

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

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

**LEE &  
ASSOCIATES**  
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

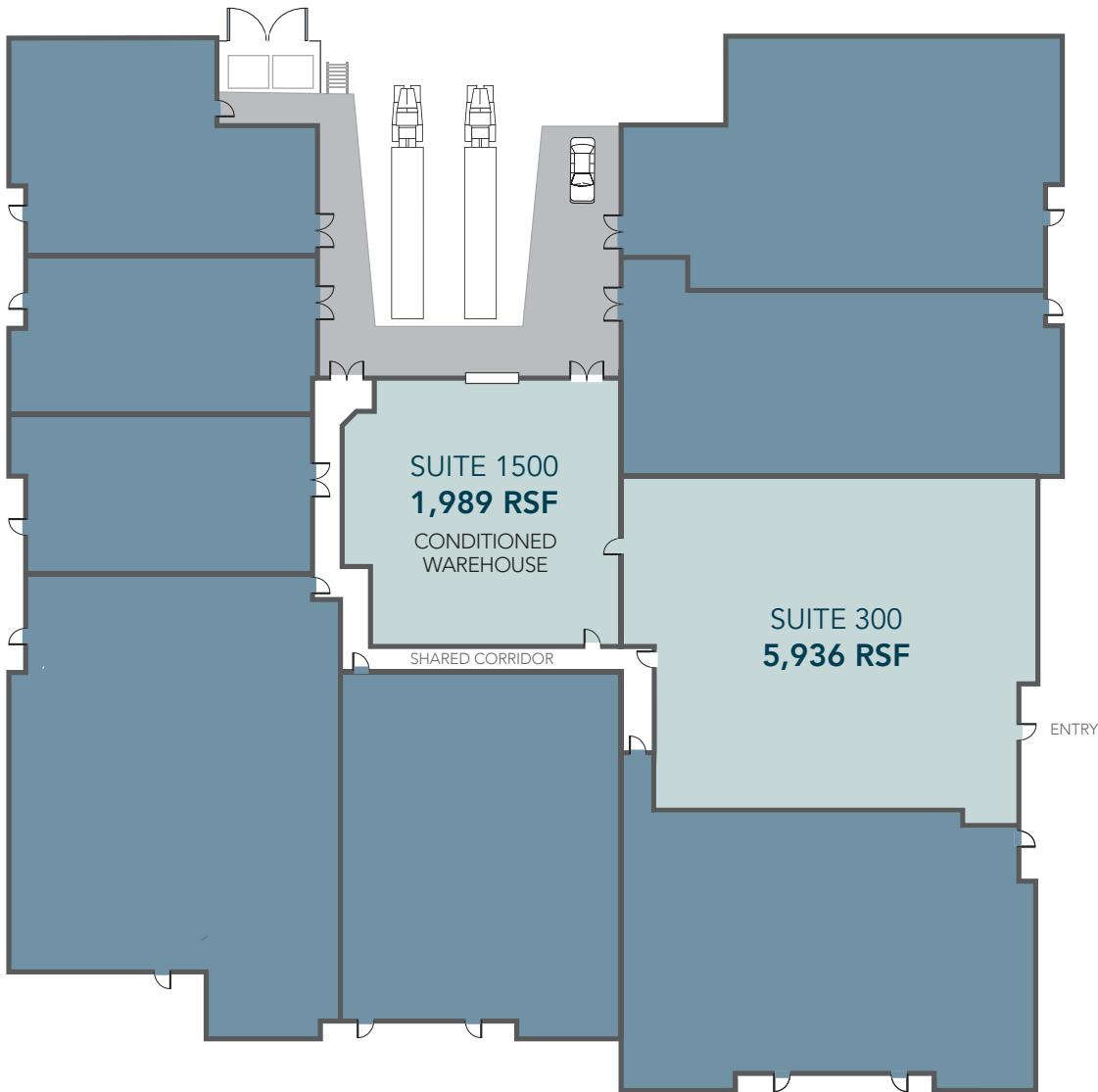
C: 919.622.7272

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TOTAL AVAILABLE

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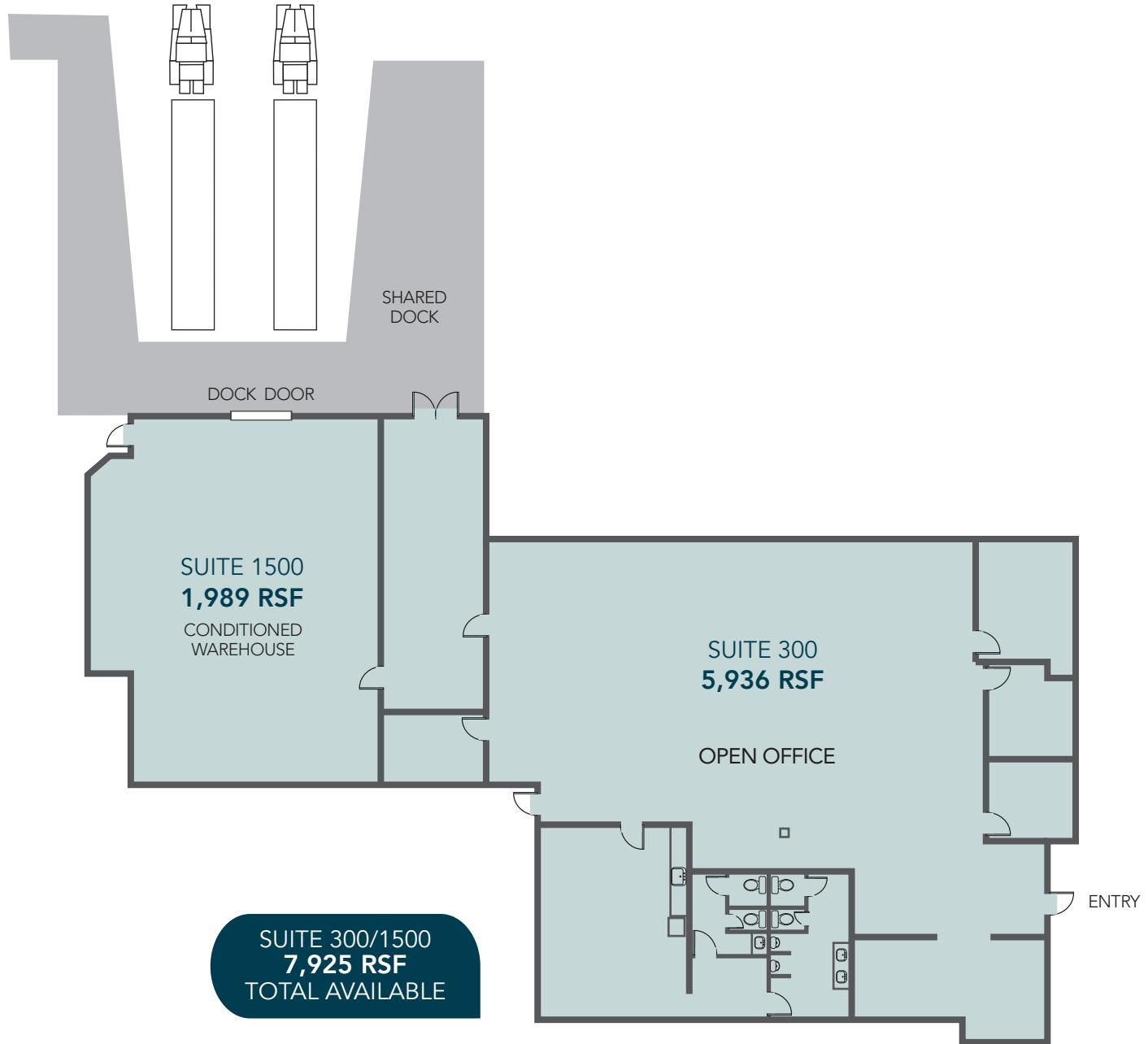
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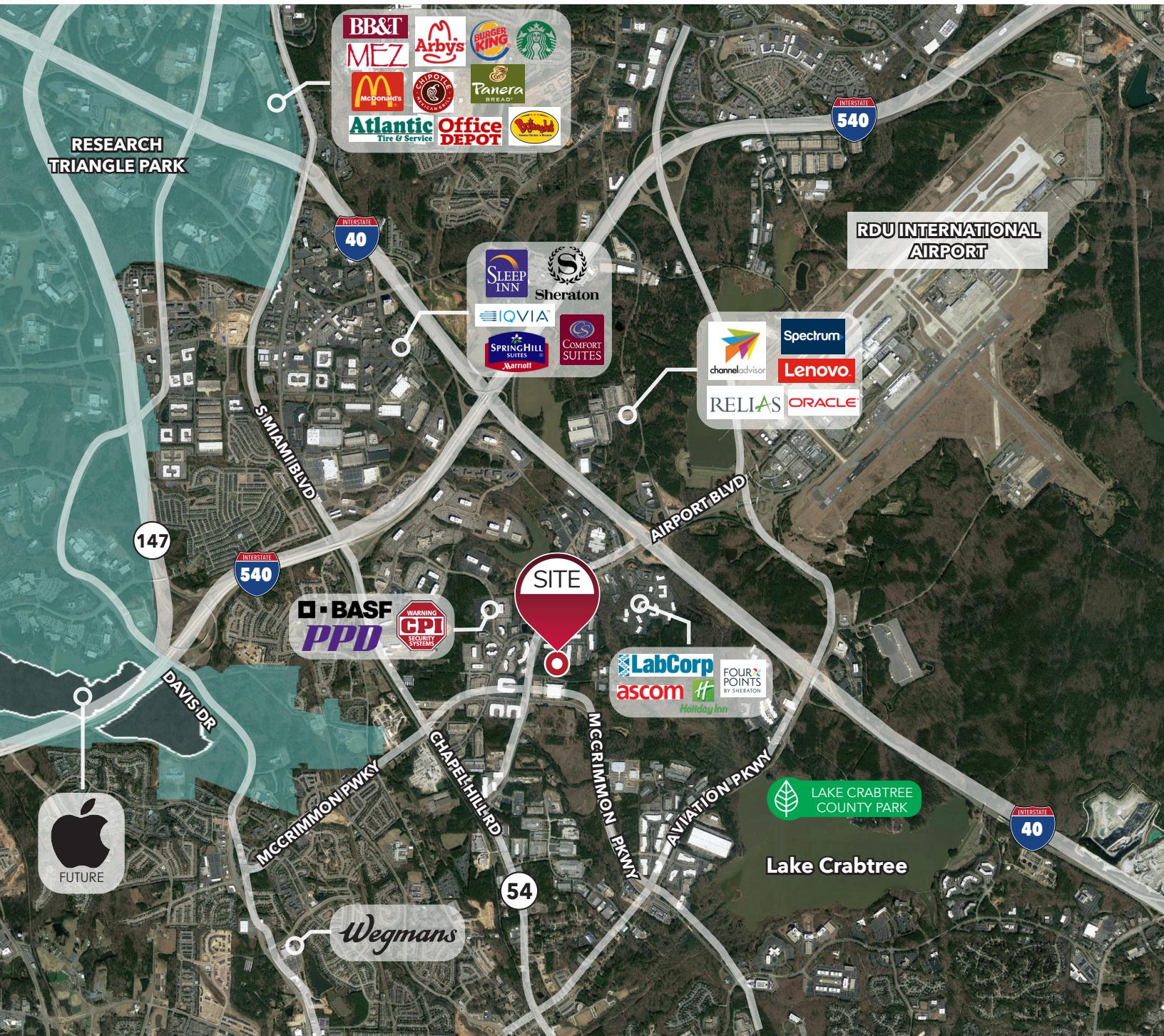
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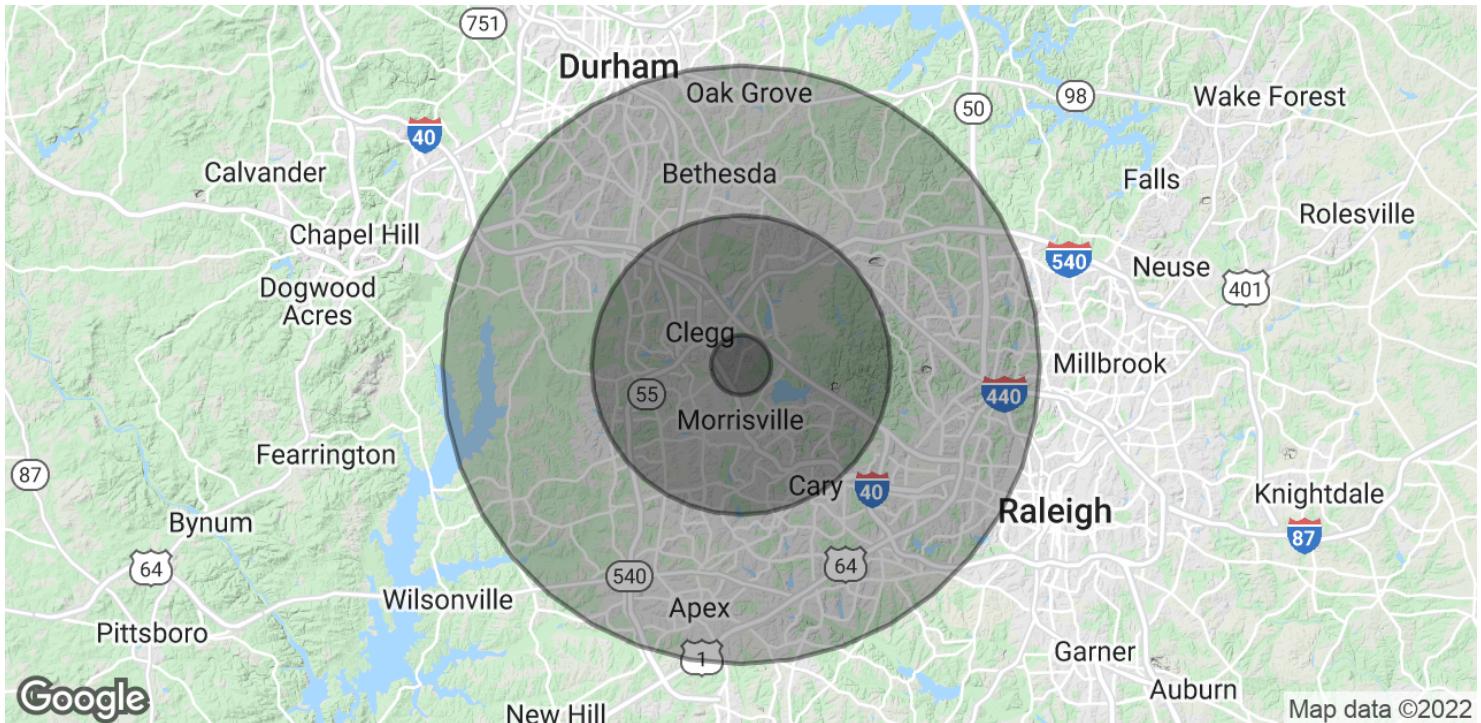
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## POPULATION

	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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