

OFFICE FOR LEASE

# TOWN HALL COMMONS III

101 J MORRIS COMMONS LANE, MORRISVILLE, NC 27560

MOVE-IN  
READY  
SPEC  
SUITE!

**NAITRI** PROPERTIES



# PROPERTY OVERVIEW

A three-story Class A office building convenient to RTP, Raleigh, Durham and RDU International Airport. Located within Town Hall Commons on McCrimmon Parkway between NC 54 and Davis Drive.

<b>ADDRESS</b>	101 J Morris Commons Lane Morrisville, NC 27560
<b>BUILDING SIZE</b>	Approximately 73,700 RSF
<b>AVAILABLE SPACE</b>	Spec Suite 105: 5,000 RSF
<b>RENTAL RATE</b>	\$28.95/SF, Full Service
<b>EXTERIOR CONSTRUCTION</b>	Full height glass, brick and renaissance stone
<b>CEILING HEIGHT</b>	11' on the first (1st) floor
<b>PARKING RATIO</b>	4.5 spaces per 1,000 SF
<b>HIGHLIGHTS</b>	<ul style="list-style-type: none"><li>• Campus setting</li><li>• Modern lobby</li><li>• Men's and women's showers and lockers</li><li>• Outdoor seating, outdoor metal picnic tables</li><li>• Lunchdrop food delivery service</li><li>• Property management by Tri Properties</li><li>• Local ownership</li></ul>

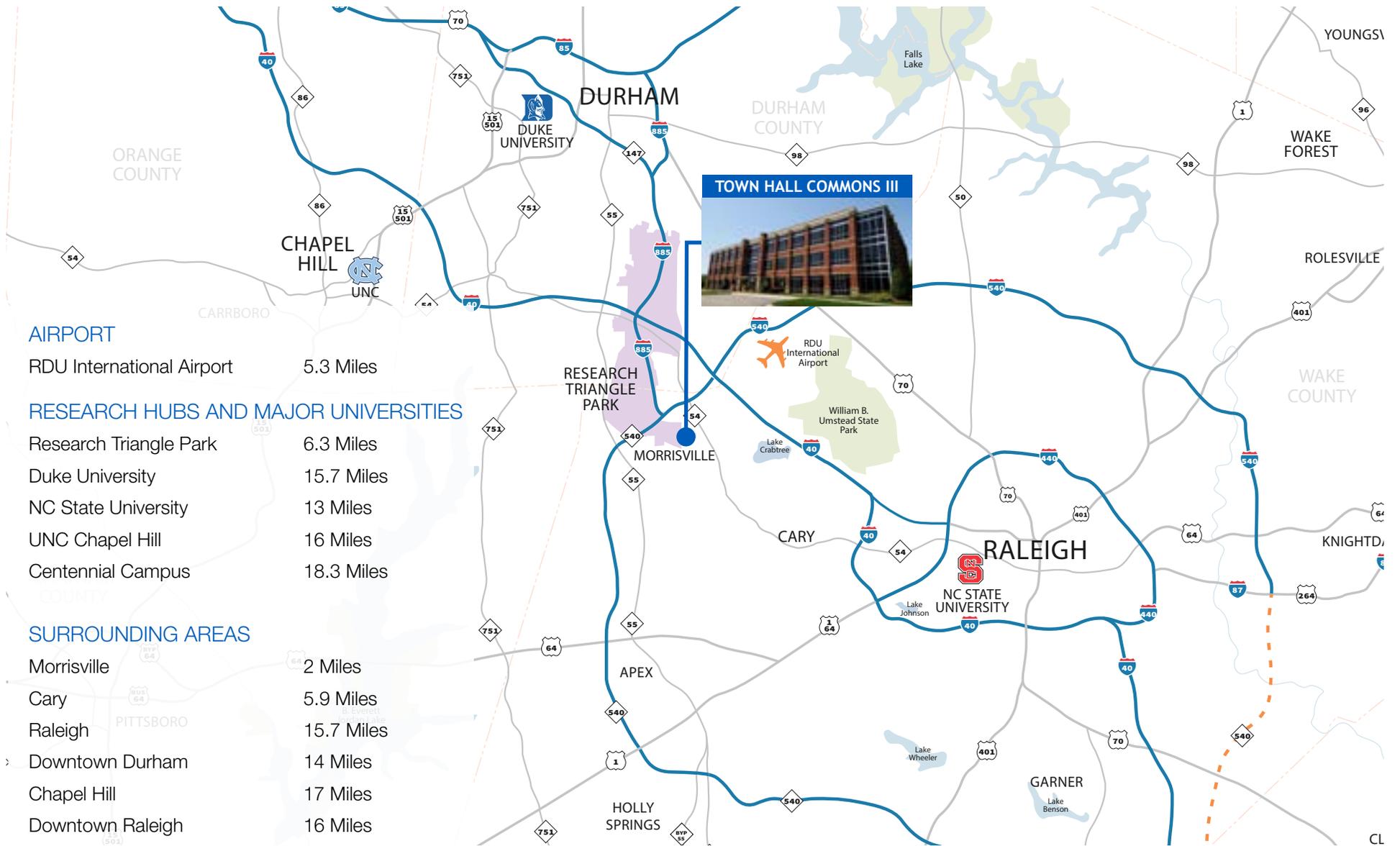
## CONTACT

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GREG SANCHEZ | 919.281.2321 | gsanchez@triprop.com



# TRIANGLE REGION



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# TOWN HALL COMMONS MASTERPLAN



## CONTACT

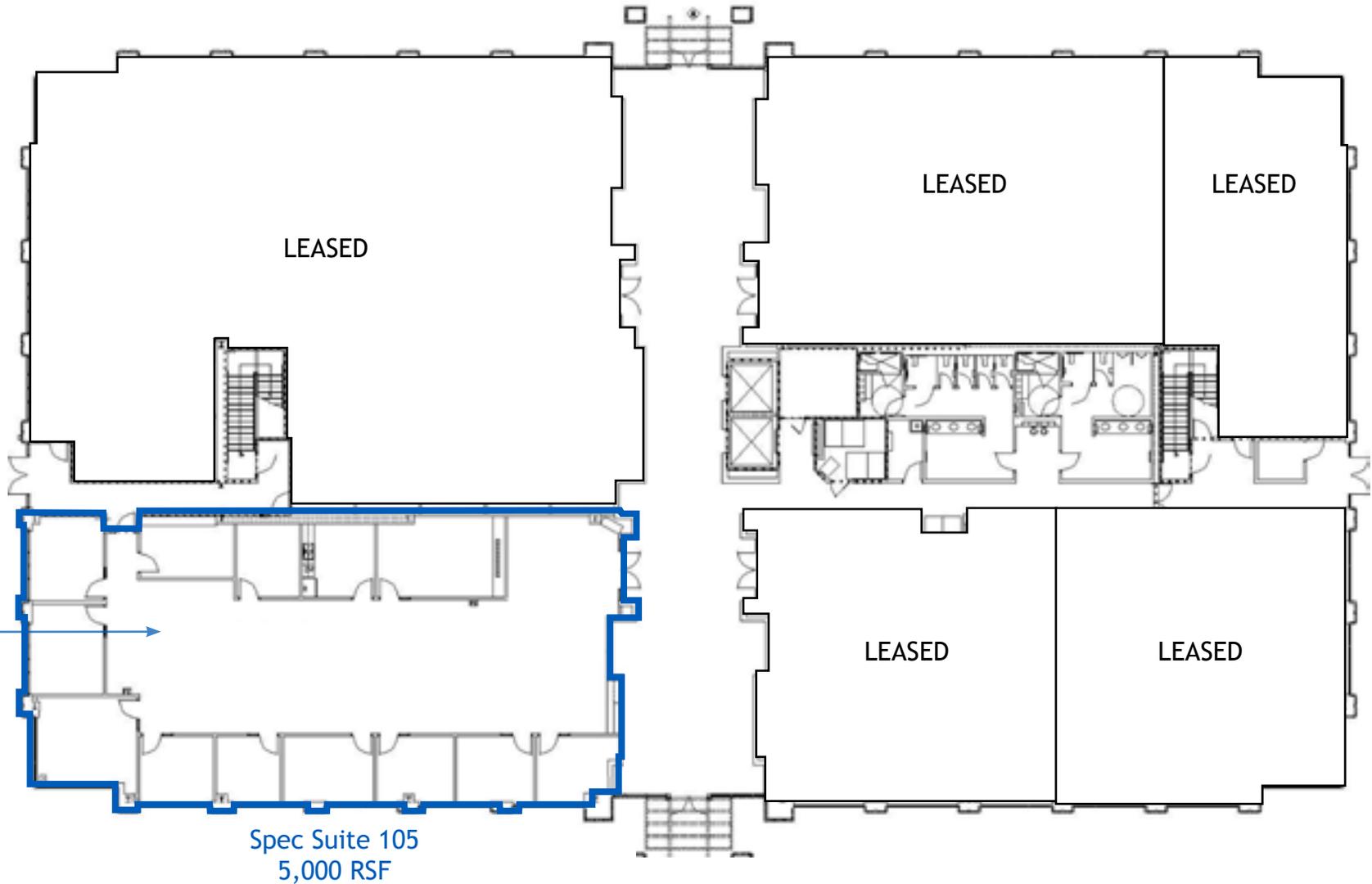
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# FLOOR PLAN



First (1st) Floor

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Lobby



Suite 105



Suite 105



Suite 105



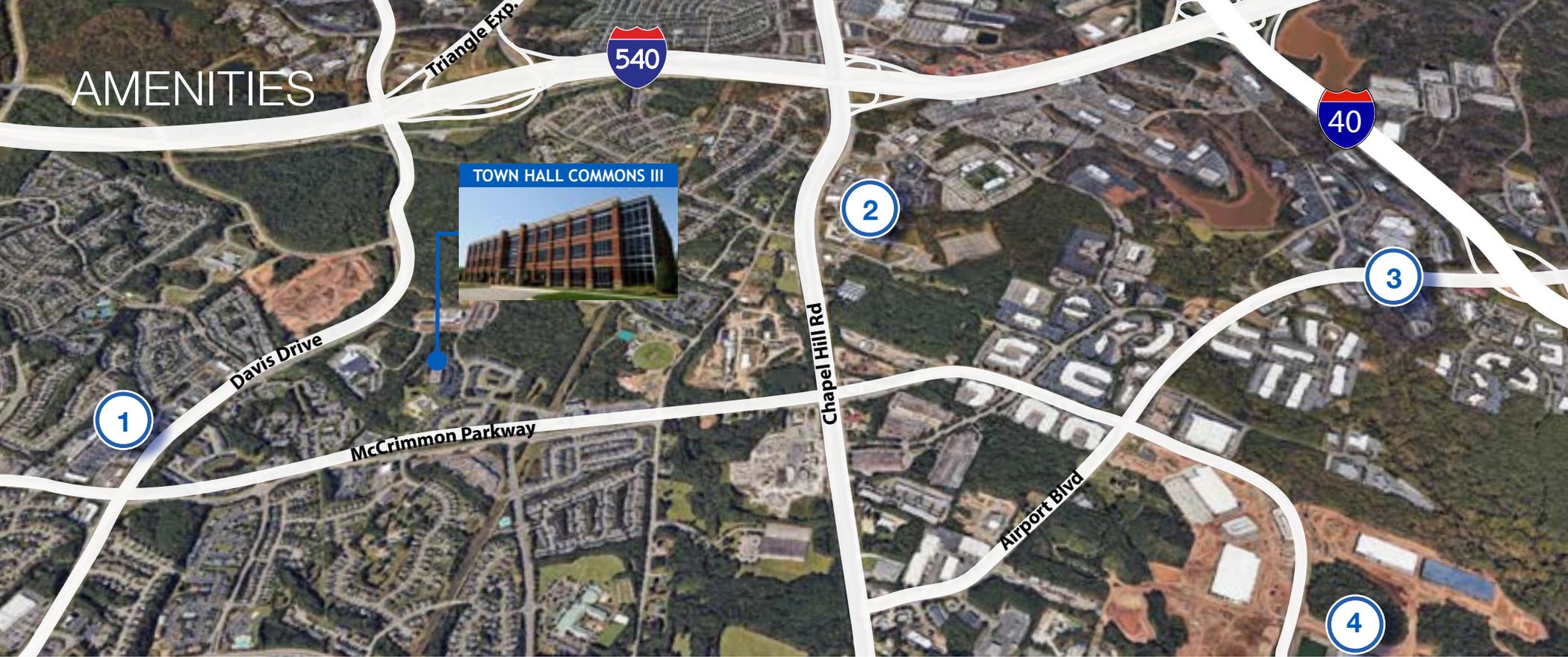
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# AMENITIES



## 1. MCCRIMMON CORNERS SHOPPING MALL

Chutneys Indian Restaurant  
Harris Teeter  
Hibachi & Sushi Alie  
Quickly Bubble Tea  
Randy's Pizza  
Starbucks  
Two Guys Grille  
Wendy's

## 2. MARKETPLACE AT PERIMETER PARK

BLR Bar & Curry  
Bombay Central  
Fount Coffee + Kitchen  
G.58 Cuisine  
It's a Wrap Vietnamese Eatery  
koki - Creative Puerto Rican Kitchen  
Starbucks  
Teriyakin'  
Yin Dee Thai

## 3. I-40/AIRPORT BLVD

Bojangles  
Cracker Barrel  
Carmen's Cuban Cafe  
Hooters  
Jersey Mikes Subs  
Los Tres Magueyes  
Texax Steakhouse  
Vicino's Pizza  
Waffle House  
Wendy's

## 4. WAKE COMPETITION CENTER AREA

Wake Competition Center  
Rush Hour Karting  
Urban Air Trampoline Park  
Cary CrossFit  
Triangle Volleyball Club  
Sinjin Beach Volleyball Club  
Goldfish Swim School

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