



OFFICE CONDO FOR SALE OR LEASE

**5920 S Miami Boulevard, Suite 101**

Morrisville, NC 27560

**AVISON  
YOUNG**



# Property highlights

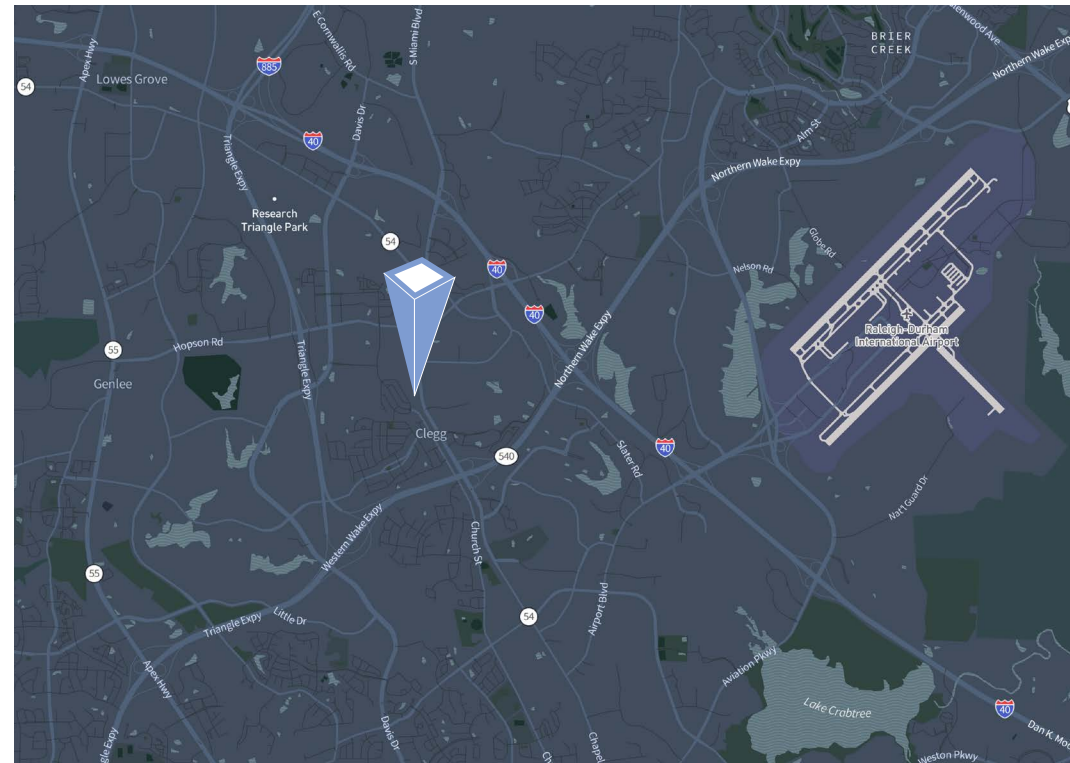
## First floor office condo for sale or lease available February 2026

- Furniture available
- Two-sided monument signage on S Miami Boulevard
- This light-filled first floor office condo features open space, four offices, three conference rooms, break room and storage room
- Situated close to Raleigh-Durham International Airport and Research Triangle Park
- Ample parking and easy access to nearly anywhere in the Triangle
- AT&T Fiber and Spectrum telecom services

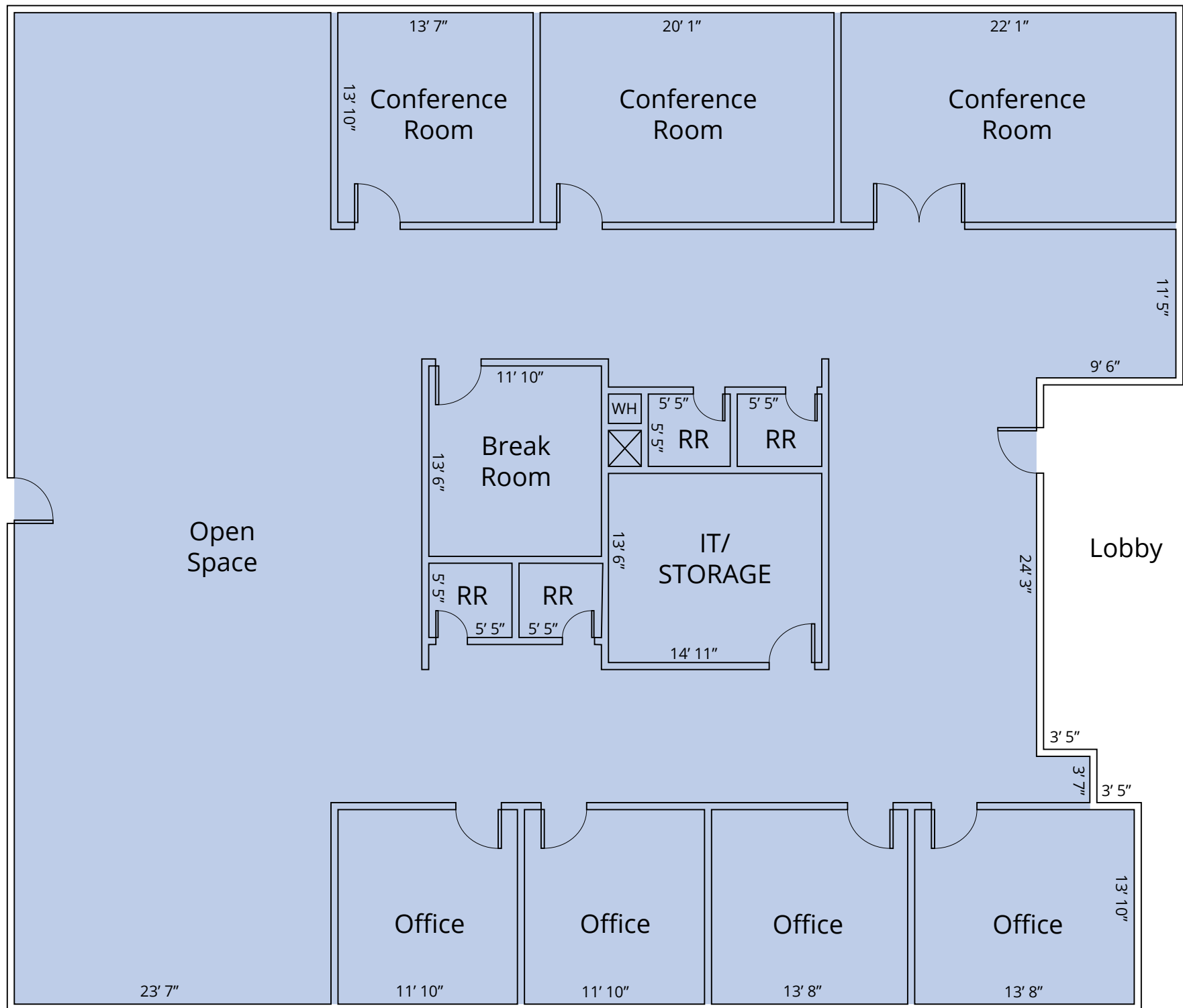


### Offering Summary

Lease Rate:	Contact broker
Sale Price:	\$1,476,300
Available SF:	4,921 sf
Price/SF:	\$300/sf
Building Size:	20,046 sf
Year Built:	2001/2002
Parking Ratio:	4 per 1,000 sf
Total Parking Spaces:	81 spaces
Association Dues:	\$2,875/quarter
Electric:	Owner's responsibility
Water:	Included in Association Dues
Real Estate Taxes:	\$7,350.00/year



# Floor Plan





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Photos



# Demographics

**129,000**

Total population  
within a five-mile  
radius

**7,089**

Total businesses  
within a five-mile  
radius

**92,548**

Total employees  
within a five-mile  
radius

**61,124**

Households  
within a five-mile  
radius

**\$160,991**

Avg. hh income  
within a five-mile  
radius

**\$489,092**

Avg. house value  
within a five-mile  
radius



# Let's talk.

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