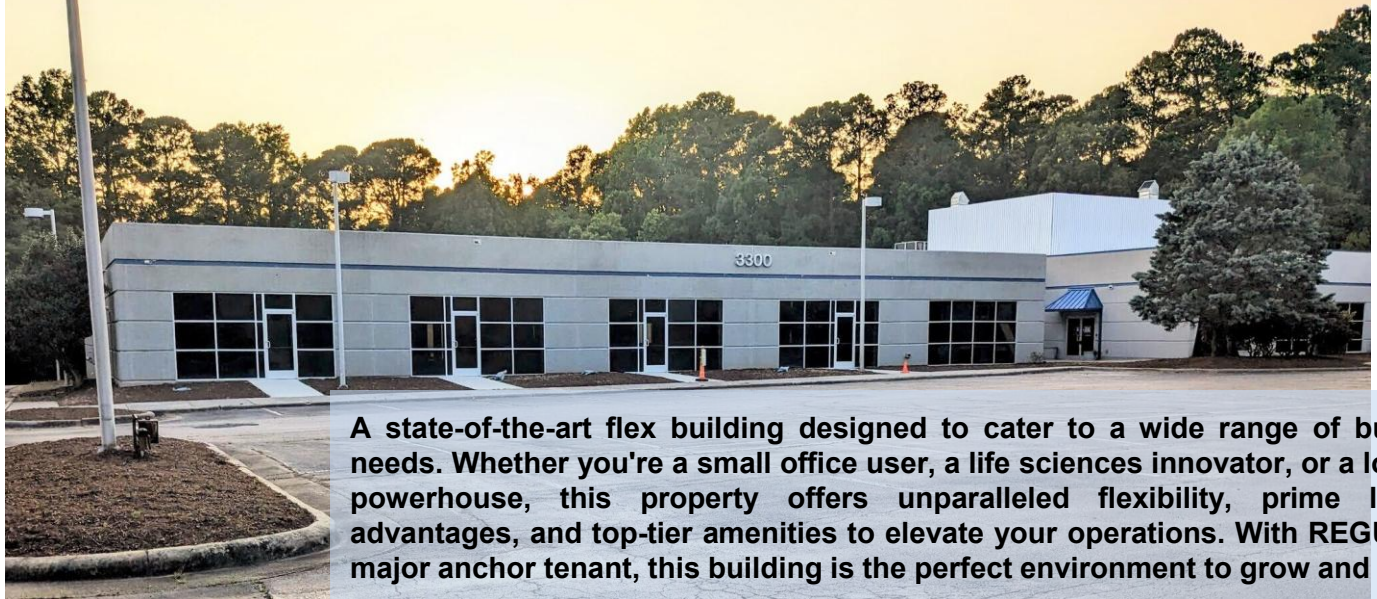
COMMERCIAL LEASE OPPORTUNITY

3300 Gateway Centre Blvd, Morrisville, NC 27560

LIFE SCIENCE R&D & FLEX SPACE | 140 - 20,452 SF Available








Prime Location | State-of-the-Art Amenities | Unparalleled Accessibility

Discover a Premier Commercial Opportunity in the Heart of the Raleigh-Durham Triangle!



A state-of-the-art flex building designed to cater to a wide range of business needs. Whether you're a small office user, a life sciences innovator, or a logistics powerhouse, this property offers unparalleled flexibility, prime location advantages, and top-tier amenities to elevate your operations. With REGUS as a major anchor tenant, this building is the perfect environment to grow and thrive.



-  **Building Size:** 29,222 SF
-  **Lot Size:** 2.90 Acres
-  **Power Supply:** 1,000 Amps, 110-480 Volts, 3 Phase
-  **Exterior Dock Doors:** 1
-  **Parking Spaces:** 80
-  **Sprinkler System:** Fully Sprinklered
-  **Zoning:** ORD (Office/Research & Development)



Roger N



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**Real Estate
Residential & Commercial**



Ron S



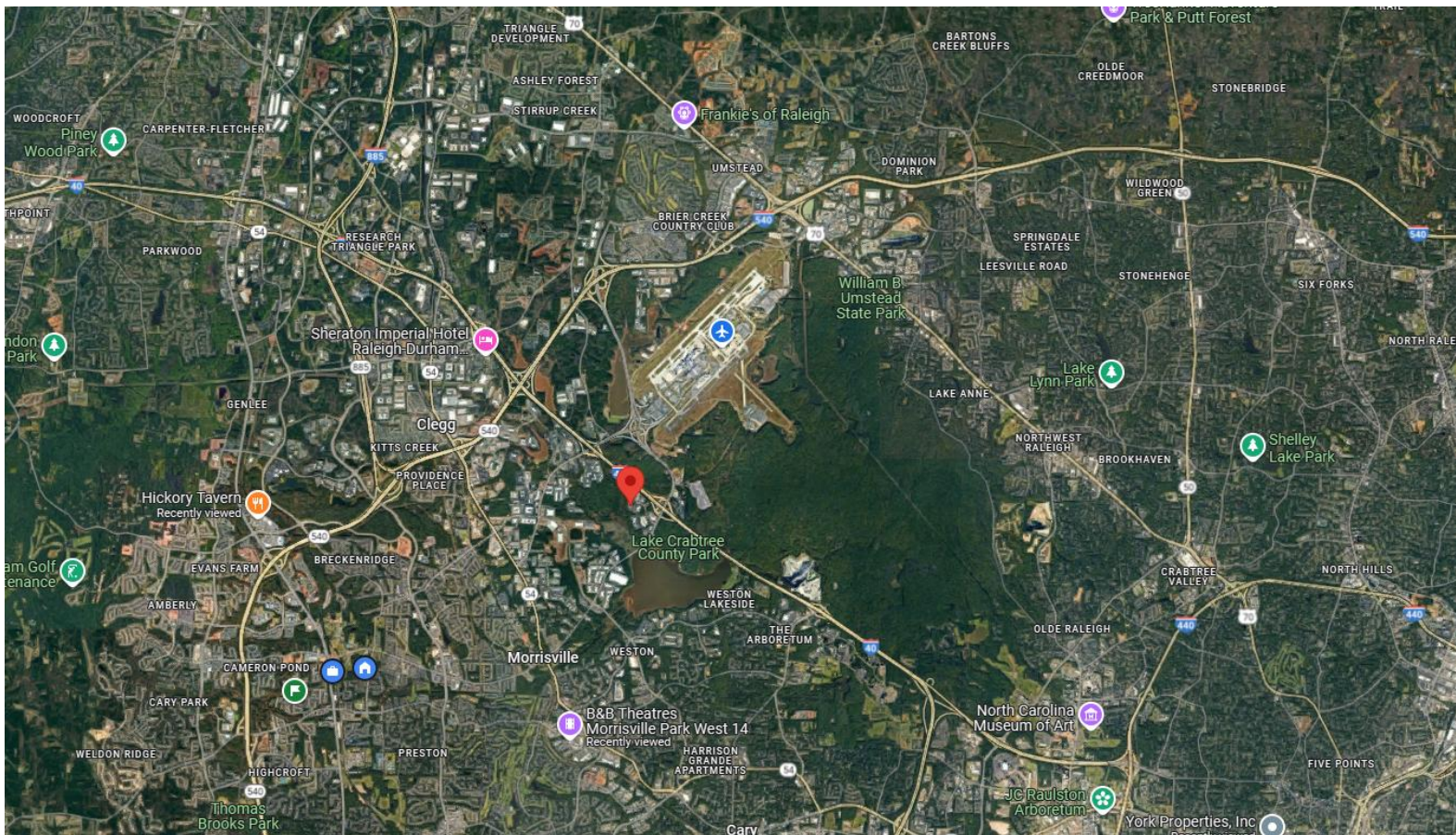
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Prime Location

- ✓ **Strategically Positioned** in the booming Raleigh-Durham Triangle
- ✓ **Adjacent to RDU International Airport & Immediate Access to I-40**
- ✓ **Proximity to World-Renowned Research Institutions & Tech Hubs**







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Business-Ready Amenities





-  Regus Anchor Tenant: Access to Shared Workspaces, Conference Rooms & Lounges
-  Dock Access: High-Rated Corridors for Seamless Logistics
-  Backup Power: Optional Caterpillar Diesel Generator for Business Continuity
-  On-Site Facilities: Large Restrooms with Shower Access



Surrounding Services & Conveniences

-  Steps from Restaurants, Cafes & Retail
-  Nearby Banking & Professional Services
-  Close to Gyms, Healthcare & Shopping

DEMOGRAPHICS (5-Mile Radius)






-  Population: 170,218
-  Median Household Income: \$126,429
-  High-Income Households : 26.3%
-  Population Density: 2,224 people / sqm

STRATEGIC ADVANTAGES

-  Close to Duke University, UNC Chapel Hill, & NC State
-  Ideal for Life Sciences, R&D, Logistics, & Light Manufacturing
-  ORD Zoning Supports a Wide Range of Business Uses



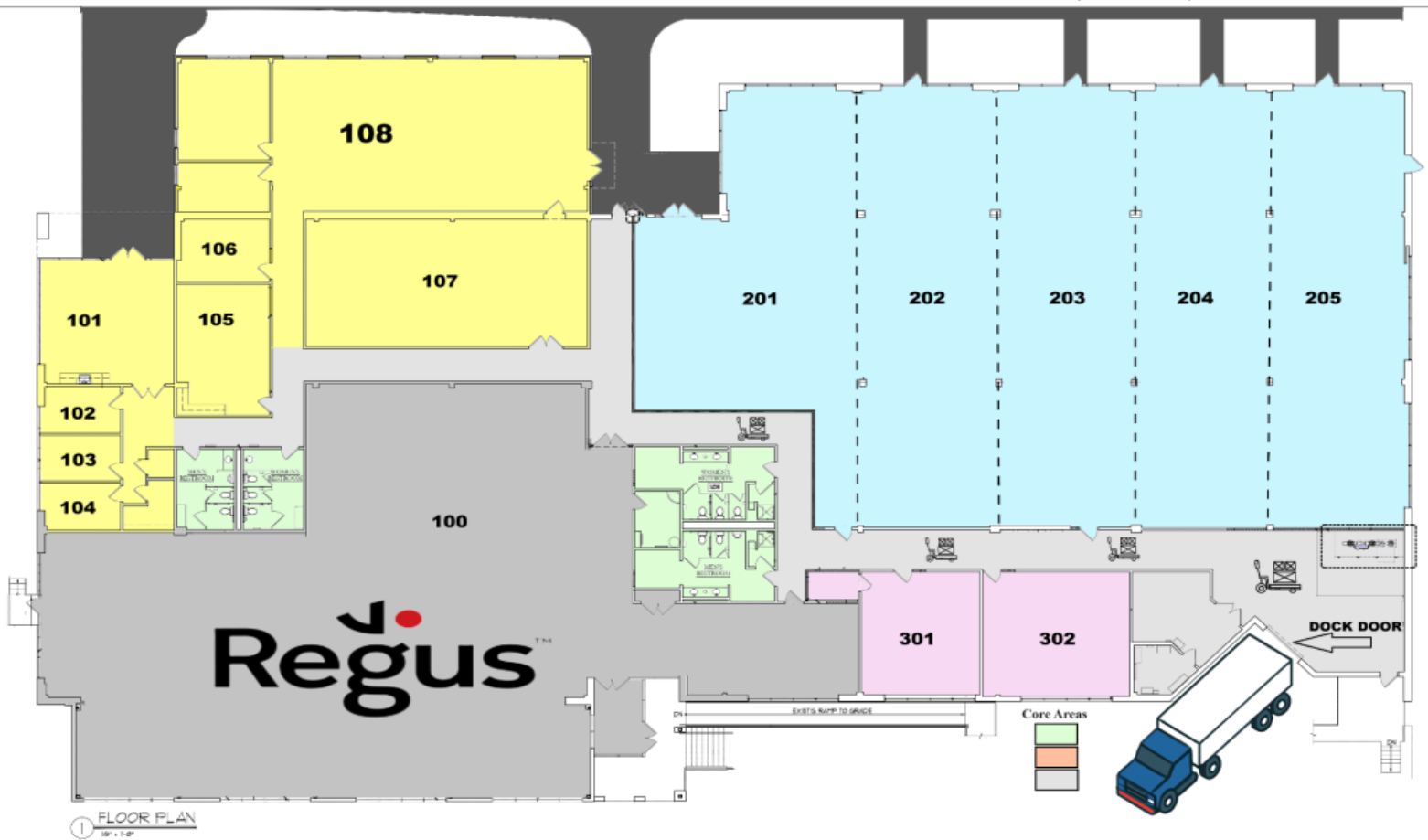
REGIONAL ACCESSIBILITY

-  Raleigh-Durham International Airport: <10 min drive
-  Raleigh, NC: ~15 miles
-  Charlotte, NC: ~156 miles
-  Philadelphia, PA: ~411 miles
-  New York City, NY: ~502 miles

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Suite / Type	Rentable Sq.ft	Base Rate	TICAM	Monthly Total		Lease Type
Regus / Office	8850	Leased				
Space A / Office						
Suite / Type	Rentable Sq.ft	Base Rate	TICAM	Monthly Total	Annual Total	Lease Type
101-104 <i>(To be leased together)</i>	1476	\$28.00	\$6.75	\$4,275	\$51,300	Modified Gross
105	503	All Inclusive		\$1,600	\$19,200	Full Service
106	270	All Inclusive		\$850	\$10,200	Full Service
107	1485	\$28.00	\$6.75	\$4,300	\$51,603	Modified Gross
108	2792	\$28.00	\$6.75	\$8,086	\$97,034	Modified Gross
Space B / Flex						
Suite / Type	Rentable Sq.ft	Base Rate	TICAM	Monthly Total	Annual Total	Lease Type
201	2728	\$25.00	\$6.75	\$7,217	\$86,603	Modified Gross
202	2359	\$25.00	\$6.75	\$6,241	\$74,886	Modified Gross
203	2460	\$25.00	\$6.75	\$6,510	\$78,117	Modified Gross
204	2359	\$25.00	\$6.75	\$6,241	\$74,889	Modified Gross
205	2489	\$25.00	\$6.75	\$6,587	\$79,040	Modified Gross
Space C / Flex						
301	670	All Inclusive		\$2,000	\$24,000	Full Service
302	770	All Inclusive		\$2,250	\$27,000	Full Service
* Full Service - All Inclusive including Utilities						
* Modified Gross - Tenant pays prorated / Sub Metered Electricity + TICAM						

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