

OFFICE FOR LEASE  
630 DAVIS DRIVE  
MORRISVILLE, NC 27560



**NATRI** PROPERTIES

# PROPERTY OVERVIEW

This Keystone Park Class A office building, located adjacent to Research Triangle Park and I-885, has recently undergone extensive renovations. With spec suites available for immediate occupancy and customizable suites, there is ample space for teams ranging from 3,757 – 8,053 RSF. Unparalleled access to networking and collaboration opportunities for businesses in the tech and science industries.

|                        |   |
|------------------------|---|
| <b>ADDRESS</b>         | 630 Davis Drive, Morrisville, NC 27560  |
| <b>BUILDING SIZE</b>   | Approximately 65,443 RSF  |
| <b>AVAILABLE SPACE</b> | SPEC Suite 130: 3,757 RSF<br>Suite 205: 5,718 RSF<br>Suite 250: 8,053 RSF   |
| <b>RENTAL RATE</b>     | \$27.75/SF, Full Service  |
| <b>PARKING RATIO</b>   | Ratio of 4 spaces per 1,000 SF  |
| <b>HIGHLIGHTS</b>      | <ul style="list-style-type: none"><li>• On-site fitness center</li><li>• Showers and lockers</li><li>• Outdoor patio seating</li><li>• Monument signage available</li><li>• Revitalized lobby and common areas</li><li>• Minutes to both Imperial Center and Parkside Town Commons</li><li>• Convenient to I-40, I-540 and I-885/NC-147</li></ul> |

## CONTACT

LEE BISHOP | 919.609.6331 | lbishop@triprop.com

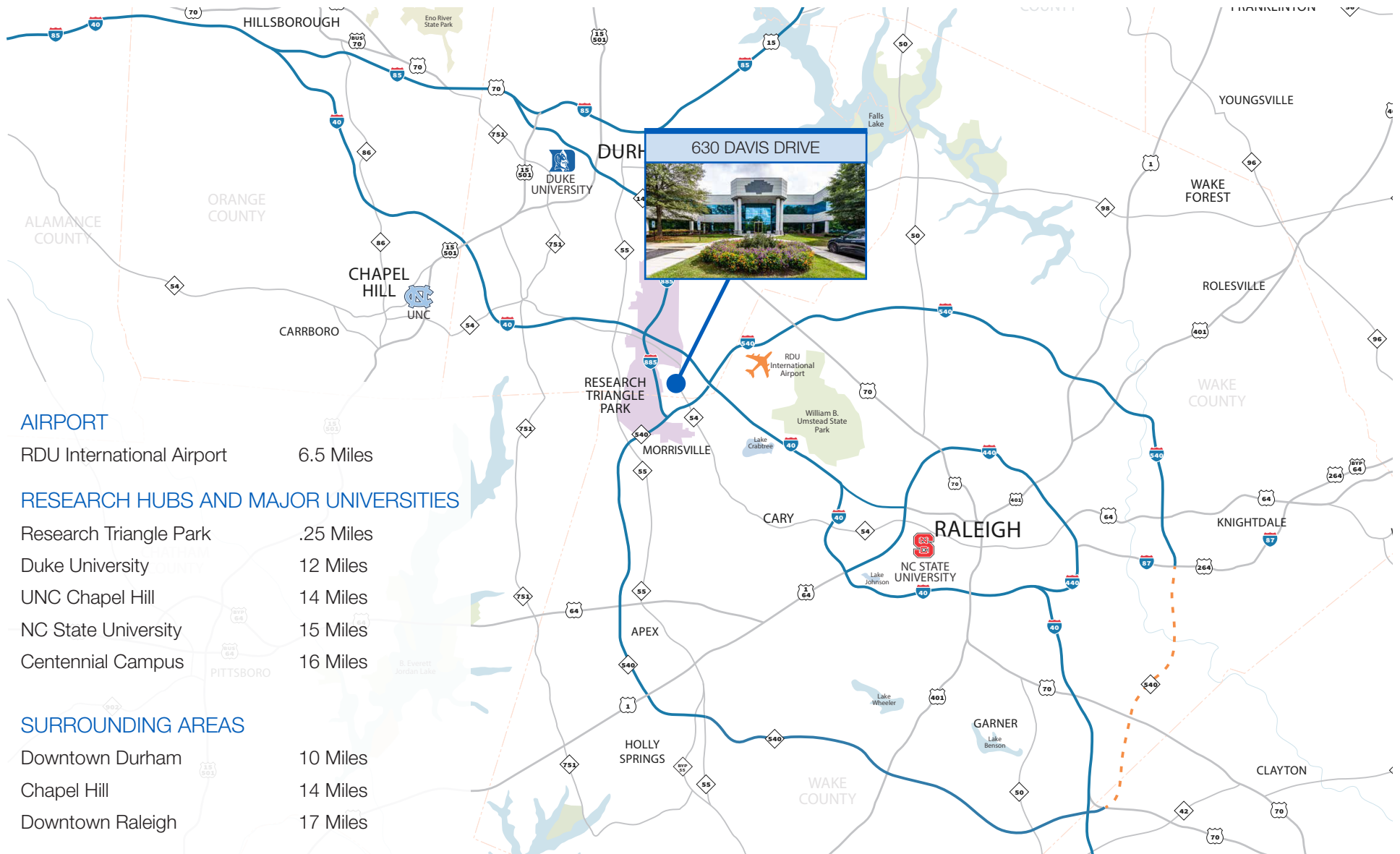
THOMAS FLYNN | 704.999.8504 | tflynn@triprop.com

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# TRIANGLE REGION



## AIRPORT

RDU International Airport 6.5 Miles

## RESEARCH HUBS AND MAJOR UNIVERSITIES

Research Triangle Park .25 Miles  
 Duke University 12 Miles  
 UNC Chapel Hill 14 Miles  
 NC State University 15 Miles  
 Centennial Campus 16 Miles

## SURROUNDING AREAS

Downtown Durham 10 Miles  
 Chapel Hill 14 Miles  
 Downtown Raleigh 17 Miles

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# SURROUNDING BUSINESSES



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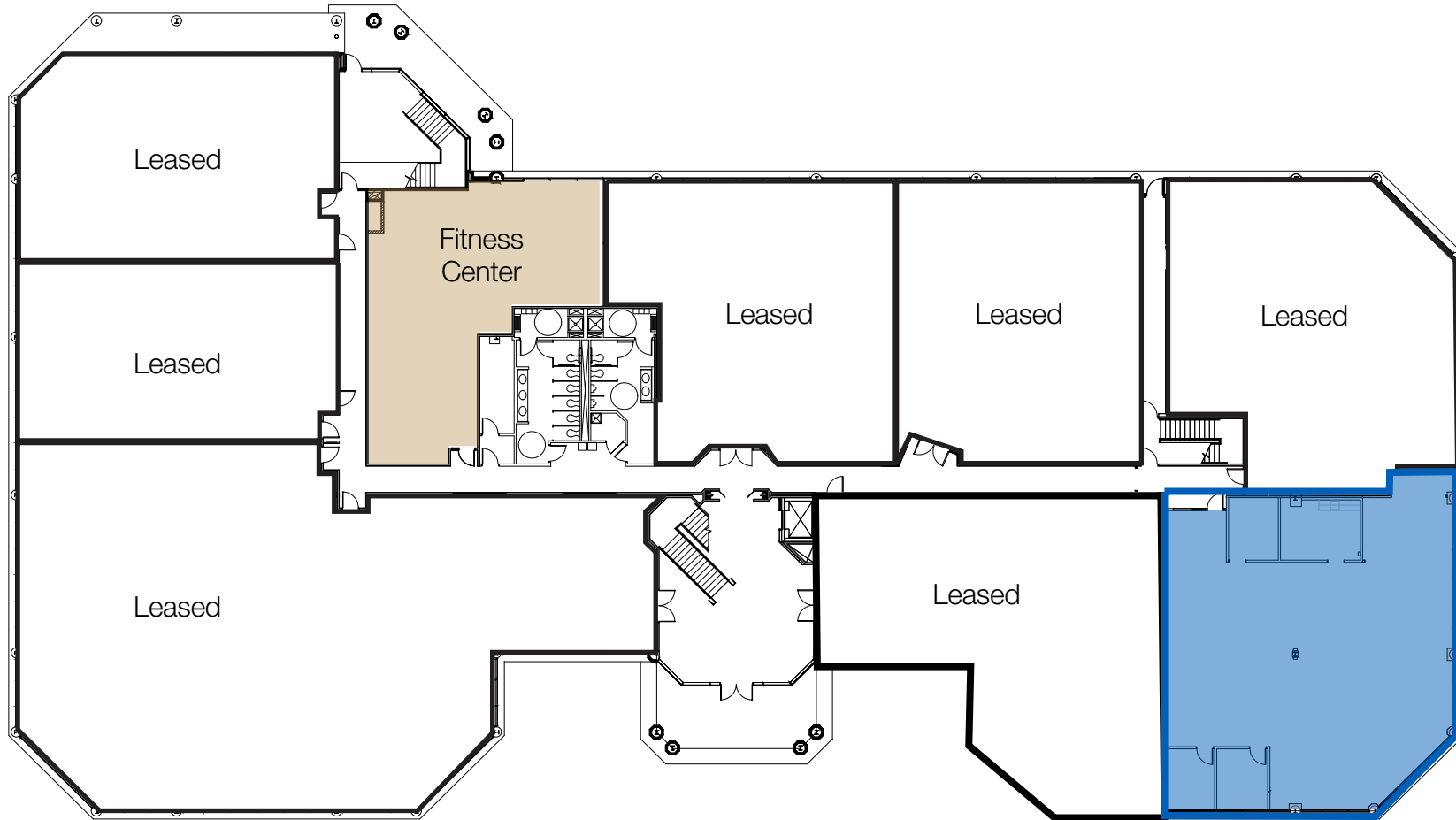
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# FLOOR PLAN

1st Floor



SPEC SUITE  
SUITE 130  
3,757 RSF



CLICK OR  
SCAN FOR  
VIRTUAL TOUR

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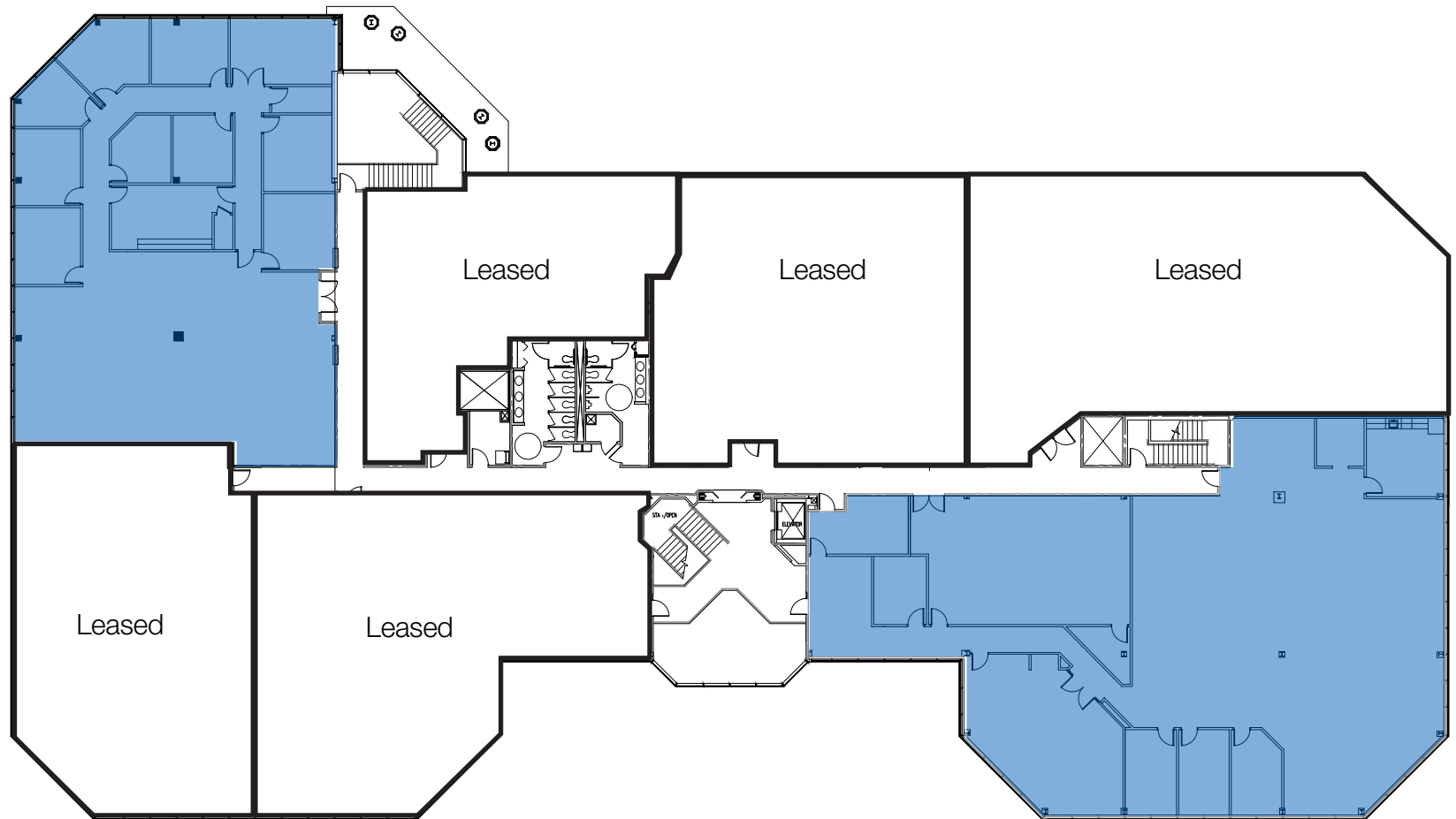
# FLOOR PLAN

2nd Floor

SUITE 205  
5,718 RSF



CLICK OR  
SCAN FOR  
VIRTUAL  
TOUR



SUITE 250  
8,053 RSF  
AVAILABLE  
1/1/2027

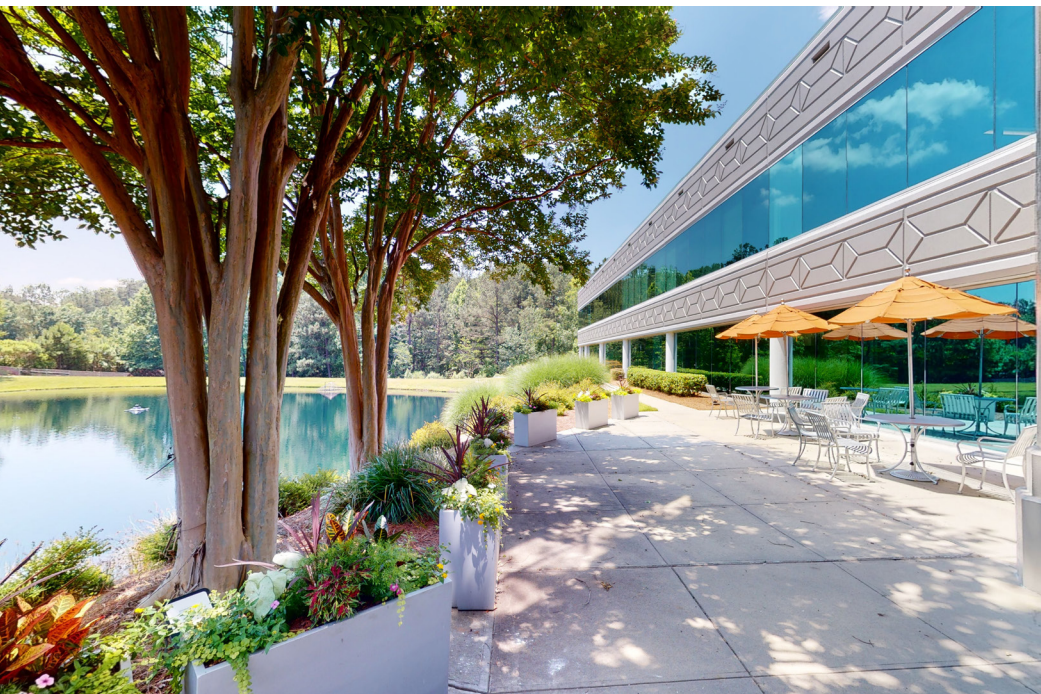
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# WATER VIEWS



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# AMENITIES



## CONTACT

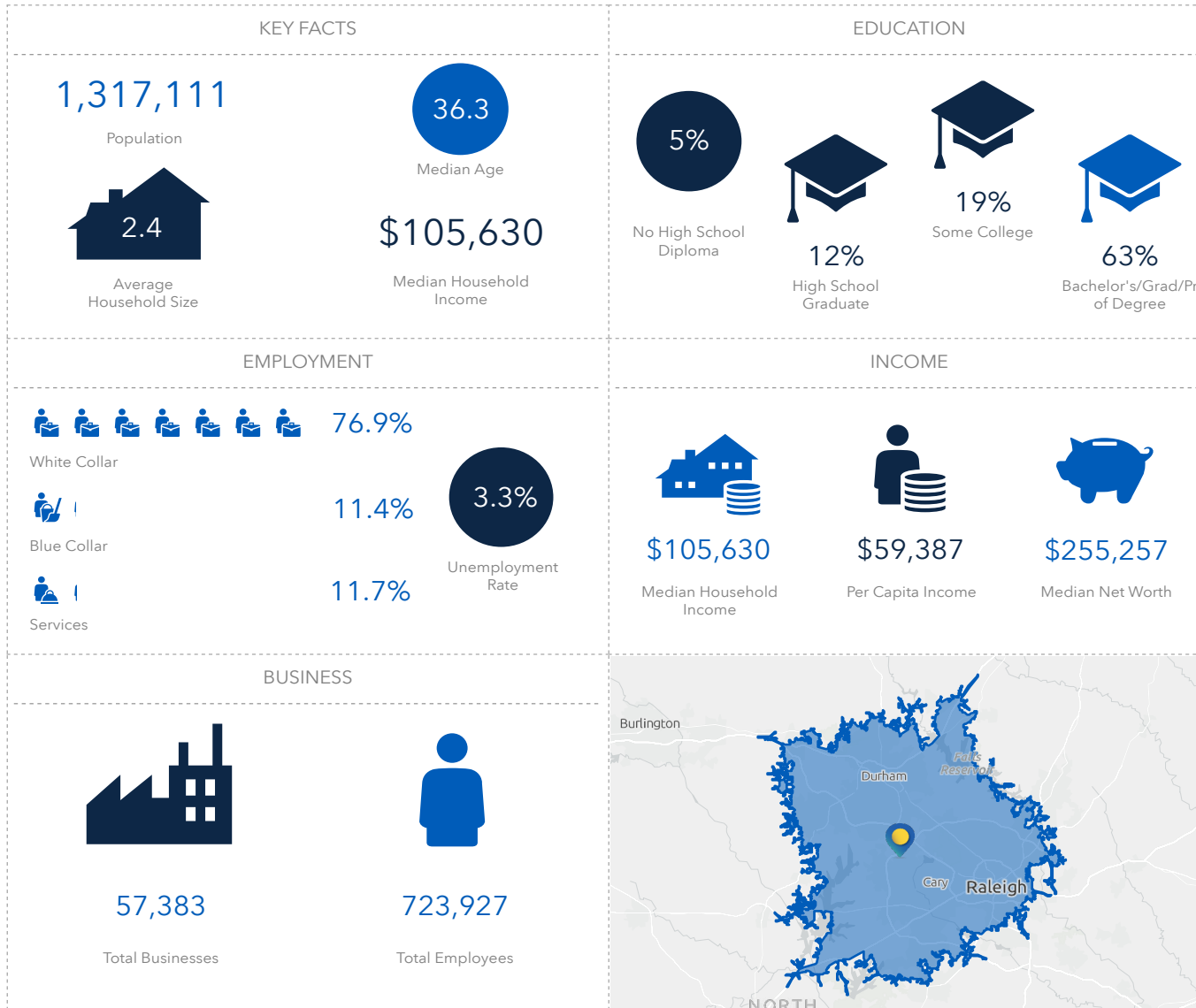
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# DEMOGRAPHICS

## 27 MINUTE AVERAGE COMMUTE DRIVE TIME



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