



CLASS A OFFICE AVAILABLE NEAR RDU INTERNATIONAL AIRPORT

FOR LEASE

RDU Galleria

1550 Aviation Parkway, Morrisville, NC 27560

**AVISON
YOUNG**

Property highlights

Class A office space with veranda on two sides of building

- Dedicated first floor office entrance
- Two common area conference rooms (second floor)

Offering Summary

Lease Rate:	\$33.00/sf, Full Service
Building Size:	31,500 sf
Available SF:	944 - 4,314 sf
Parking Ratio:	3.50/1,000 sf

First floor food court:

- Gloria Jean Coffee
- Which-Wich Superior Sandwiches
- Wayback Burger
- Pizza Hut Express
- Mex-Café
- Classic bar/lounge
- Shell gas & convenience store
- Covered outside seating & gazebos



Food court on first floor



Common area conference rooms and separate office entrance

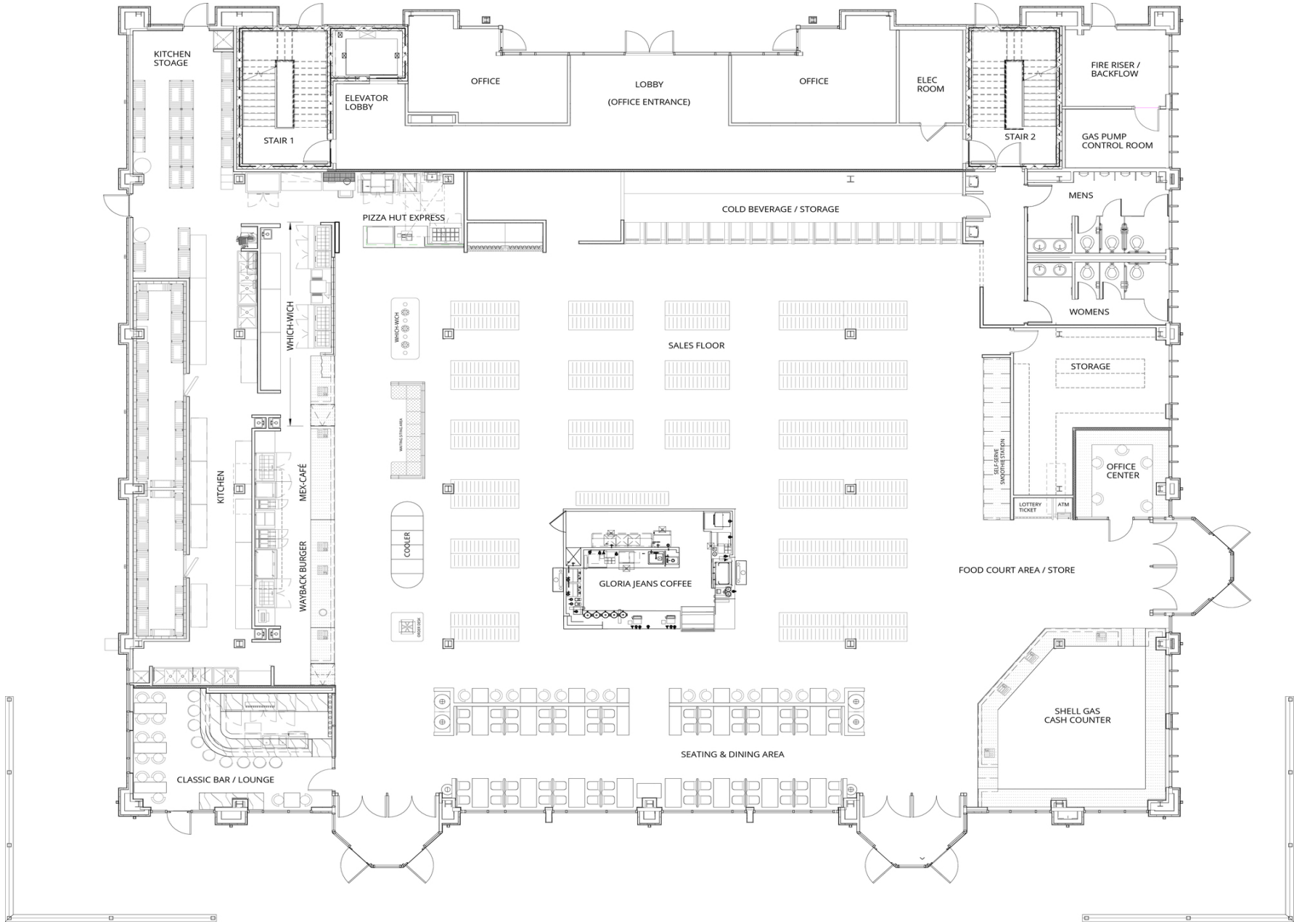


Easy access to I-40, I-540, and RDU International Airport

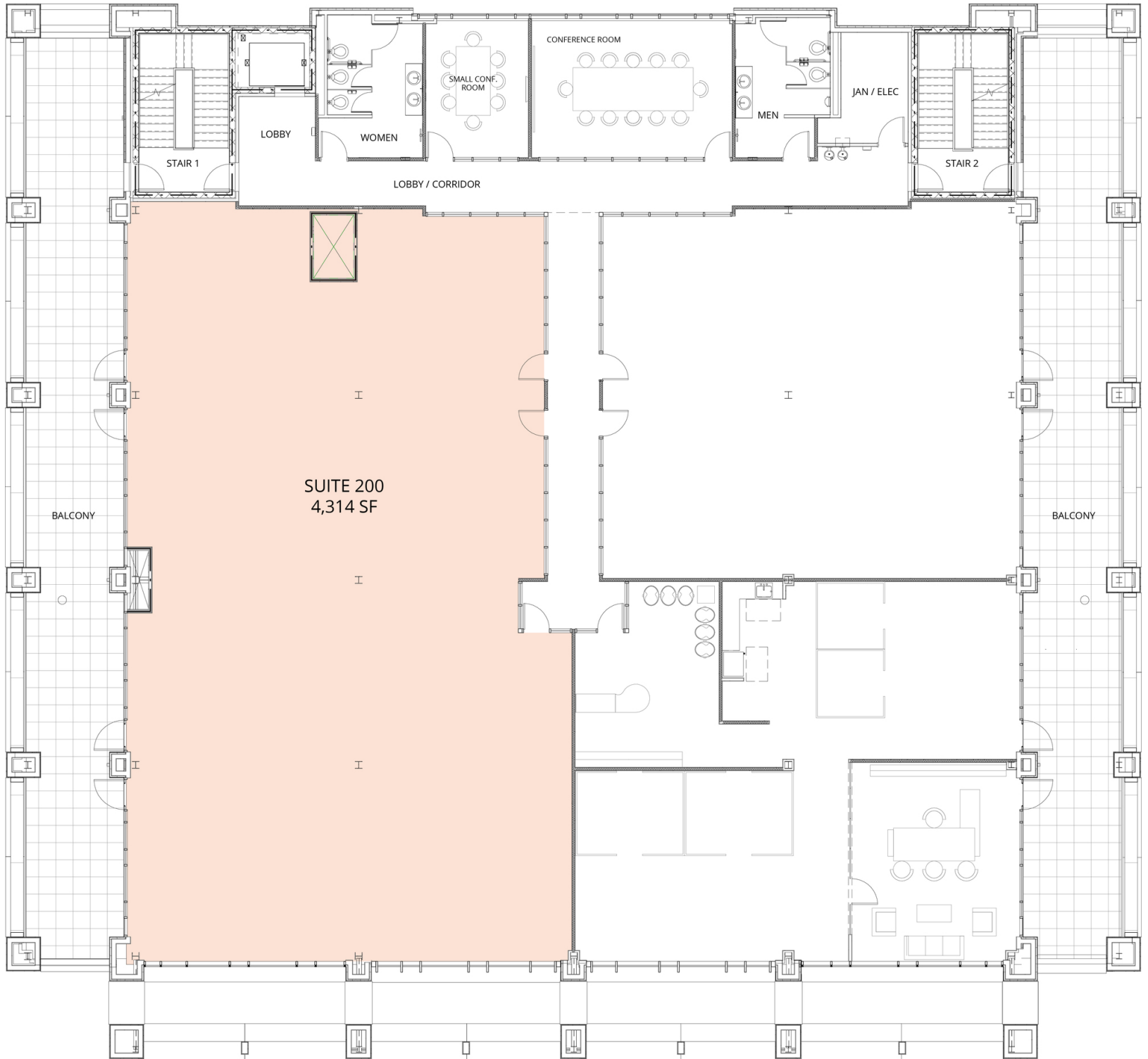


Adjacent to Hilton Garden Inn

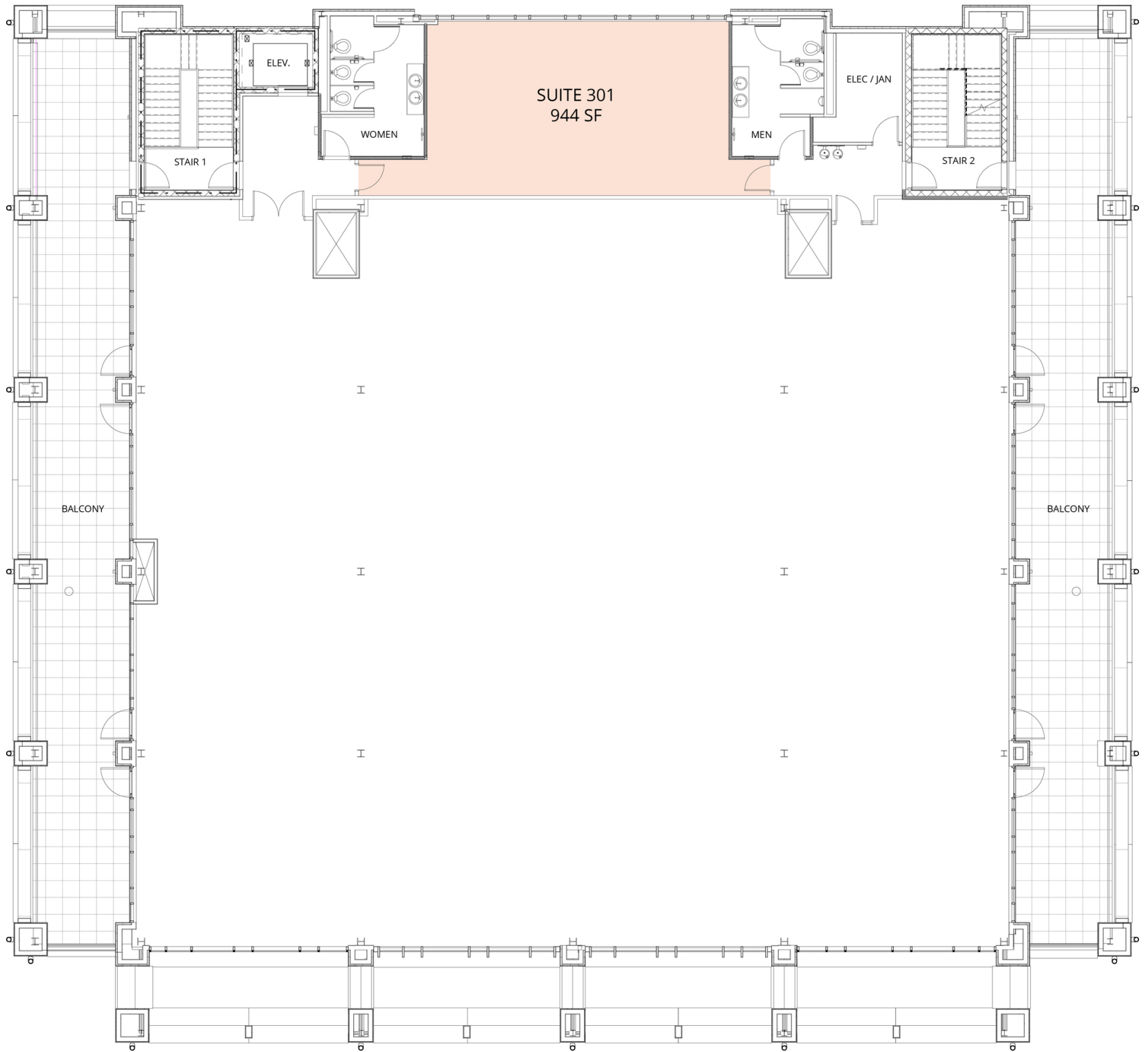
Ground Floor Plan



Second Floor Plan



Third Floor Plan





Third floor office



Third floor veranda



Second floor veranda

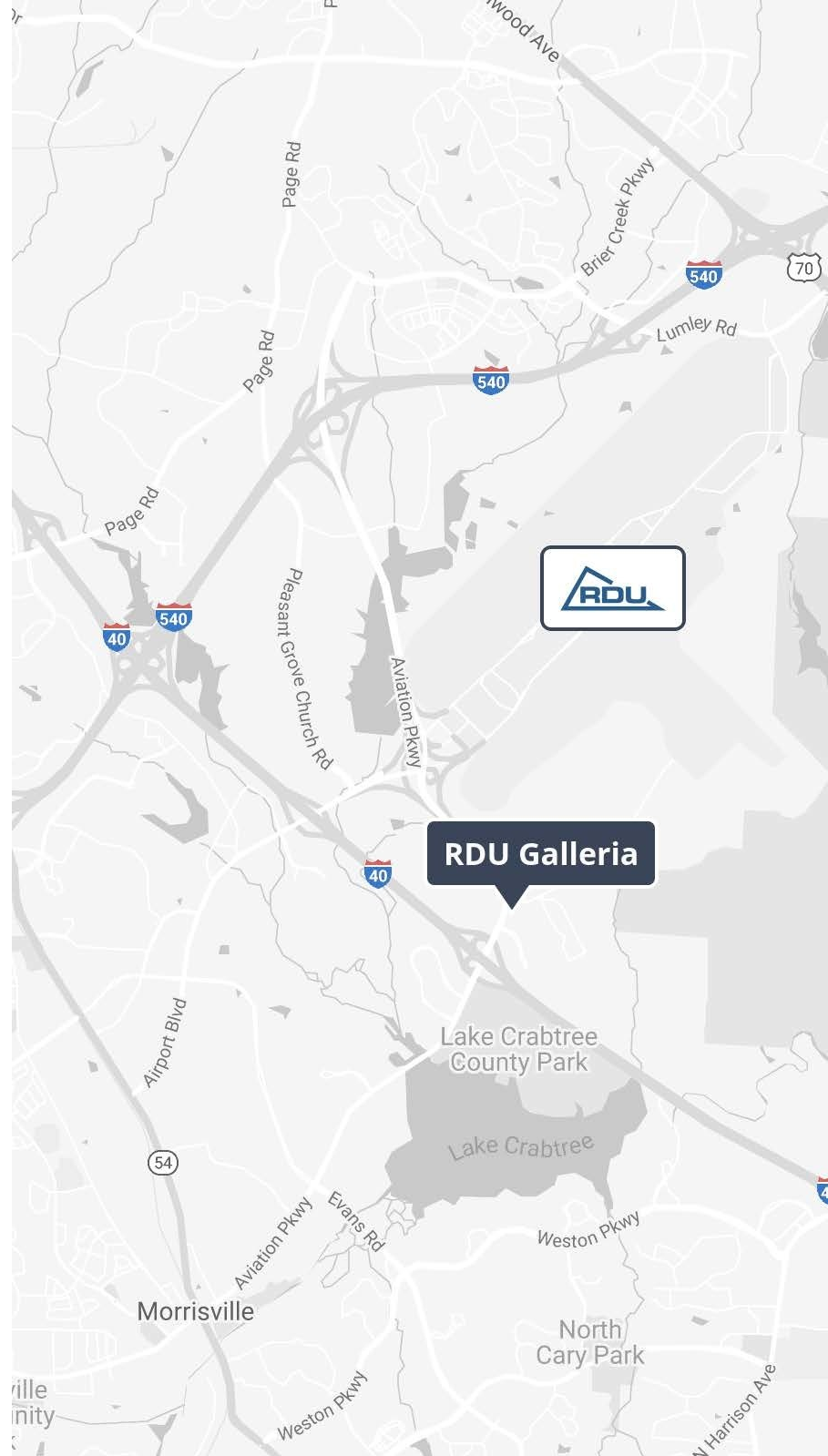
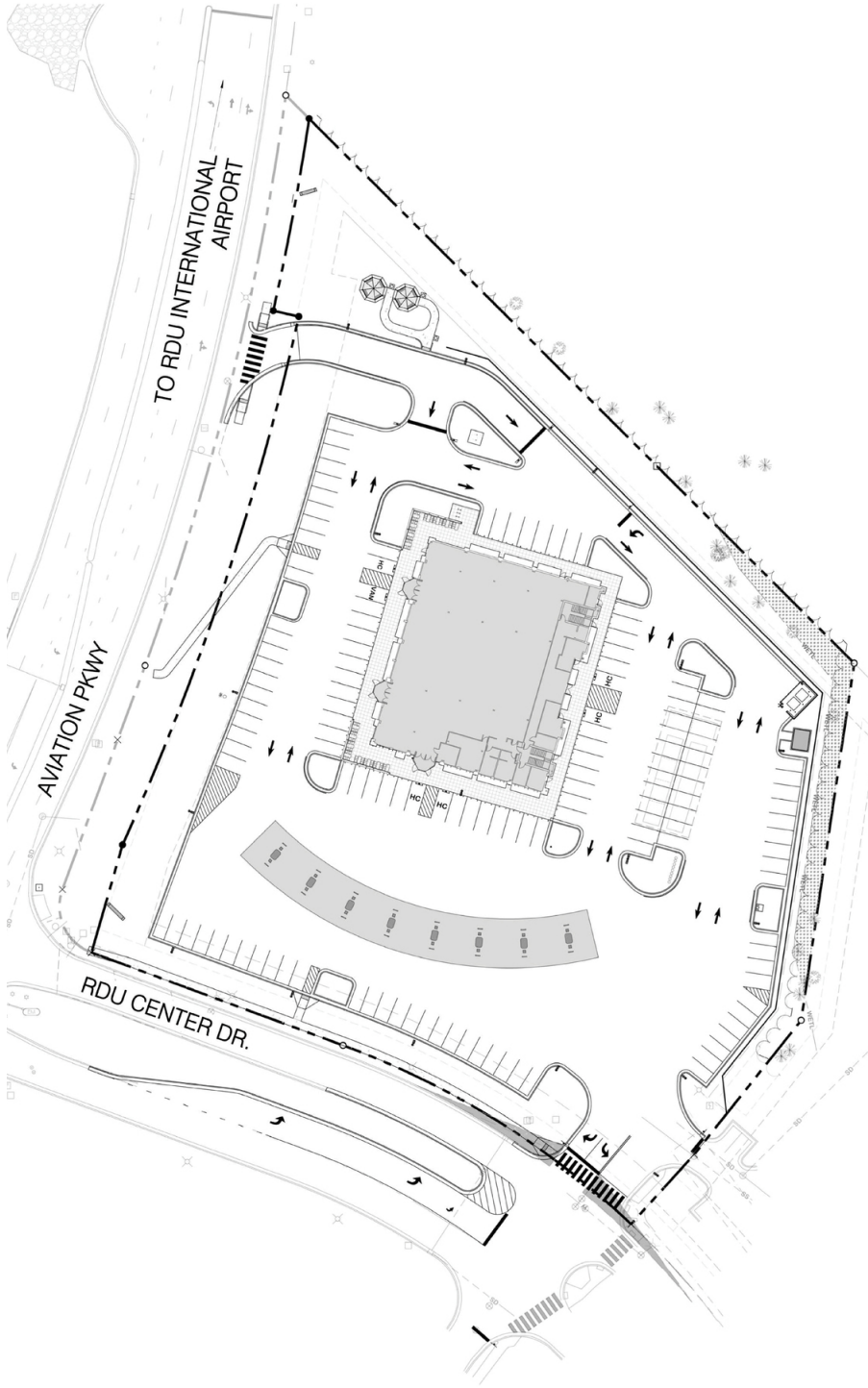
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Food Court



Site Plan & Map



Demographics

60,216

Total households
within a 5-mile radius

129,012

Total population
within a 5-mile radius

\$116,169

Average hh income
within a 3-mile radius

\$366,834

Average home value
within a 3-mile radius

for more information, please contact

Arnold Siegmund

Principal, Landlord Representation

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