

3500

PARAMOUNT PARKWAY



FULL BUILDING, SINGLE TENANT OPPORTUNITY

 CUSHMAN &
WAKEFIELD

[HOME](#)

[HIGHLIGHTS](#)

[FLOORPLAN](#)

[AMENITIES](#)

[LOCATION](#)

3500 PARAMOUNT PARKWAY



HOME

HIGHLIGHTS

FLOORPLAN

AMENITIES

LOCATION



- » Full lab building opportunity in move-in ready condition
- » 61,603 SF available
- » Backup generator and UPS
- » Hydraulic lift delivery
- » Cold storage and growth chambers
- » Dedicated outdoor chemical storage
- » 277/480 volt 3-phase systems, 3000 amps
- » HVAC - 250+ ton chillers
- » RODI water system
- » Central vacuum and compressed air
- » EV charging station
- » Outdoor patio off breakroom
- » 2.73/1000 parking ratio

3500 PARAMOUNT PARKWAY



HOME

HIGHLIGHTS

FLOORPLAN

AMENITIES

LOCATION



OPEN OFFICE SPACE



TRAINING ROOM



PRIVATE BALCONY

3500 PARAMOUNT PARKWAY



HOME

HIGHLIGHTS

FLOORPLAN

AMENITIES

LOCATION

First Floor



- Lab
- Ship/Receiving
- Cold Rooms
- Waste Autoclave
- Training Room

3500 PARAMOUNT PARKWAY

HOME

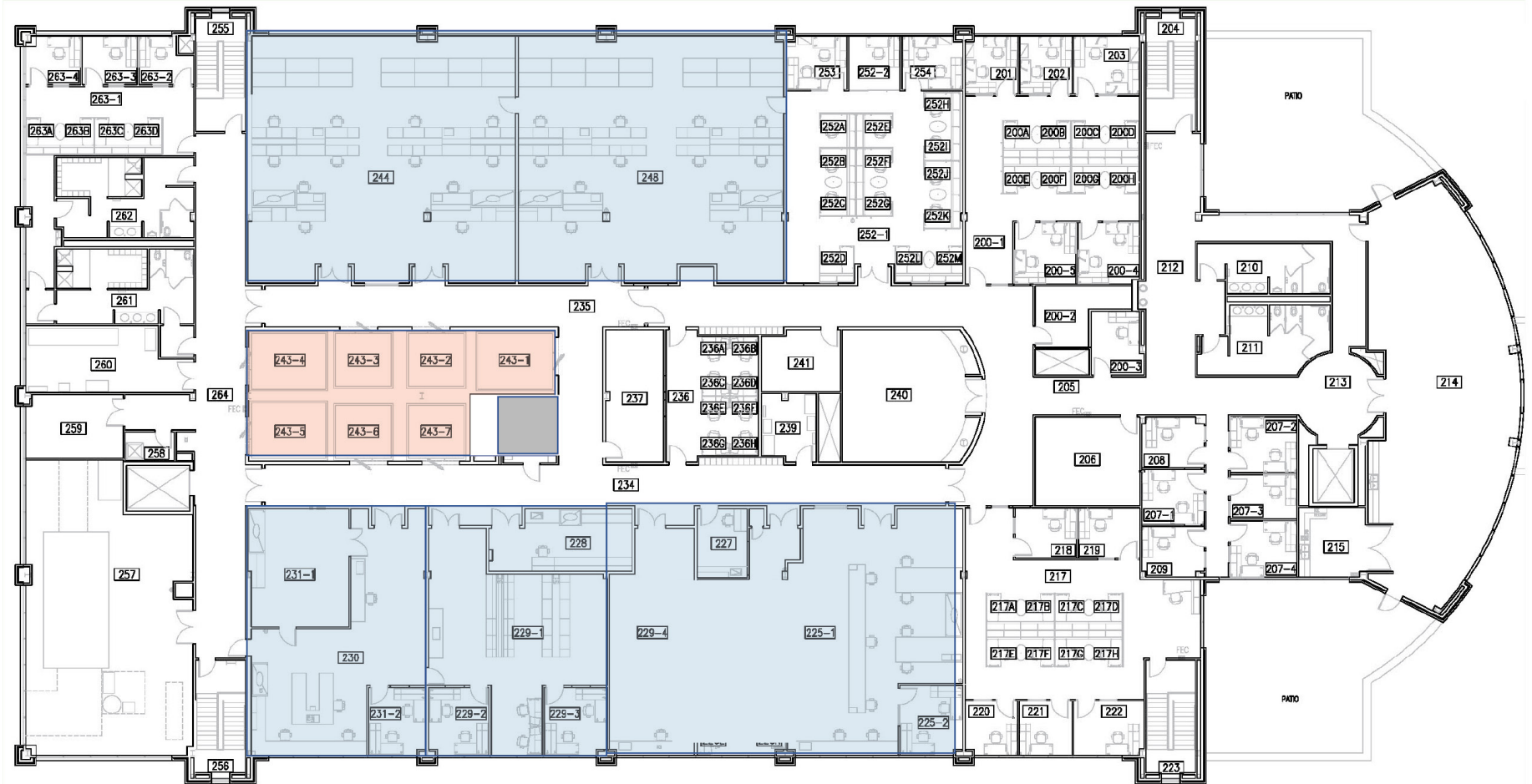
HIGHLIGHTS

FLOORPLAN

AMENITIES

LOCATION

Second Floor



Lab  Growth Chambers  Cold Rooms 

3500 PARAMOUNT PARKWAY



HOME

HIGHLIGHTS

FLOORPLAN

AMENITIES

LOCATION

Local Amenities

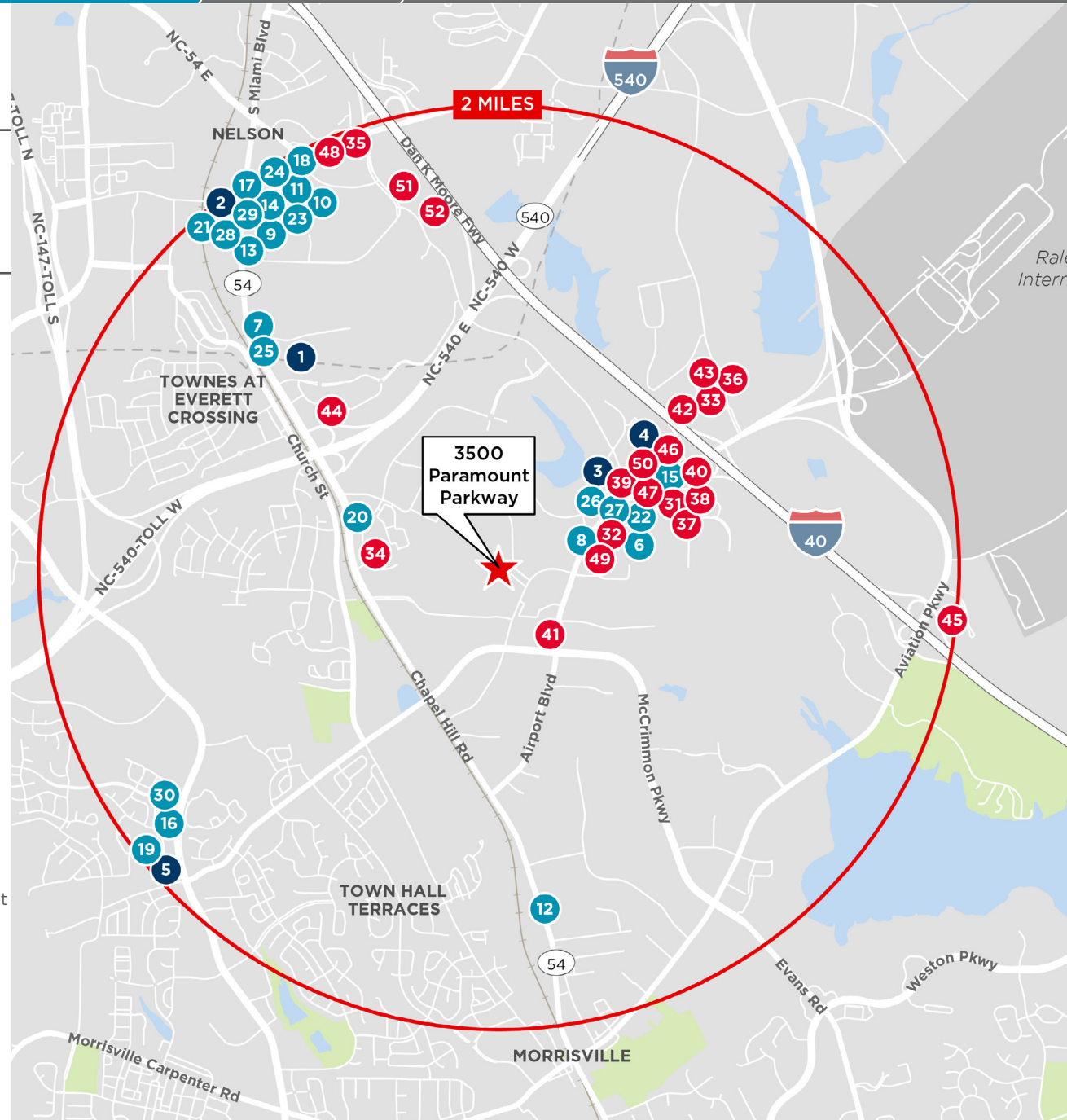
Amenities within 2 miles



- | | |
|-------------------------------|--|
| 1. Walmart | 28. Firehouse Subs |
| 2. Office Depot | 29. Chipotle Mexican Grill |
| 3. Cracker Barrel | 30. Domino's Pizza |
| 4. Timberland | 31. Holiday Inn Express |
| 5. Harris Teeter | 32. Holiday Inn |
| 6. Jersey Mike's | 33. Hyatt Place |
| 7. Wayback Burgers | 34. Hyatt House |
| 8. Bojangles' | 35. Comfort Suites |
| 9. First Watch Restaurants | 36. Cambria Suites |
| 10. Mez Contemporary Mexican | 37. Staybridge Suites |
| 11. Page Road Grill | 38. Quality Inn |
| 12. Subway | 39. Extended Stay America |
| 13. Panera Bread | 40. La Quinta Inns & Suites |
| 14. McDonald's | 41. WoodSpring Suites |
| 15. Wendy's | 42. Country Inn & Suites by Radisson |
| 16. Wendy's | 43. Tru by Hilton |
| 17. Arby's | 44. Home2 Suites |
| 18. Starbucks | 45. Hilton Garden Inn |
| 19. Starbucks | 46. Microtel Inn & Suites |
| 20. Starbucks | 47. Days Inn |
| 21. Burger King | 48. Wingate by Wyndham |
| 22. Waffle House | 49. Four Points By Sheraton |
| 23. Moe's Southwest Grill | 50. Fairfield Inn & Suites by Marriott |
| 24. Jimmy John's | 51. Sheraton Hotels & Resorts |
| 25. Bruegger's | 52. SpringHill Suites by Marriott |
| 26. Cracker Barrel | |
| 27. Texas Steakhouse & Saloon | |

KEY

- Restaurants
- Hotels
- Retail



3500 PARAMOUNT PARKWAY



HOME

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LOCATION

WHY MORRISVILLE?



RANKED #1 BEST PLACE TO LIVE IN NC

TOWN OF MORRISVILLE



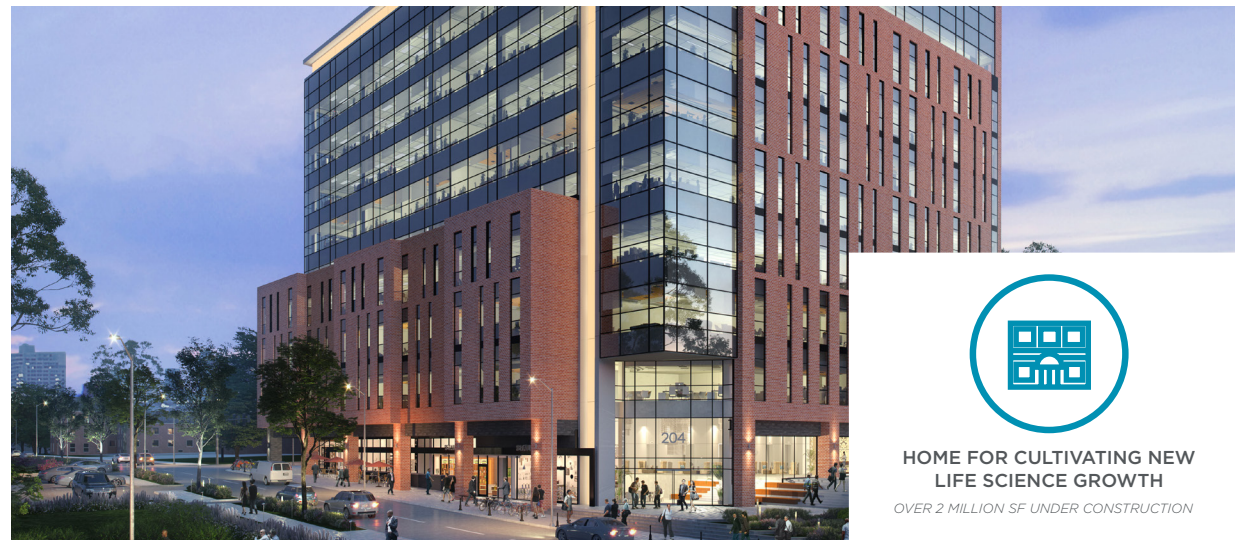
2021 ALL AMERICA CITY AWARD

NATIONAL CIVIC LEAGUE



RANKED #11 FOR BEST SMALL CITY TO START A BUSINESS

WALLETHUB



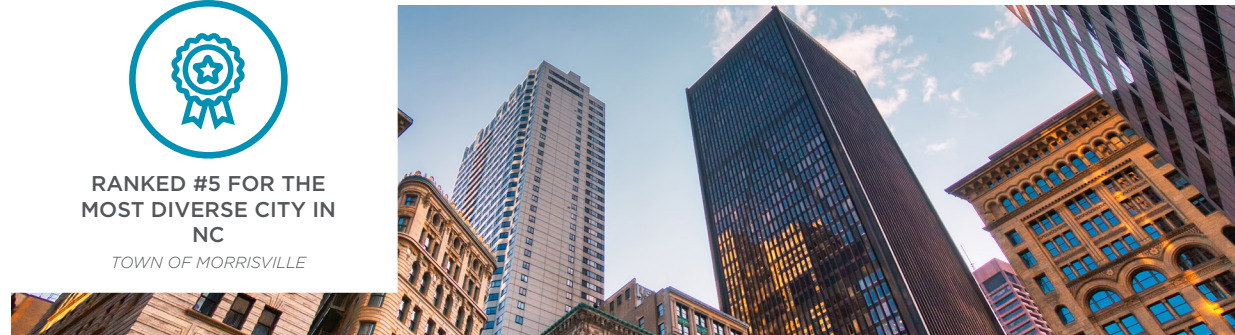
HOME FOR CULTIVATING NEW LIFE SCIENCE GROWTH

OVER 2 MILLION SF UNDER CONSTRUCTION



RANKED #5 FOR THE MOST DIVERSE CITY IN NC

TOWN OF MORRISVILLE



Owned By:



Operated By:

WEXFORD
SCIENCE+TECHNOLOGY

Leased By:



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