



6001 MCCRIMMON PKWY.
MORRISVILLE, NC 27560

**FOR
LEASE**

**1,645 USF
OF MEDICAL
OFFICE SPACE**

LISTING BROKERS:

SHELLEY BHATIA, CCIM
910.273.8474 MOBILE
SBHATIA@TRADEMARKPROPERTIES.COM



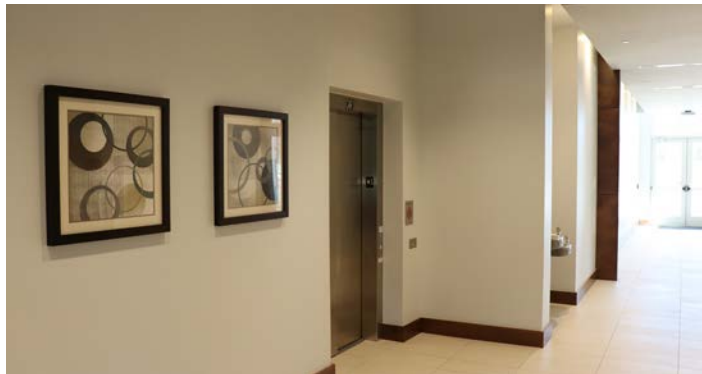
**TRADEMARK
PROPERTIES**

1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM | 919-782-5552

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PROPERTY HIGHLIGHTS

- » 22,000 SF, two-story Class A medical/professional office building
- » Suite 200 C: 1,645 USF (1,913 RSF) cold dark shell space available
- » Core Factor of 16.3%
- » Seeking 7 – 10 year lease term
- » Parking Ratio: 4.0:1,000 SF
- » Monument Signage Available
- » Convenient to RTP, Raleigh, Cary, and all points in the Triangle!



LEASE RATE:
\$28.50/SF, NNN
+\$6.00 TICAM

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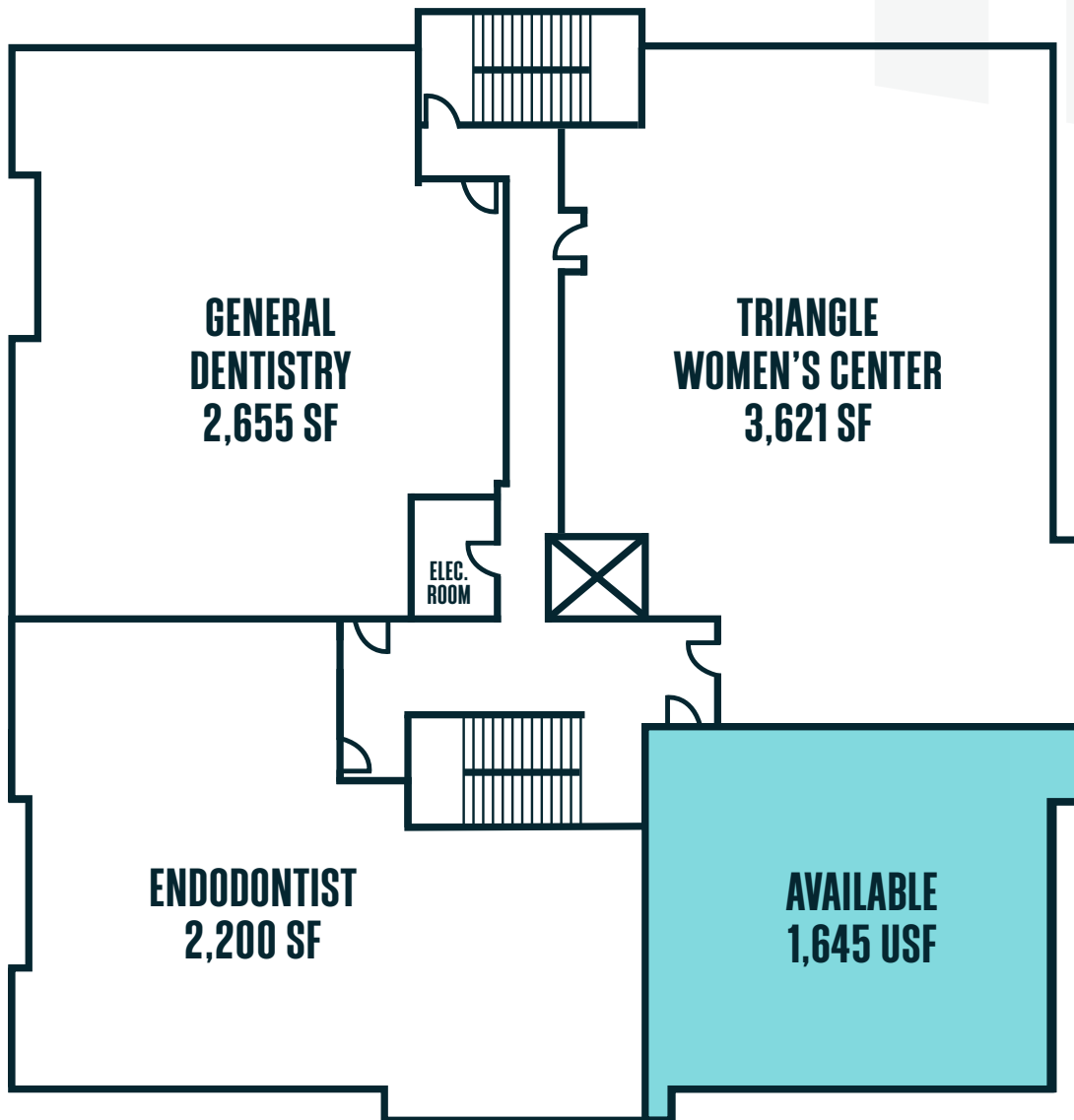


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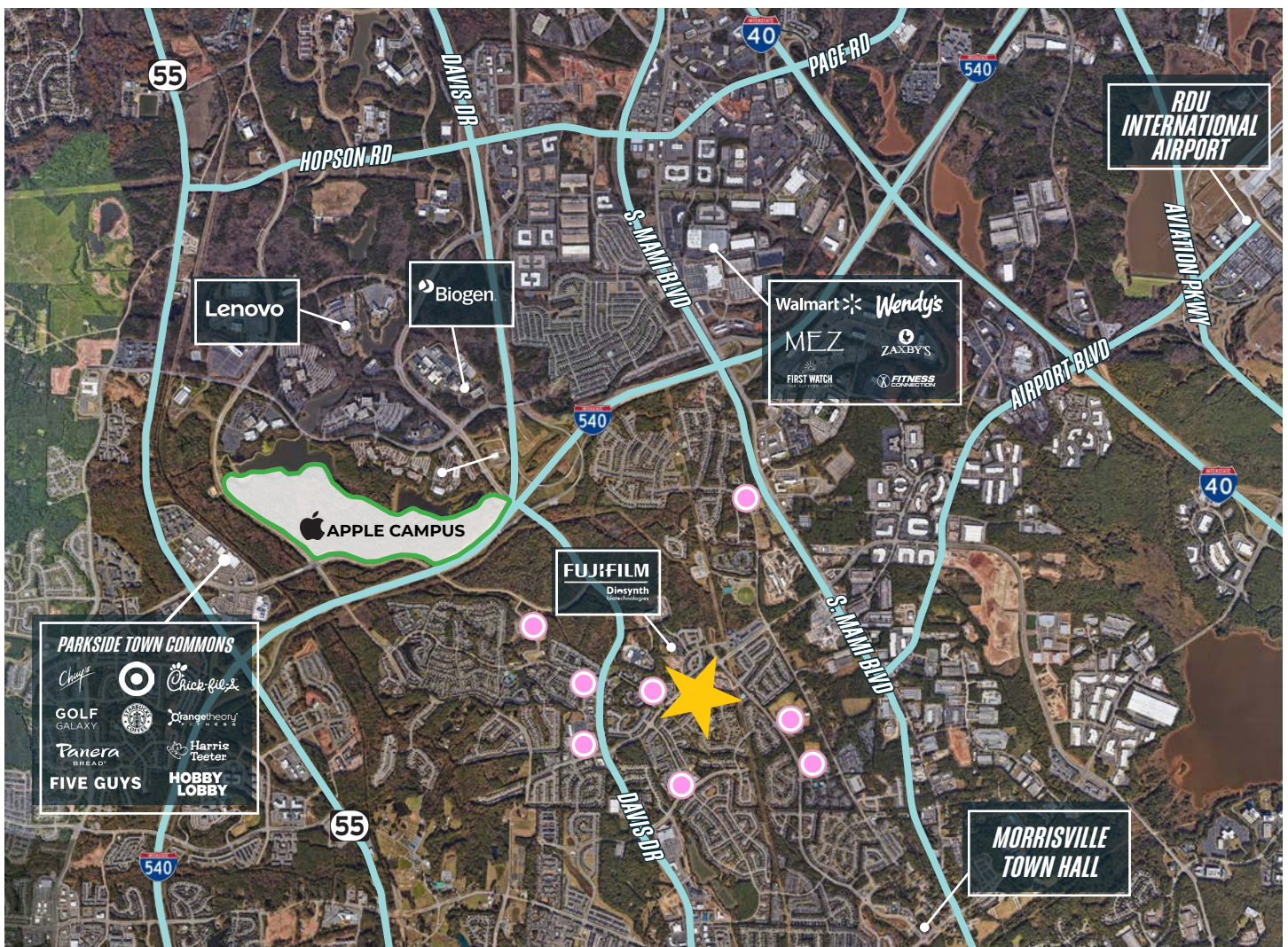
2ND FLOOR PLAN



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LOCATION

- » The property is centrally located within the Cary/Morrisville market, providing convenient access to growing, high-income West Cary.
- » The new Apple Campus, which will feature a \$1B investment and create over 3,000 jobs with an average salary of \$187,000, is located a short five minute drive from the property.
- » The area features convenient access to Interstate 440, Interstate 540, NC 54 Highway, the Research Triangle Park, and West Cary.

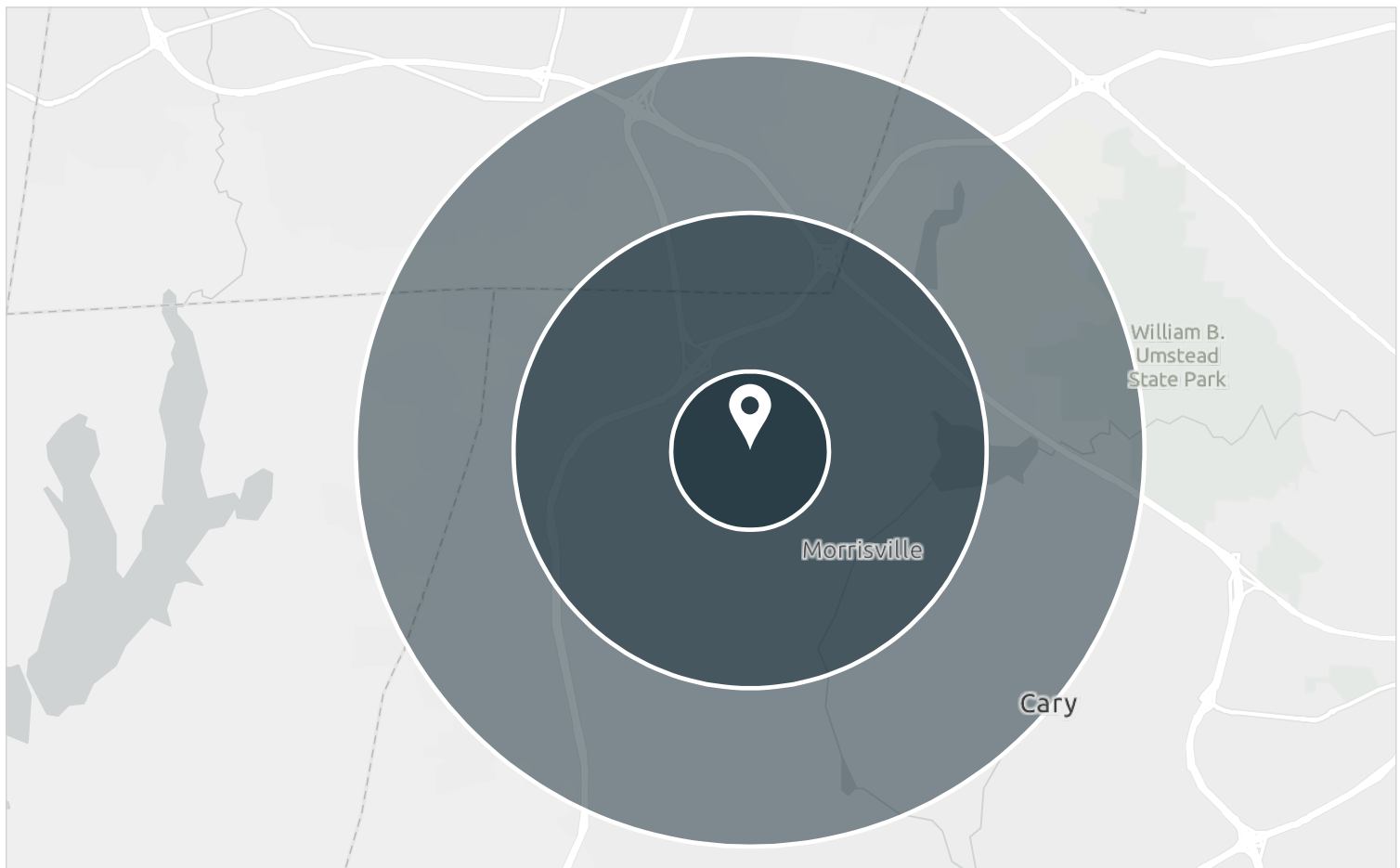


📍 Seven daycares and schools within one mile

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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 POPULATION	12,978	60,573	152,426
2029 POPULATION (PROJECTED)	12,716	72,168	166,326
2024 HOUSEHOLDS	4,129	27,396	64,479
2029 HOUSEHOLDS (PROJECTED)	4,452	30,333	69,085
OWNER-OCCUPIED HOUSING UNITS	2,489	13,058	36,020
RENTER-OCCUPIED HOUSING UNITS	1,640	14,338	28,459
2024 AVERAGE HOUSEHOLD INCOME	\$159,696	\$168,803	\$169,727
2029 AVG HOUSEHOLD INCOME (PROJECTED)	\$185,585	\$189,535	\$191,483



EXCLUSIVE BROKER:

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