

OFFICE/FLEX FOR LEASE 598 AIRPORT BLVD., SUITE 500-600

Morrisville, NC 27560



PROPERTY HIGHLIGHTS

- Suite 500-600 - 4,692 RSF
- 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

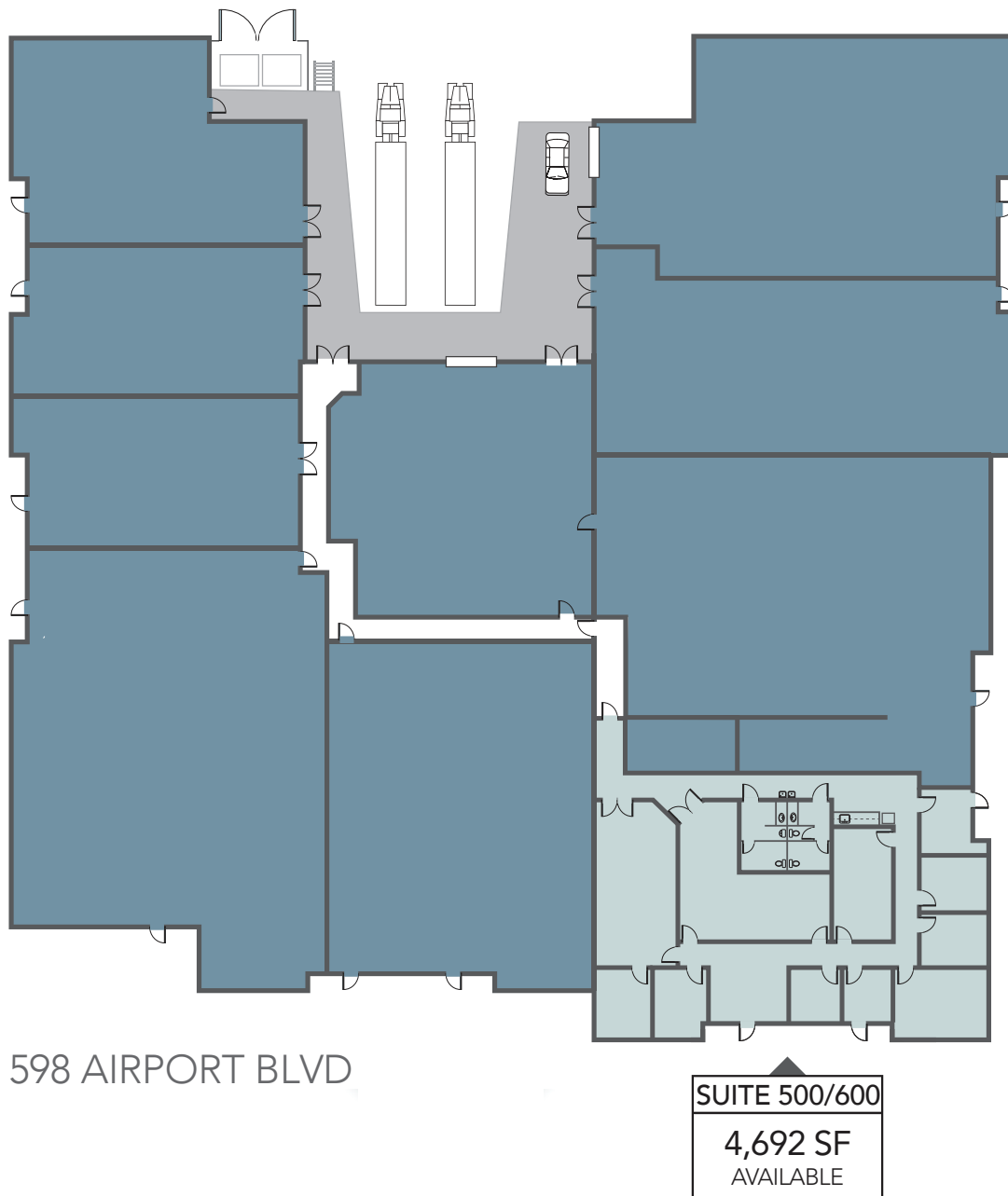
Lease Rate:	\$14.00 SF/yr (NNN)
TICAM:	\$4.00/SF (estimated for 2022)
Available SF:	4,692 SF

Aldene "Dee" Creech Osborne, SIOR
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

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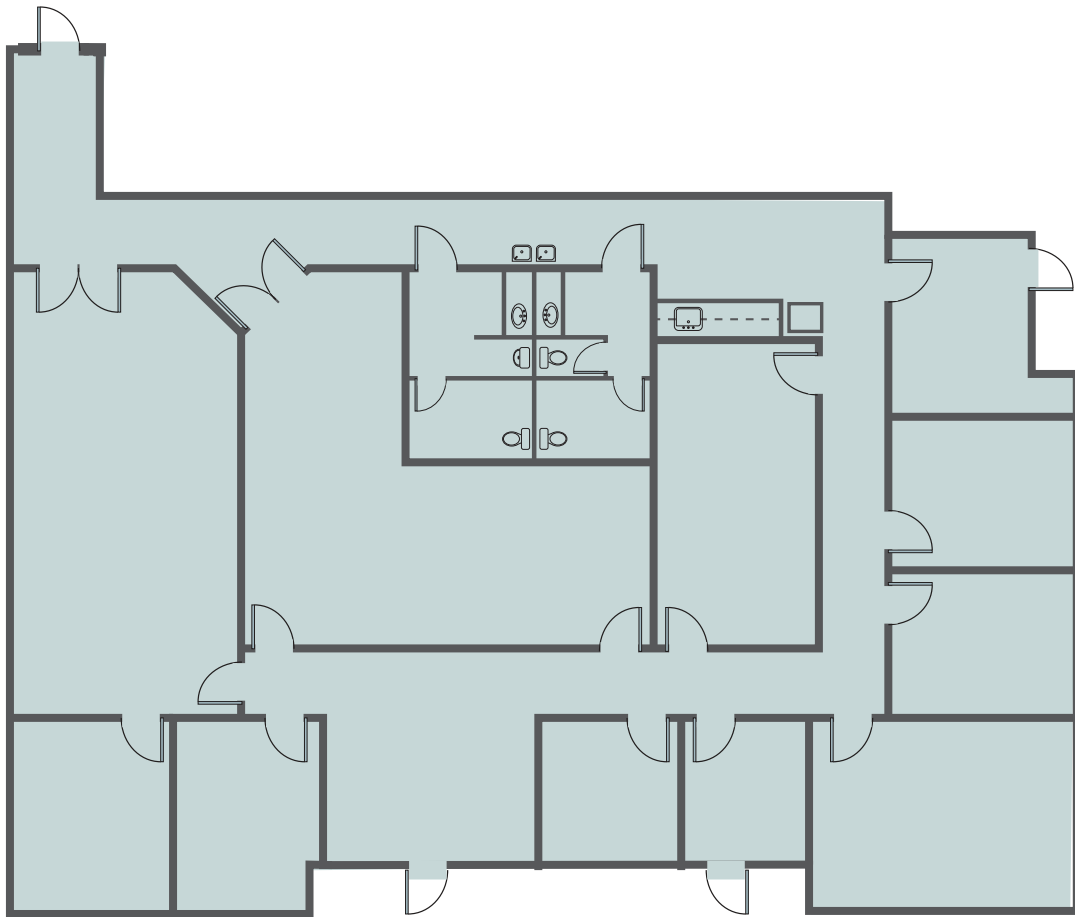
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SUITE 500/600
4,692 SF
AVAILABLE

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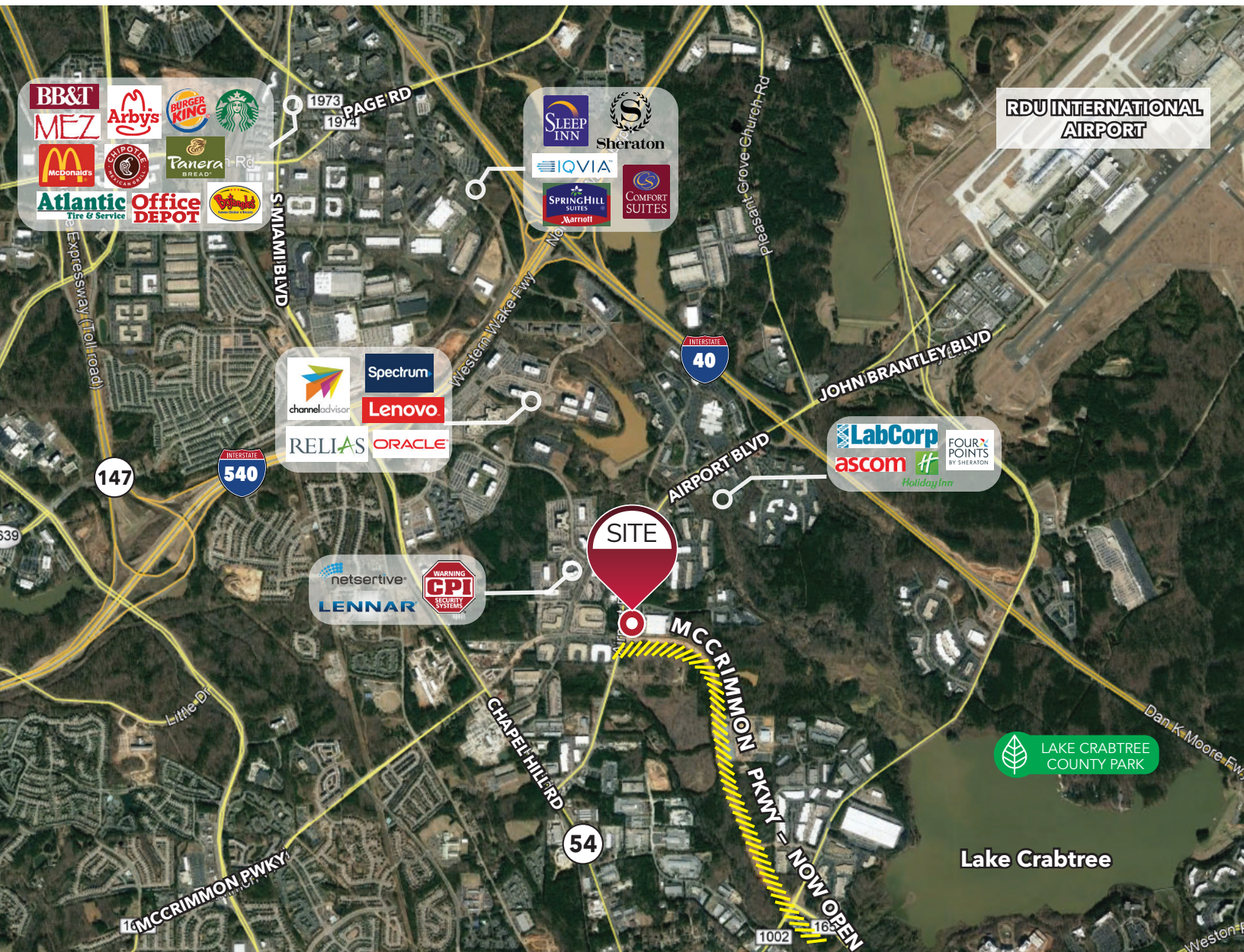
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM



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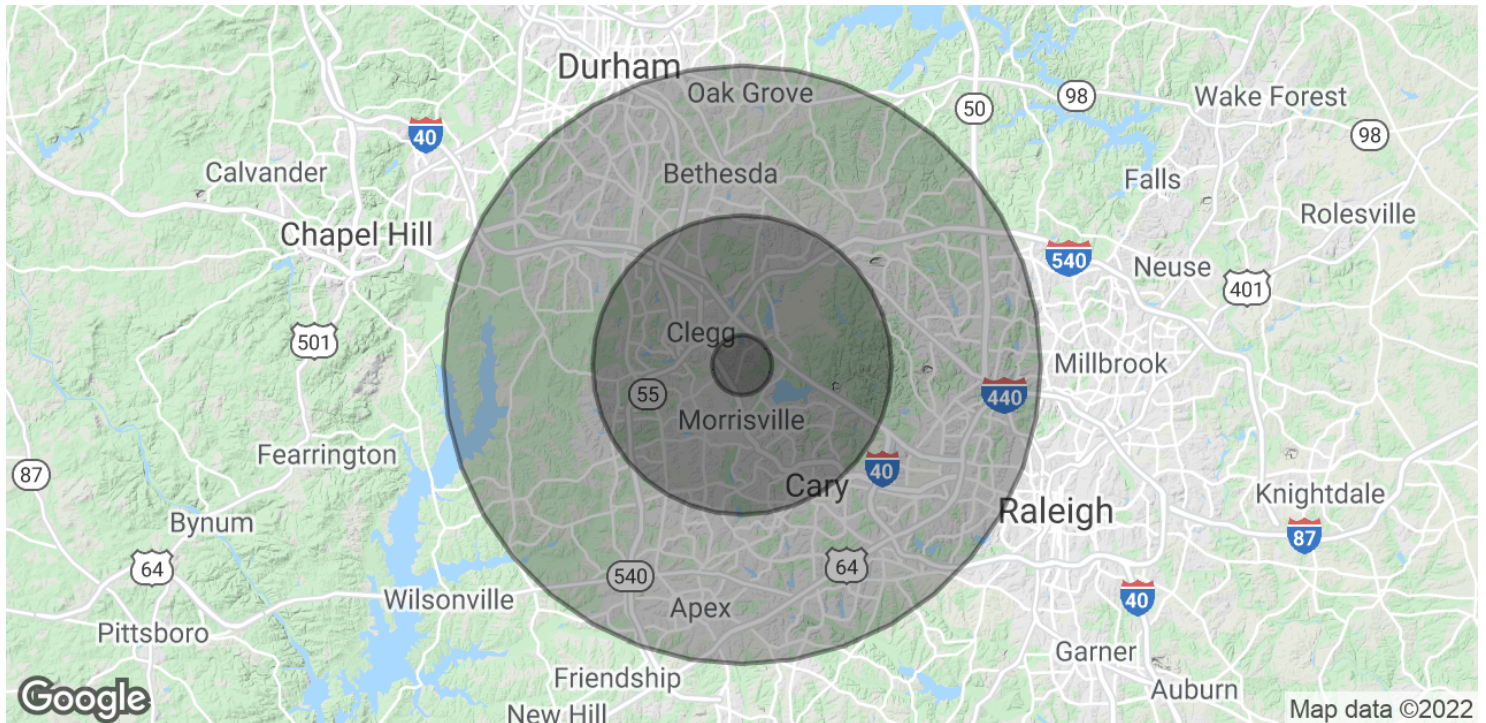
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	517	84,848	426,908
Average age	35.7	34.2	34.6
Average age (Male)	35.8	34.0	33.8
Average age (Female)	32.8	34.2	35.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	225	34,736	172,759
# of persons per HH	2.3	2.4	2.5
Average HH income	\$75,998	\$99,117	\$88,477
Average house value	\$236,890	\$326,258	\$284,215

* Demographic data derived from 2010 US Census

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