

# PERIMETER SEVEN



PERIMETER

—PARK—

1015 SYNC STREET  
MORRISVILLE, NC

[PERIMETERPARKOFFICE.COM](http://PERIMETERPARKOFFICE.COM)

# PERIMETER



**P**ERIMETER PARK is a master-planned development featuring the area's most modern office buildings. We're now pre-leasing Perimeter Seven - featuring efficient floor plans, bright lobbies, and striking glasslines, with prominent signage and branding opportunities.



FULLY LEASED

P4

PRE-LEASING

P7

FULLY LEASED

P5

NOW LEASING

P6

FULLY LEASED

P2

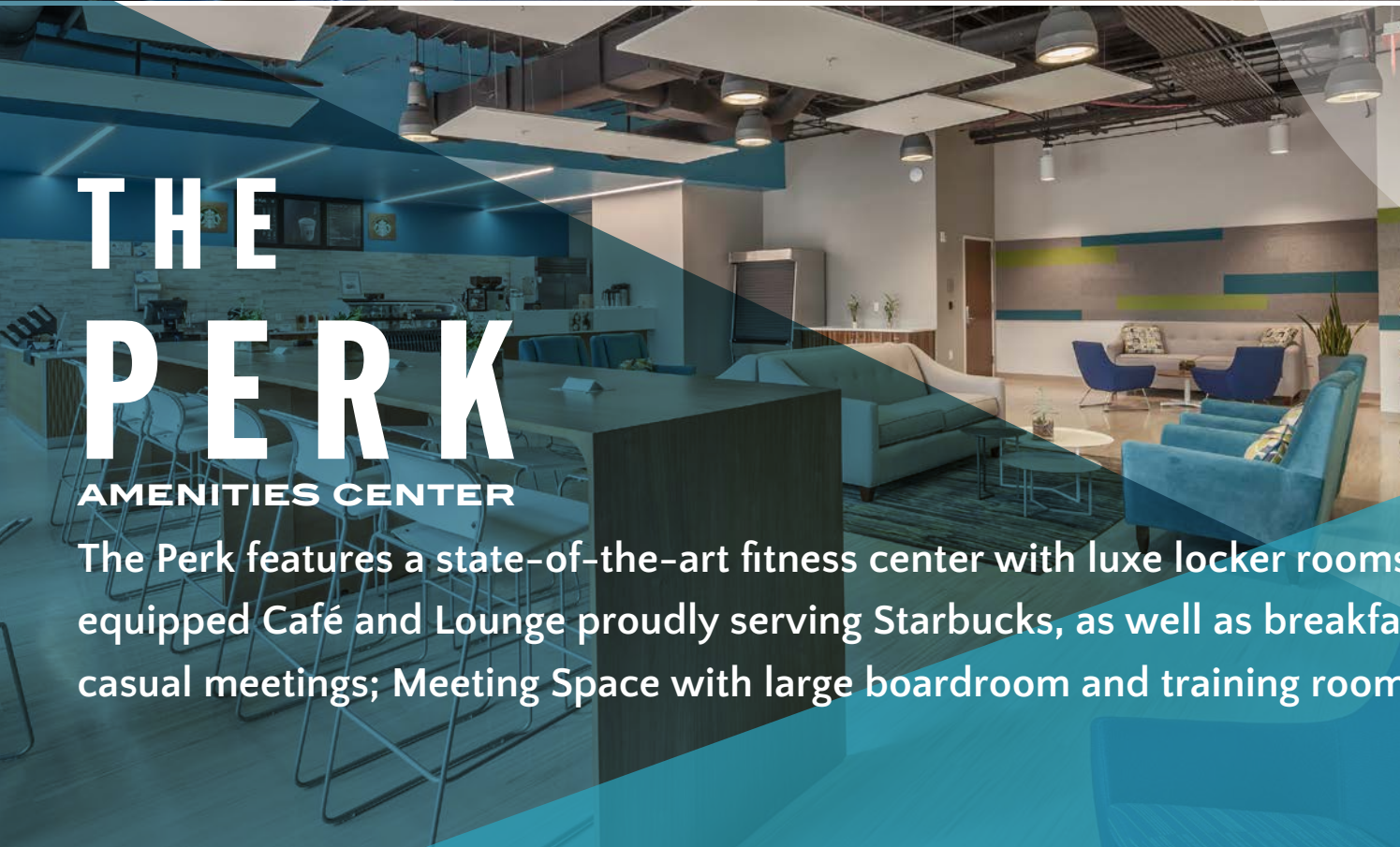
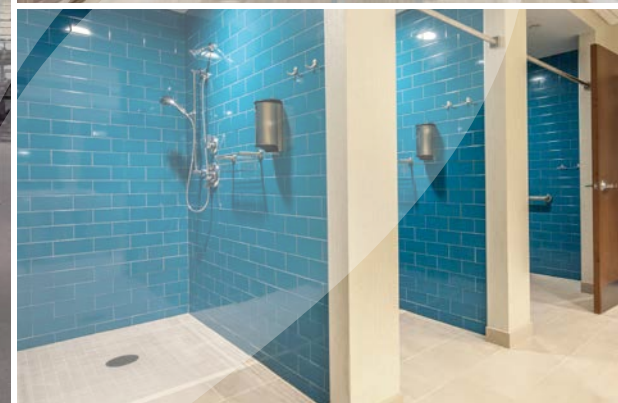
# SITE PLAN

**PERIMETER SEVEN** is just steps away from Perimeter Park's amenities, including a pocket park, plaza space, and The Perk amenities center which includes our state-of-the-art fitness center, café and lounge, and meeting space.



# THE PARK

WORK AMID BEAUTIFULLY LANDSCAPED GREEN SPACE, lakes, and over seven miles of walking trails within the Park. Work out at our on-site fitness centers and enjoy restaurants, shops, services, hotels, and more within our Park or minutes away.



# THE PERK

## AMENITIES CENTER

The Perk features a state-of-the-art fitness center with luxe locker rooms and showers; WiFi equipped Café and Lounge proudly serving Starbucks, as well as breakfast and lunch - ideal for casual meetings; Meeting Space with large boardroom and training room, and dedicated parking.



# FRONT DOOR GREEN SPACE

PLAZA SPACE for meetings, casual gatherings, lunch, and games.



# WORK SMART

PERIMETER PARK is a campus full of innovators in the heart of the Triangle. Surround yourself with leading corporate neighbors and the amenities you need to work smart.

## NEIGHBORS





AIRPORT

TO RTP

INTERSTATE 540



INTERSTATE 40

TO RALEIGH

INTERSTATE 540

TO DURHAM AND CHAPEL HILL

4000 PARAMOUNT PARKWAY

PARAMOUNT PARKWAY

3300 PARAMOUNT PARKWAY

CARRINGTON MILL BLVD

PERIMETER PARK DRIVE

CHAPEL HILL RD / HWY

AIRPORT BLVD

TO CARY

# STAY CONNECTED

LOCATED OFF I-40 AND I-540, and minutes from Raleigh-Durham International Airport, Perimeter Seven is easily accessible from Chapel Hill, Durham, Raleigh, and the surrounding suburbs.





**YOUR  
BRAND HERE**

**YOUR BRAND  
FRONT &  
CENTER**

**P  
3  
0  
2  
2**

**YOUR  
BRAND  
HERE**

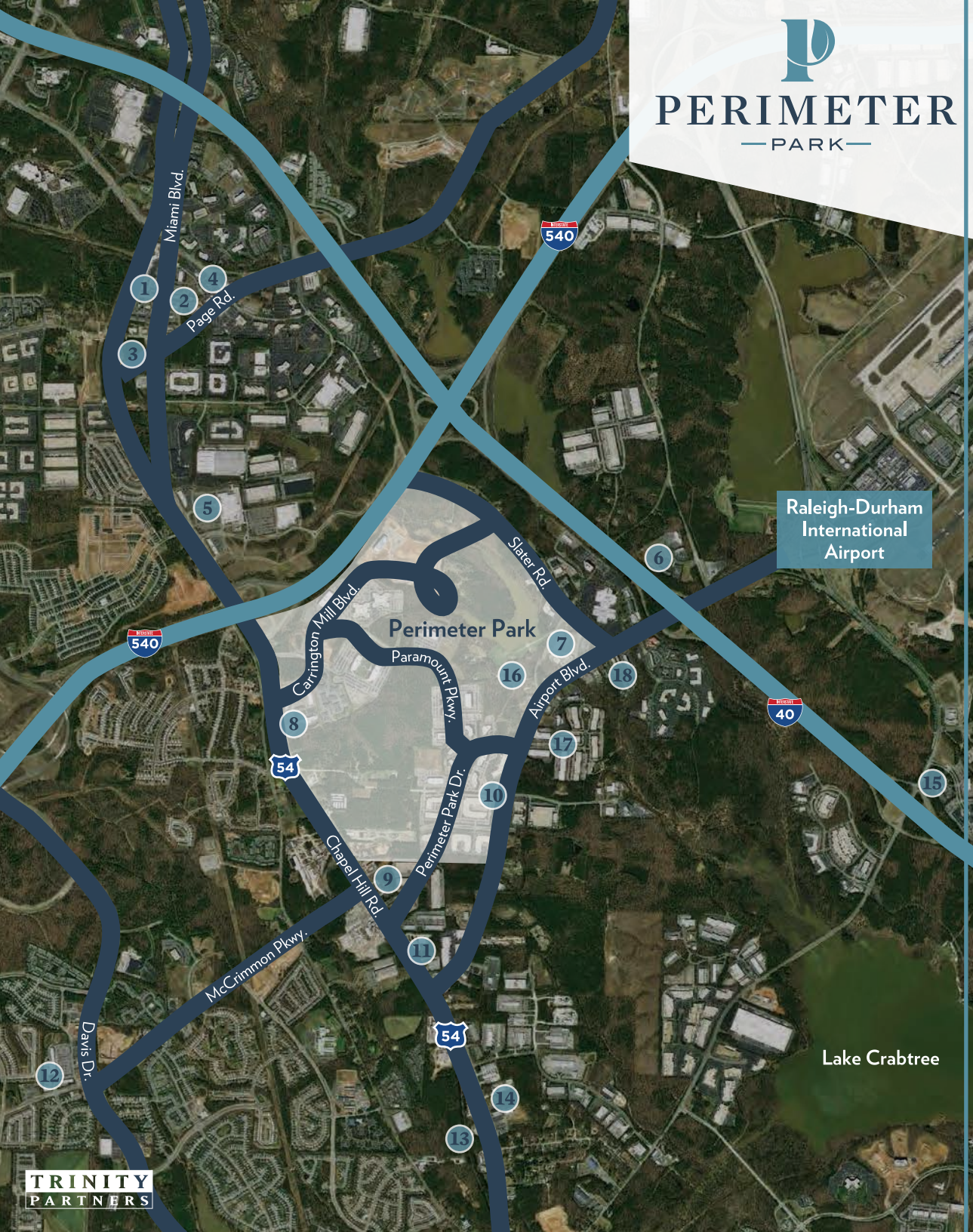


## PERIMETER PARK Site Plan

- 1** The Green  
Pocket Park with Putting Green, Bocce Court, and Plaza with Patio Seating
- 2** Residential Apartments  
Sorrel Perimeter Park by Cortland
- 3** The Perk  
Fitness Center, Cafe & Lounge, Meeting Space Conference Ctr. Located in Perimeter Four
- 4** Food Truck & Car Detailing Area
- 5** Kiddie Academy Daycare
- 6** Residential Apartments  
Carrington Park
- 7** Retail / Restaurants
- 8** Hyatt House
- 9** Noah's Event Center
- 10** Fitness Center  
Located in 3800 Paramount
- 11** Western Wake Tech Campus
-  Go Triangle Bus Stop
-  Sidewalks / Trails



# PERIMETER — PARK —



## AMENITIES

- |   |  |
|---|--|
| <p><b>1</b> Atlantic Tire 🛒<br/>Cilantro 🍴<br/>Subway 🍴<br/>Wendy's 🍴</p> <p><b>2</b> Arby's 🍴<br/>BB&amp;T Bank \$<br/>Bojangles 🍴<br/>McDonald's 🍴<br/>Quiznos 🍴<br/>Randy's Pizza 🍴<br/>Serena Gastropub 🍴<br/>Tropical Smoothie Cafe 🍴</p> <p><b>3</b> Burger King 🍴<br/>Office Depot Retail 🛒</p> <p><b>4</b> Fed Ex Retail 🛒<br/>Jimmy John's 🍴<br/>Mez Mexican 🍴<br/>Page Road Grill 🍴<br/>Starbucks 🍴</p> <p><b>5</b> Bruegger's 🍴<br/>Concentra +<br/>Jake's Wayback Burgers 🍴<br/>McDonald's 🍴<br/>Neo Japan Express 🍴<br/>QD Nails &amp; Spa 🌿<br/>Sam's Club 🛒<br/>Verizon 🛒<br/>Wal-Mart 🛒</p> <p><b>6</b> Cambria Suites 🏠<br/>Chop House 🍴<br/>Country Inn &amp; Suites 🏠<br/>Hyatt Place 🏠</p> <p><b>7</b> Four Points Sheraton 🏠<br/>Holiday Inn 🏠<br/>Jersey Mike's Subs 🍴<br/>Schlotzsky's 🍴</p> <p><b>8</b> Brunch Box 🍴<br/>Duke Medicine +<br/>Hyatt House 🏠<br/>Morrisville Dry Cleaners 🧺<br/>Sai Krishna Bhavan 🍴<br/>Shiloah Animal Hospital +<br/>Teriyakin' 🍴<br/>The Daily Grind 🍴</p> | <p><b>9</b> Sheetz 🛒</p> <p><b>10</b> Oh' Mulligans 🍴<br/>Babymoon Cafe 🍴</p> <p><b>11</b> USPS Post Office 📧</p> <p><b>12</b> AT&amp;T 🛒<br/>BB&amp;T Bank \$<br/>Harris Teeter 🛒<br/>Great Clips ✂<br/>Randy's Pizza 🍴<br/>Red Dragon Chinese 🍴<br/>Subway 🍴<br/>Tossed 🍴<br/>Two Guys Grille 🍴<br/>Wendy's 🍴<br/>Wells Fargo Bank \$</p> <p><b>13</b> Champions Bar 🍴<br/>Neomonde Baking Co. 🍴<br/>Paradise India Cuisine 🍴</p> <p><b>14</b> Subway 🍴</p> <p><b>15</b> Hilton Garden Inn 🏠<br/>Cracker Barrel 🍴<br/>Days Inn 🏠<br/>LaQuinta 🏠<br/>Stay America 🏠<br/>Texas Steakhouse 🍴<br/>Waffle House 🍴</p> <p><b>16</b> Bojangles 🍴<br/>Hampton Inn 🏠<br/>Holiday Inn Express 🏠<br/>Hooters 🍴</p> <p><b>17</b> Courtyard Marriott 🏠<br/>KFC 🍴<br/>Staybridge Hotel 🏠<br/>Taco Bell 🍴</p> |
|---|--|

🍴 Restaurant	📧 Post Office
\$ Bank	🛒 Retail
🏠 Hotel	🛒 Gas Station
+ Medical	🌿 Spa
🧺 Dry Cleaner	✂ Salon

# DETAILS

<b>OWNER &amp; DEVELOPER</b>	Trinity Capital Advisors
<b>DESIGN TEAM</b>	Architect: LS3P
<b>LOCATION</b>	Perimeter Park / 1015 Sync Street, Morrisville, NC 27560
<b>BUILDING AREA</b>	Up to 200,000 sf
<b>TOTAL FLOORS</b>	5-6 Floors
<b>FLOOR PLATES</b>	33,300 sf
<b>CEILING HEIGHTS</b>	9'-0"
<b>EXTERIOR WALL</b>	Precast & glass skin
<b>COLUMN SPACING</b>	30' bays
<b>STRUCTURAL</b>	Structural steel frame with concrete slabs
<b>ACCESS</b>	Direct access from Carrington Mill Blvd.
<b>SECURITY</b>	Card access (doors and elevators)
<b>LIFE SAFETY</b>	Fully sprinklered NFPA Fire Alarm System
<b>TENANT LOAD CAPACITY</b>	3W/SF
<b>TENANT ELECTRICAL LOAD CAPACITY</b>	Lighting 2W/SF and convenience power 3W/SF
<b>COOLING SOURCE</b>	High efficiency chilled water system
<b>PERIMETER HEATING</b>	Overhead via electronic fan powered terminal units
<b>BUILDING SERVICES</b>	Property Management located in Perimeter Park with on-site engineers
<b>EXTERIOR SIGNAGE &amp; BRANDING</b>	Building signage provided internally and optional exterior facade signage

# CONTACT



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## TRINITY CAPITAL ADVISORS

Trinity Capital Advisors focuses on the acquisition and development of institutional quality office, industrial, and mixed use real estate in the Southeastern United States.

The firm has invested approximately \$1.8 billion since inception. Trinity Capital has acquired or developed some of the most successful real estate projects in the Southeast, including Ally Center, NASCAR Plaza, 400 South Tryon, Perimeter Park, Toringdon Office Park, and Westlake Business Park.

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PERIMETER PARK