



Avison Young - Raleigh-Durham | 5440 Wade Park Boulevard, Suite 200 | Raleigh, NC 27607

FOR LEASE

# RDU Center I

3000 RDU Center Drive, Morrisville, NC 27560

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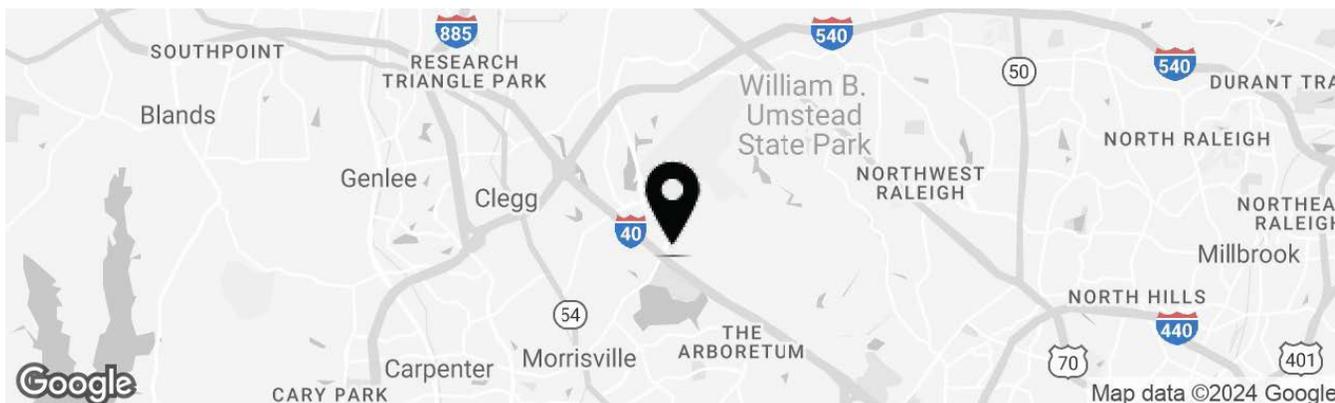
# Property highlights

## Class A office space conveniently located at the center of it all

- Close proximity to retail centers, restaurants, and Raleigh-Durham International Airport; at the intersection of I-40 and Aviation Parkway
- Two-story atrium entrance
- Granite lobby and monumental staircase
- On-site Hilton Garden Inn
- Showers and lockers in first-floor restroom
- Five parking spaces per 1,000 sf
- 10% core factor

### Overview

Lease Rate:	\$25.00/sf, Full Service
Building Size:	60,082 sf
Available SF:	1,788 - 19,321 sf
Year Built:	1999



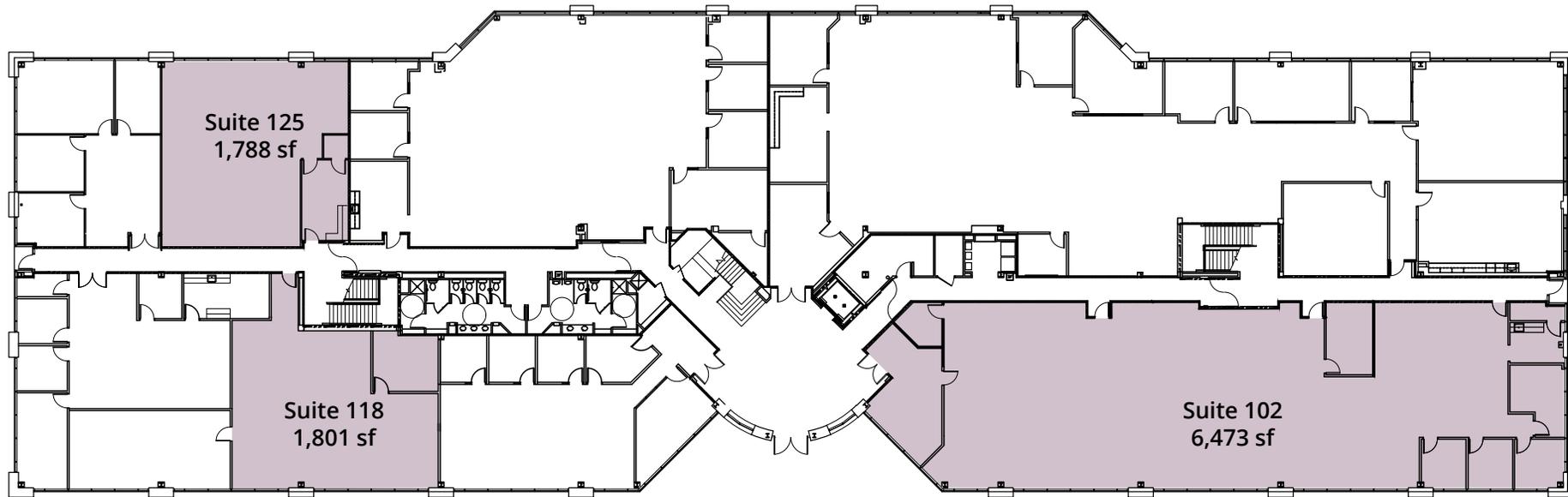
Since 2000, the Triangle's population has swelled by 61%



Raleigh is the #1 IT city in the US after Silicon Valley

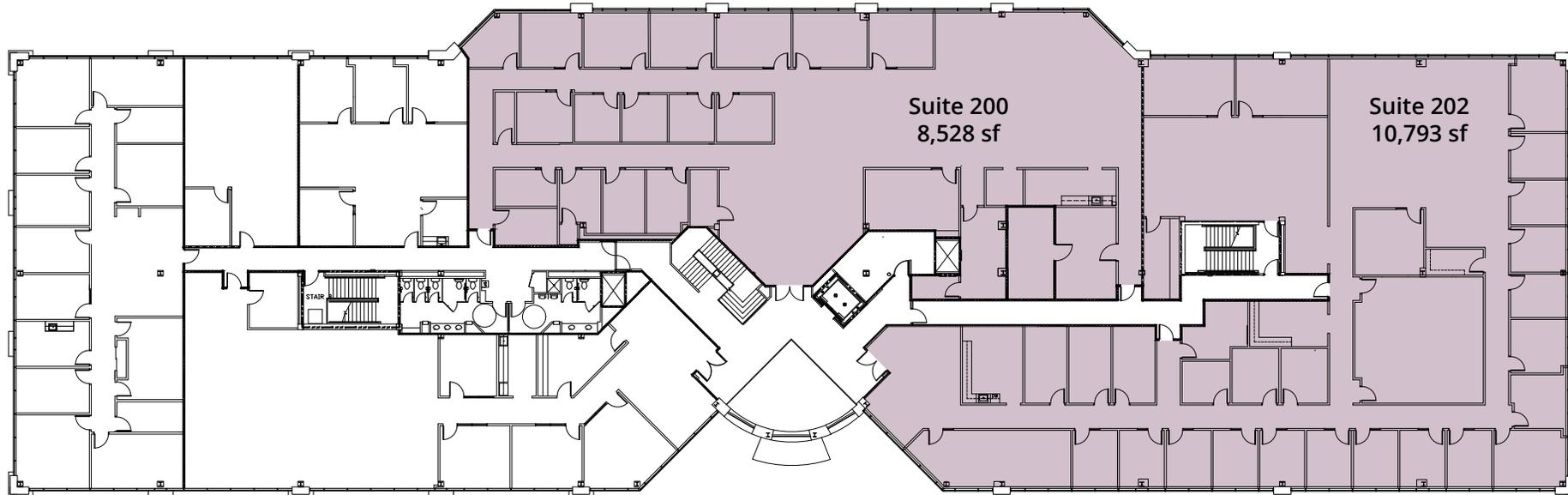


Home to 3 research universities making for a highly educated workforce



First Floor

Floor Plans



Second Floor

# Let's talk.

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