

# CONCOURSE LAKESIDE II

2803 SLATER ROAD, MORRISVILLE, NC

## SUITE 130 FOR SUBLEASE



BEAUTIFUL  
PLUG-AND-PLAY  
SPACE

SHORT-TERM  
SUBLEASE WITH  
JUST  
OVER 2 YEARS  
OF TERM  
REMAINING

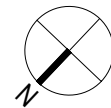
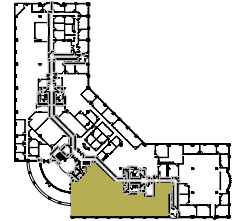
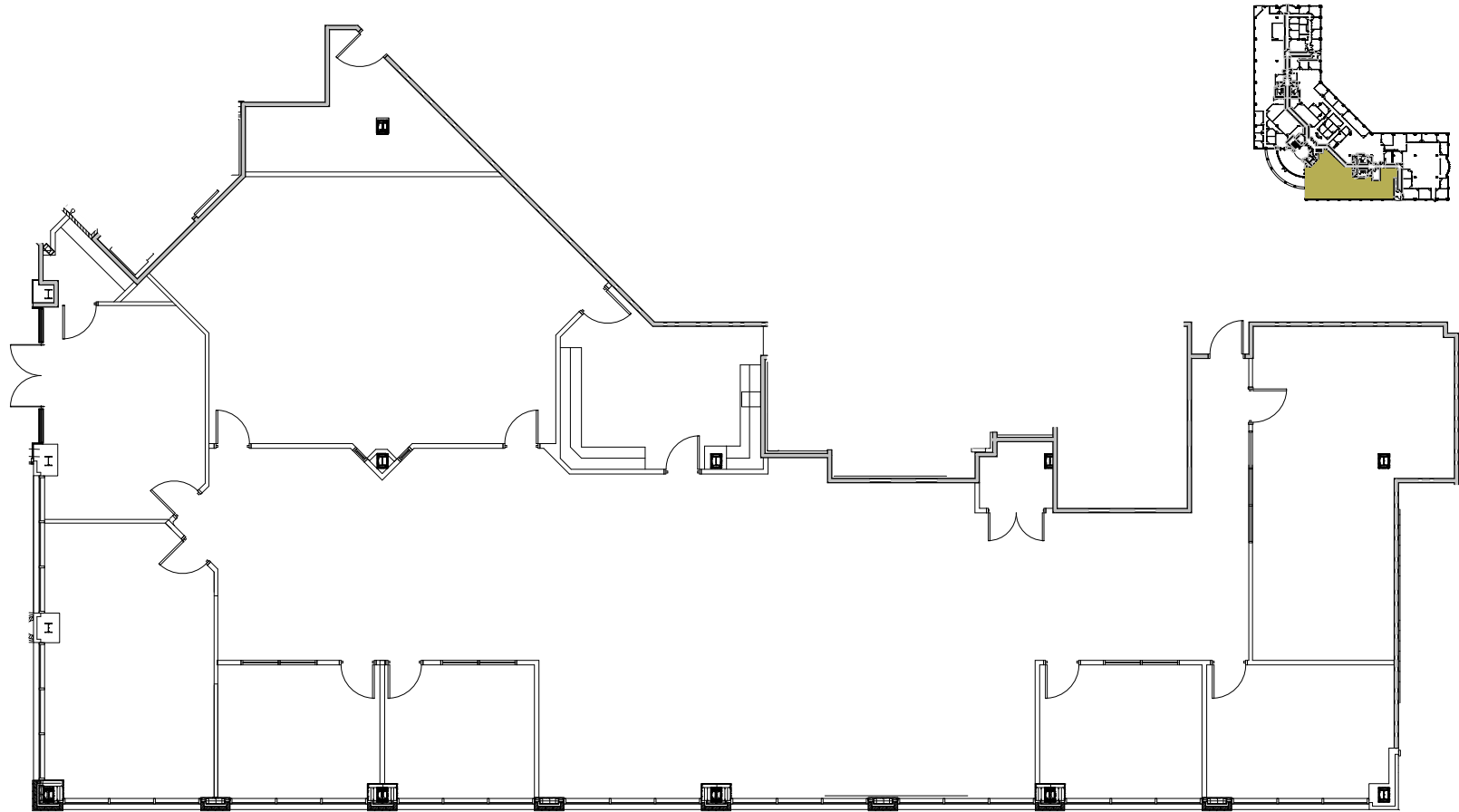


BELOW MARKET  
ASKING RATE

**TRINITY**  
**PARTNERS**

# FLOOR PLAN

2803 SLATER ROAD, MORRISVILLE, NC  
SUITE 130 – 6,261 RSF







# CONCOURSE LAKESIDE II

ADDRESS	2803 Slater Road, Morrisville, NC
BUILDING SIZE	77,687 SF
YEAR BUILT	2000
SUBLEASE RATE	\$25.00 psf
SUBMARKET	RTP / I-40 Corridor
CATEGORY	Office
AVAILABLE SUITE	Suite 130 – 6,261 RSF Fully furnished plug-and-play

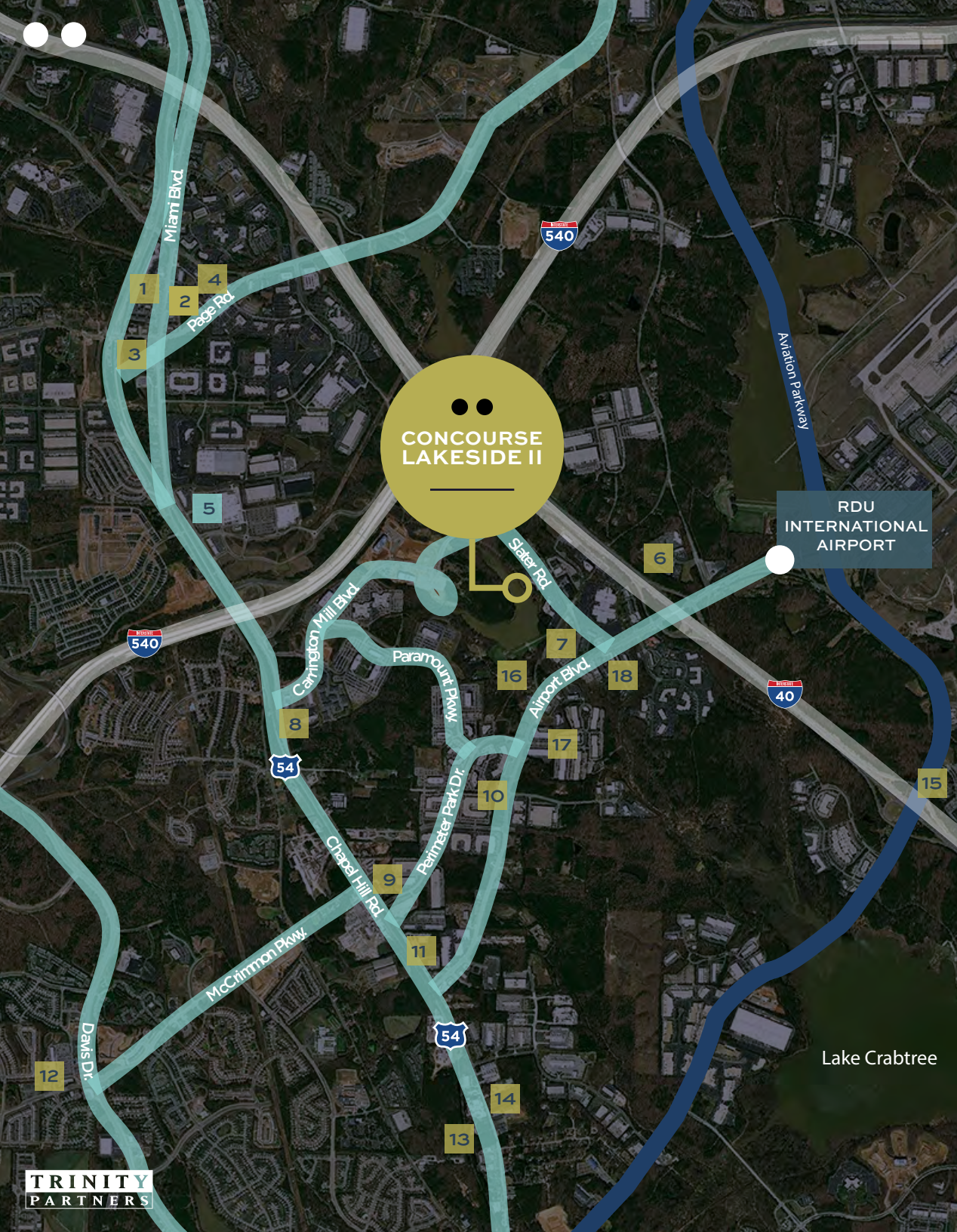
## THE HIGHLIGHTS

**EASY ACCESS TO  
RESTAURANTS /  
HOTELS / SHOPPING**

**PROMINENT AND CONVENIENT  
LOCATION JUST OFF OF AIRPORT  
BLVD., LESS THAN 2 MILES TO RDU  
INTERNATIONAL AIRPORT**

**IMMEDIATELY ADJACENT  
TO I-40; ONE EXIT EAST  
OF I-540**





# AMENITIES

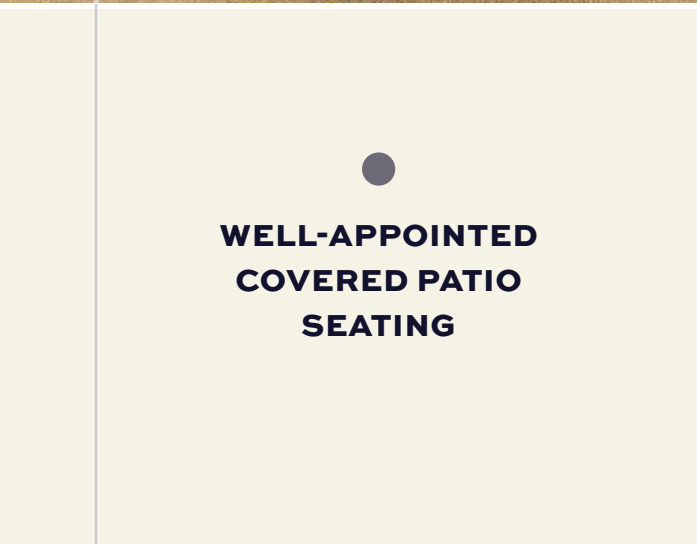
- |   |  |    |   |
|---|--|----|---|
| 1 | Atlantic Tire 🛒<br>Cilantro 🍴<br>Subway 🍴<br>Wendy's 🍴   | 9  | Sheetz 🛒  |
| 2 | Arby's 🍴<br>BB&T Bank \$<br>Bojangles 🍴<br>McDonald's 🍴<br>Quiznos 🍴<br>Randy's Pizza 🍴<br>Serena Gastropub 🍴<br>Tropical Smoothie Cafe 🍴  | 10 | Oh' Mulligans 🍴<br>Babymoon Cafe 🍴  |
| 3 | Burger King 🍴<br>Office Depot Retail 🛒   | 11 | USPS Post Office 📬  |
| 4 | Fed Ex Retail 🛒<br>Jimmy John's 🍴<br>Mez Mexican 🍴<br>Page Road Grill 🍴<br>Starbucks 🍴   | 12 | AT&T 🛒<br>BB&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 \$ |
| 5 | Bruegger's 🍴<br>Concentra +<br>Wayback Burgers 🍴<br>McDonald's 🍴<br>Neo Japan Express 🍴<br>QD Nails & Spa 🧖<br>Sam's Club 🛒<br>Verizon 🛒<br>Wal-Mart 🛒   | 13 | Champions Bar 🍴<br>Neomonde Baking 🍴<br>Paradise India 🍴  |
| 6 | Cambria Suites 🛒<br>Chop House 🍴<br>Country Inn & Suites 🛒<br>Hyatt Place 🛒  | 14 | Subway 🍴  |
| 7 | Four Points Sheraton 🛒<br>Holiday Inn 🛒<br>Jersey Mike's Subs 🍴<br>Schlotzsky's 🍴  | 15 | Hilton Garden Inn 🛒   |
| 8 | It's A Wrap 🍴<br>Duke Medicine +<br>Fount Coffee + Kitchen 🍴<br>G.58 Cuisine 🍴<br>Hyatt House 🛒<br>Dry Cleaners 🧺<br>Bombay Central 🛒<br>Teriyakin' 🍴<br>Starbucks 🍴<br>Yin Dee Thai Lao 🍴<br>Hoppy House 🍴<br>TownePlace Suites 🛒 | 16 | Cracker Barrell 🍴<br>Days Inn 🛒<br>LaQuinta 🛒<br>Stay America 🛒<br>Texas Steakhouse 🍴<br>Waffle House 🍴   |
|   |  | 17 | Bojangles 🍴<br>Hampton Inn 🛒<br>Holiday Inn Express 🛒<br>Hooters 🍴  |
|   |  | 18 | Courtyard Marriott 🛒<br>KFC 🍴<br>Staybridge Hotel 🛒<br>Taco Bell 🍴  |

- |               |               |
|---------------|---------------|
| 🍴 Restaurant  | 📬 Post Office |
| \$ Bank       | 🛒 Retail      |
| 🛒 Hotel       | 🛒 Gas Station |
| + Medical     | 🧖 Spa         |
| 🧺 Dry Cleaner | ✂️ Salon      |





●  
**CLASS A OFFICE  
BUILDING WITH  
BEAUTIFUL 2-STORY  
ATRIUM LOBBY**



●  
**WELL-APPOINTED  
COVERED PATIO  
SEATING**



**CONCOURSE  
LAKESIDE II**  
**FULLY FURNISHED WITH RECEPTION  
AREA, 2 CONFERENCE ROOMS,  
4 OFFICES, 21 STAND-UP DESKS +  
CHAIRS, AND OVERSIZE BREAK ROOM**



●  
**SHARED MONUMENT  
SIGNAGE FRONTING  
SLATER ROAD**



●  
**GORGEOUS 1ST FLOOR  
SPACE WITH LOBBY  
EXPOSURE AND  
INCREDIBLE WINDOW LINE**

**TRINITY  
PARTNERS**





## CONCOURSE LAKESIDE II

FULLY FURNISHED  
PLUG & PLAY SUBLEASE  
SUITE 130  
6,261 RSF



# FOR INFO + DETAILS

**ESTHER AUSTIN**  
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