

OFFICE FOR SUBLEASE

2701 AERIAL CENTER PARKWAY

MORRISVILLE, NC 27560



2701



NAITRI PROPERTIES

PROPERTY OVERVIEW

Conveniently located just minutes from RDU International Airport, I-40, & I-540, this open and modern office is fully amenitized and ready for immediate occupancy.

ADDRESS	2701 Aerial Center Parkway, Morrisville, NC 27560
PROPERTY NAME	Aerial Center Executive Park
BUILDING SIZE	Approximately 42,960 RSF
AVAILABLE SPACE	Suite 200: 21,175 RSF (Entire Second Floor)
LEASE EXPIRATION	March 19, 2027
RENTAL RATE	\$20.00/RSF, Full Service
PARKING RATIO	4.00:1,000 SF
HIGHLIGHTS	<ul style="list-style-type: none">• Located in RTP, minutes to RDU International Airport, I-40, & I-540• Access to The Hanger- Aerial Center's Amenity Hub- includes an internet cafe, high tech training room, yoga studio, fitness center, and showering facilities• Furniture is negotiable

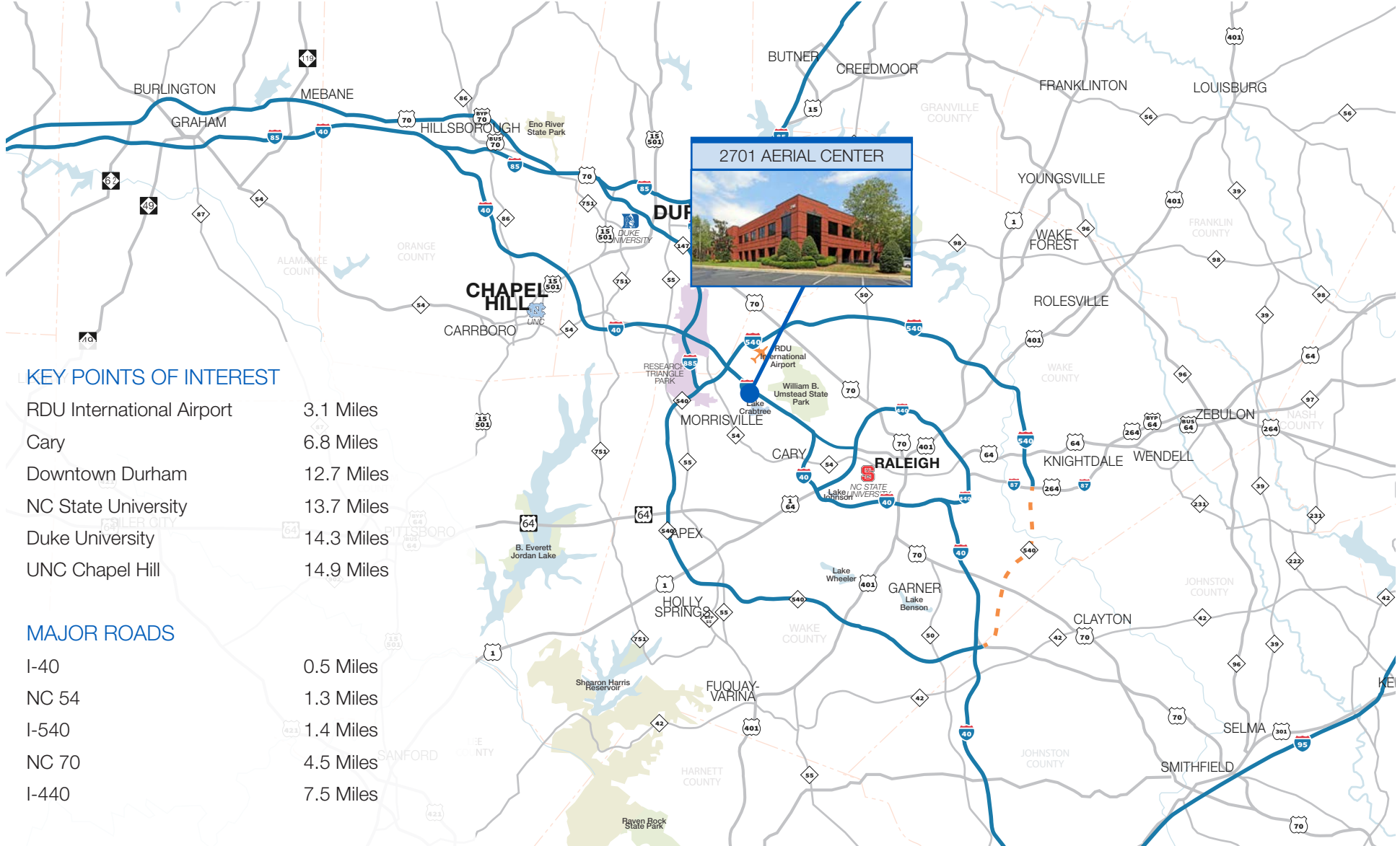
CONTACT

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PAXTON MASSARELLI | 919.271.8040 | pmassarelli@triprop.com

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TRIANGLE REGION



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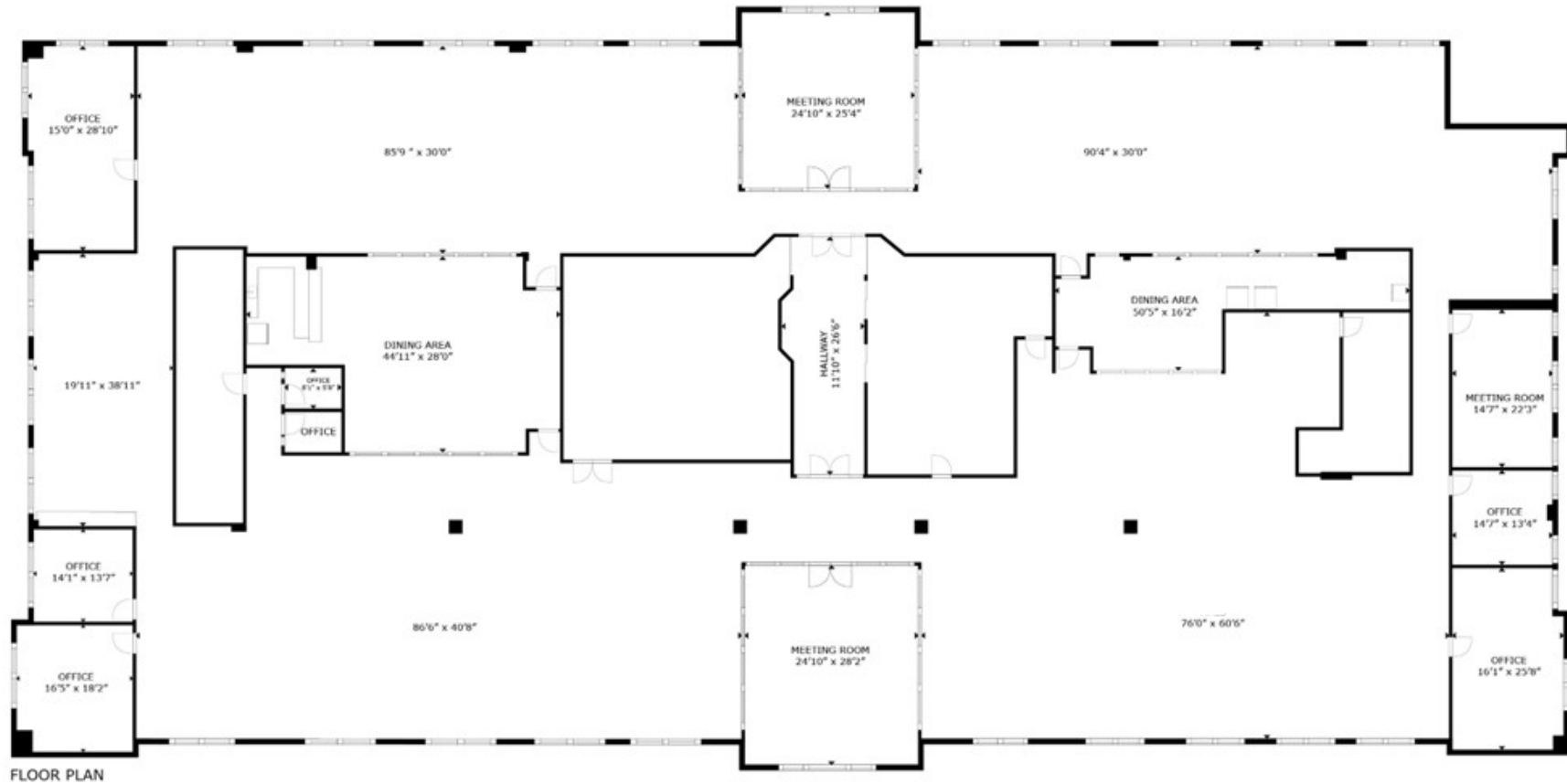
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All information provided herein is from sources deemed reliable. However, all information is subject to verification.
 NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

FLOOR PLAN



CLICK OR
SCAN FOR
VIRTUAL TOUR



21,175 RSF

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AMENITIES

Located in Research Triangle Park within minutes of RDU International Airport, I-40, and I-540.

RESTAURANTS

The Pickled Onion Restaurant & Bar
Two Guys Grille
Totopos
Babymoon Cafe
The Big Easy Oven and Tap
Los Tres Mexican Restaurant
La Cocina Mexican Restaurant
Mi Cancun
Seasons Restaurant
Olive Garden
Newton's Restaurant & Lounge
Tacos Mexico
Bonefish Grill
Chili's Bar and Grill
BJ's Restaurant and Brewhouse
Thai Thai Cuisine
Tijuana Flats
Puckus Pizza, Pasta, & Spirits
Rey's Restaurant
Bosphorus Restaurant
Daniels Restaurant and Catering
Bravo's Mexican Grill
Cristo's Bistro
Thai Villa Restaurant
Apex Wings

Enrigo Italian Bistro
On the Border
Scratch Kitchen and Taproom
Brigs at the Crossing
Kashin Japanese Restaurant

HOTELS

Holiday Inn Express
Holiday Inn RDU Airport
Hampton In & Suites Holly Springs
Holiday Inn Express RDU Airport
SpringHill Suites by Marriott
TownePlace Suites
Hilton Garden Inn- RDU Airport
Homewood Suites
Wingate by Wyndham
Hyatt Place Raleigh/Cary
Hilton Garden Inn Southpoint
Doubletree by Hilton
B&B's Country Garden Inn
La Quinta Inn & Suites

BANKS

First Bank-Cary
Fidelity Bank
First Horizon
Southern First

First National
Bank of America
First Carolina
Fifth Third Bank
First Citizens
People's Bank
PNC Bank
Towne Bank
Wells Fargo
Truist

PARKS & WELLNESS

Fred G Bond Metro Park
North Cary Park
Wellness Chiropractic
Morrisville Community Park
Well Centered Wellness
Soma Wellness Center
Walnut Street Park
Apex Community Park
Carpenter Park
Crowder County Park
Powerful Wellness
West Cary Wellness
Downtown Cary Park
Davis Drive Park
Shiloh Park

Generation Wellness
MacDonald's Woods Park\
Integrated Wellness
Balance & Wellness Massage
Veterans Park
Salem Pond Park

ENTERTAINMENT

NCMA Amphitheater
Sertoma Amphitheater
Halle Cultural Arts Center
Kings
Apex Drama
The Pour House
The Ritz
Berger Hall
Motorco Music Hall
Cary Players Community Theater

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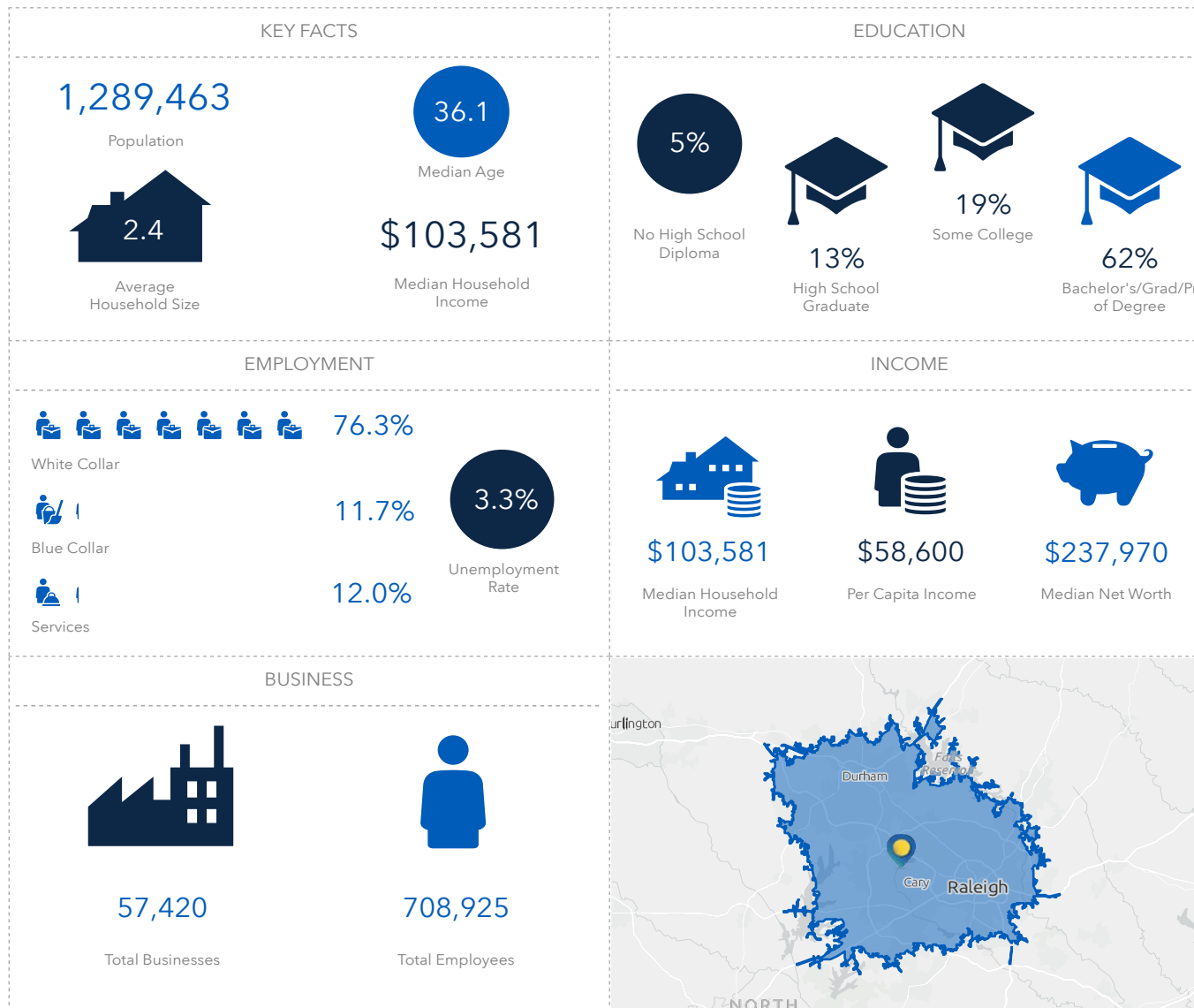
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DEMOGRAPHICS

27 MINUTE AVERAGE COMMUTE DRIVE TIME



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