

OFFICE/FLEX FOR LEASE 598 AIRPORT BLVD., SUITE 300-1500

598 Airport Blvd., Suite 300-1500, Morrisville, NC 27560



COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM



PROPERTY HIGHLIGHTS

- Suite 300-1500 - 7,925 RSF Total Available
- Suite 300: 5,936 RSF
- Suite 1500: 1,989 RSF (conditioned warehouse)
- 100% conditioned Flex/Office space
- Access to shared dock & shared drive-up ramp
- City water, sewer, and natural gas
- Tenant improvements negotiable
- Abundant neighborhood amenities including restaurants, hotels, shopping, convenience stores and much more
- 2 Miles to RDU International Airport
- 3 Miles to Research Triangle Park
- Lease Rate: \$14.75 SF/yr (NNN)
- TICAM: \$4.00/SF (estimated for 2022)

LOCATION DESCRIPTION

Located 2 miles from RDU International Airport and 3 miles from Research Triangle Park. Direct access to I-40 via Airport Boulevard exit. Centrally located between Raleigh, Durham, Cary and Chapel Hill.

AVAILABLE SPACE

Available SF 7,925 SF

Lease Rate: \$14.75/SF, NNN

TICAM \$4.00/SF (estimated for 2022)

Available Date: July 1, 2022

Aldene "Dee" Creech Osborne, SIOR

dcreech@lee-associates.com

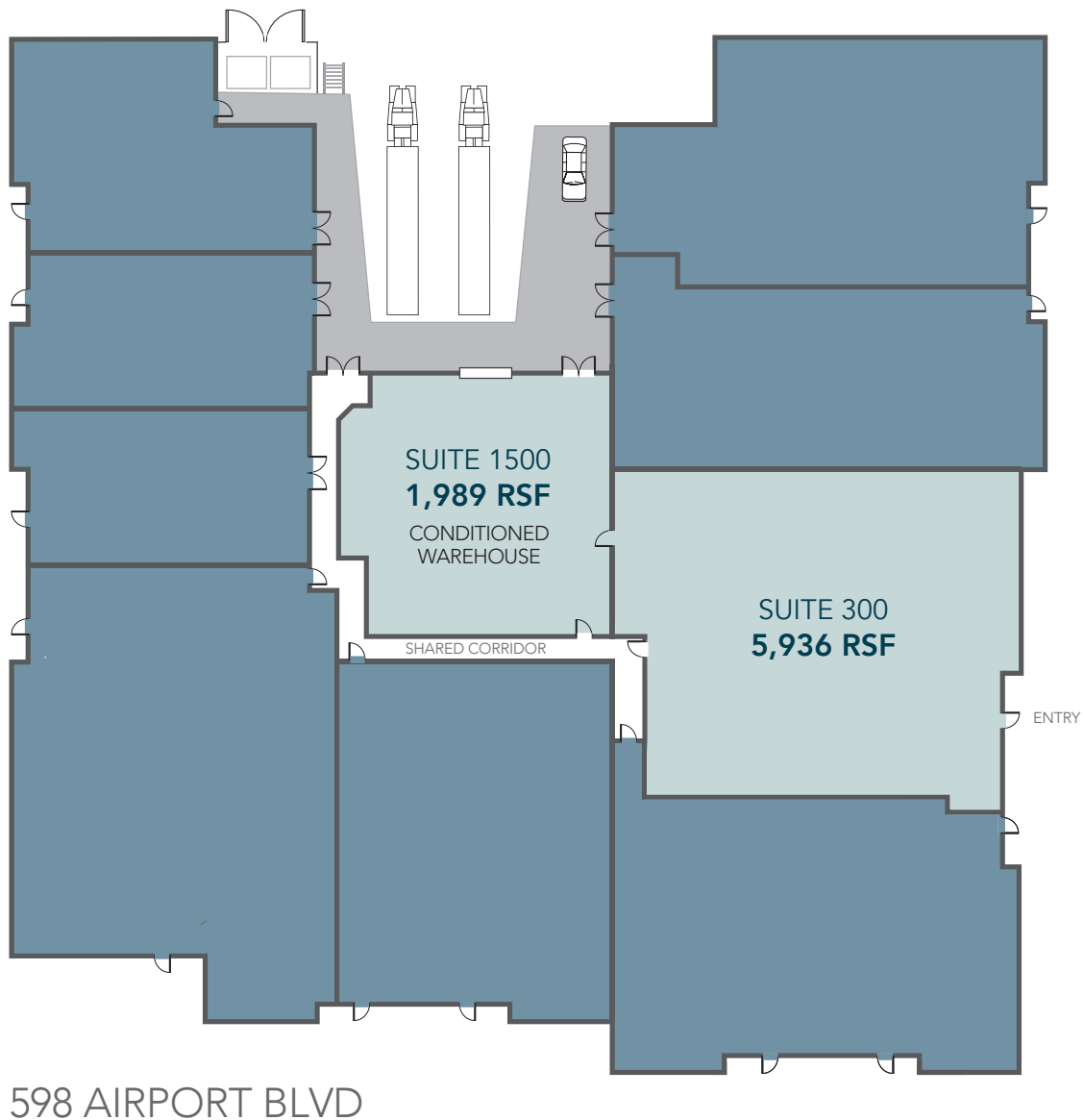
O: 919.576.2500

C: 919.622.7272

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
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598 AIRPORT BLVD

SUITE 300/1500
7,925 RSF
TOTAL AVAILABLE

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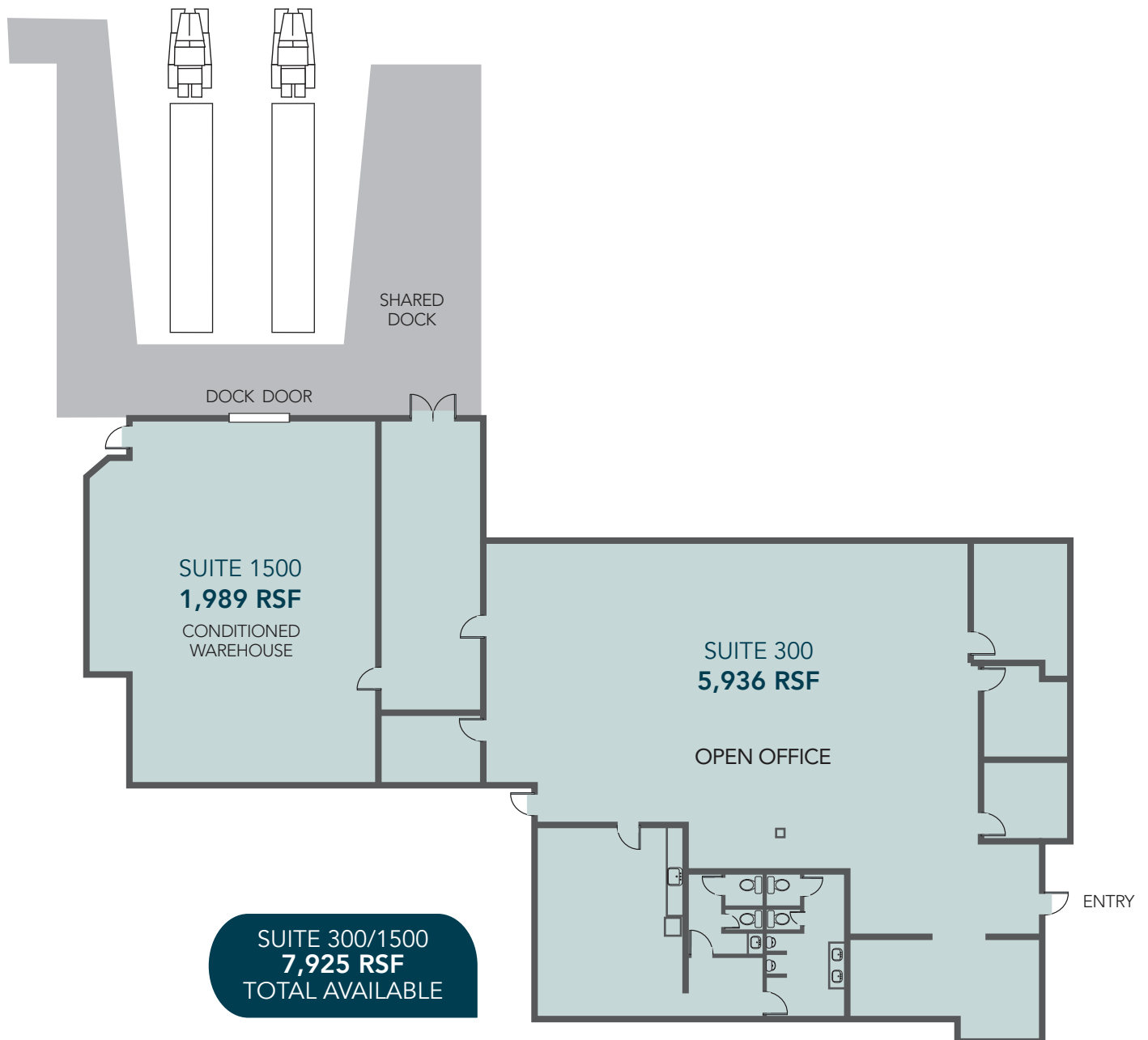
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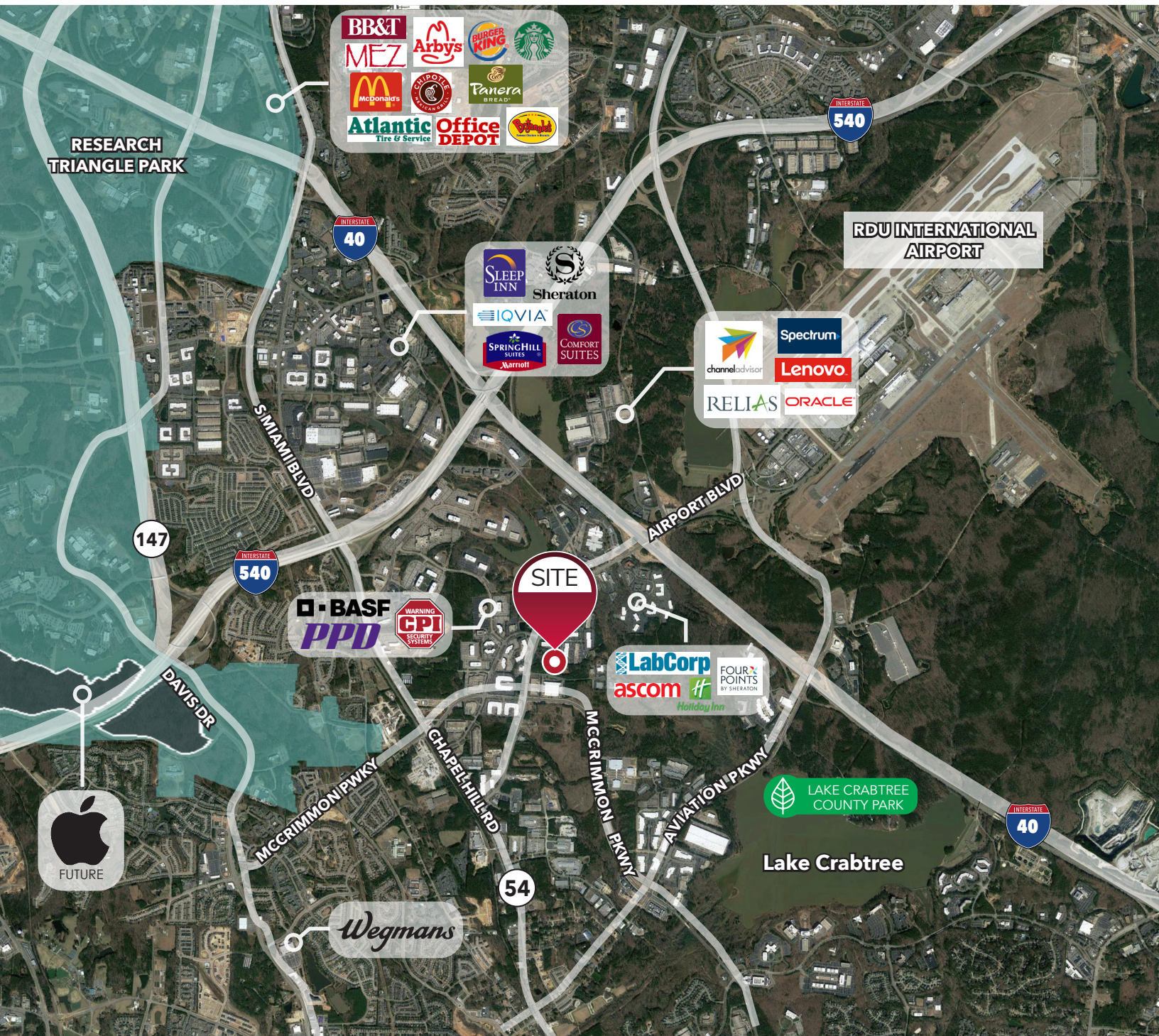
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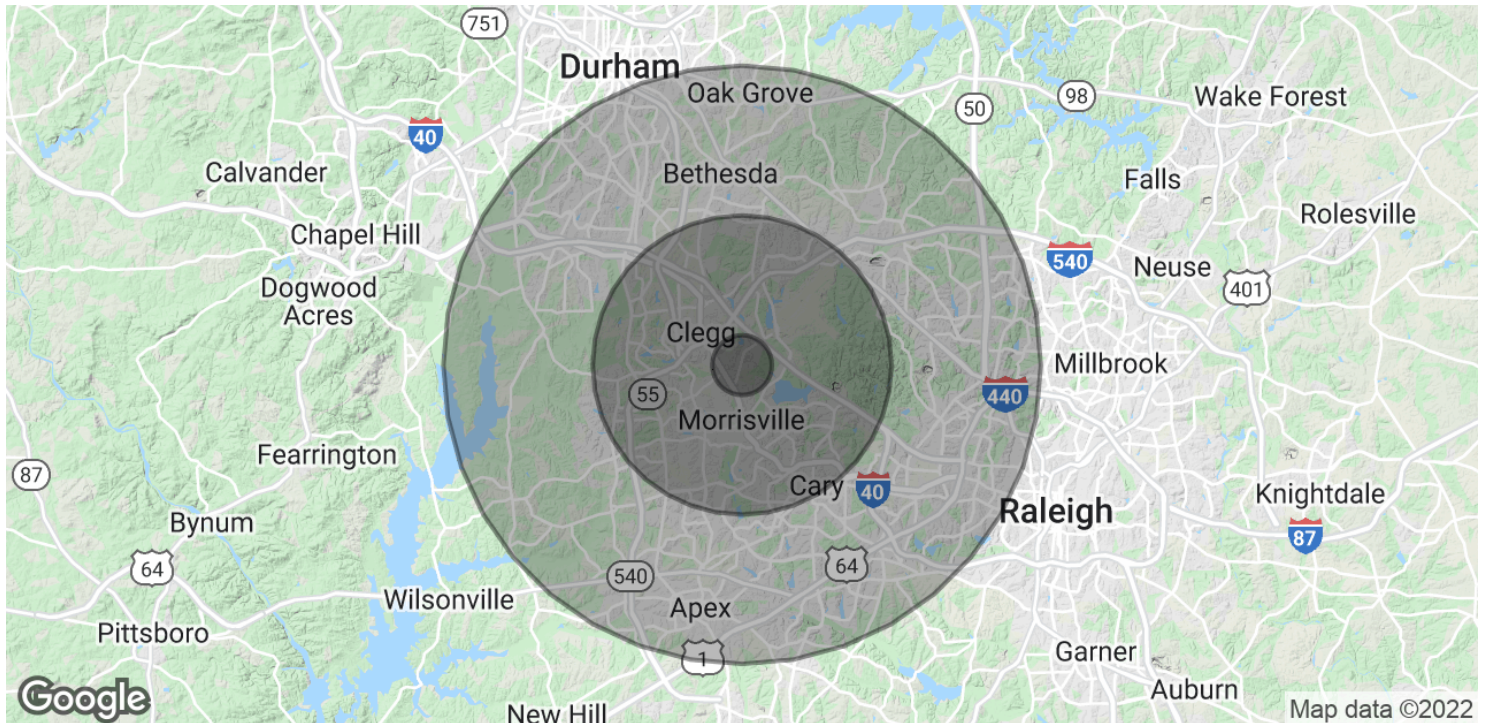
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	608	85,620	425,879
Average age	35.2	34.2	34.6
Average age (Male)	35.2	34.1	33.9
Average age (Female)	32.7	34.2	35.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	264	34,944	172,199
# of persons per HH	2.3	2.5	2.5
Average HH income	\$76,849	\$99,380	\$88,727
Average house value	\$235,825	\$326,566	\$285,241

* Demographic data derived from 2010 US Census

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