



CLASS A OFFICE FOR LEASE

RDU Center I

3000 RDU Center Drive, Morrisville, NC 27560

**AVISON
YOUNG**

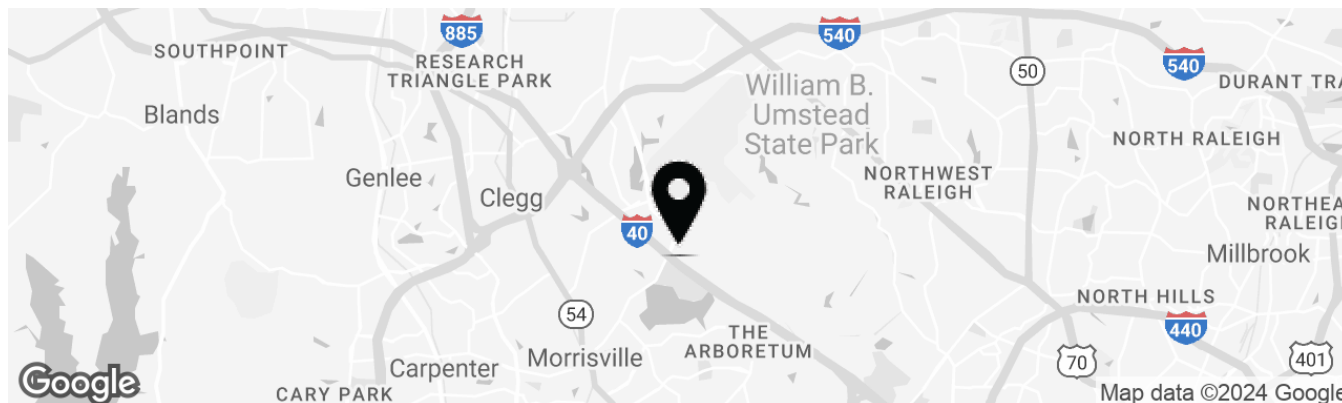
Property highlights

Class A office space conveniently located at the center of it all

- Close proximity to retail centers, restaurants, and Raleigh-Durham International Airport; at the intersection of I-40 and Aviation Parkway
- Two-story atrium entrance
- Granite lobby and monumental staircase
- On-site Hilton Garden Inn
- Showers and lockers in first-floor restroom
- Five parking spaces per 1,000 sf
- 10% core factor

Offering Summary

Lease Rate:	\$25.00 SF/yr (Full Service)
Building Size:	60,082 SF
Available SF:	1,562 - 20,856 SF
Year Built:	1999



Since 2000, the Triangle's population has swelled by 61%

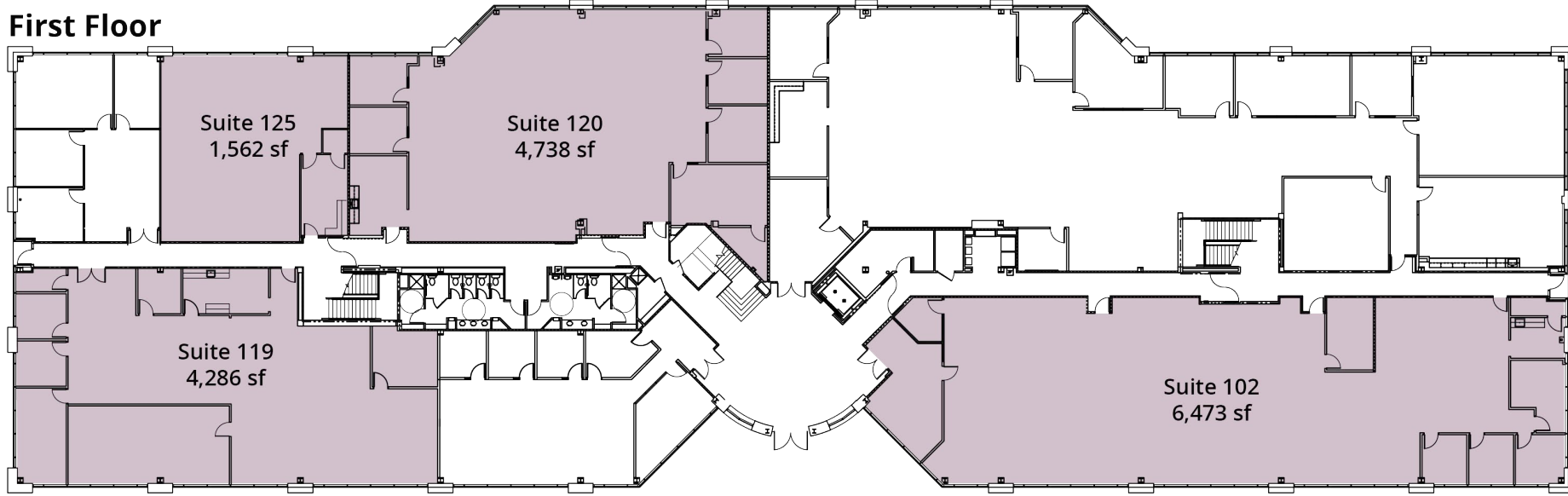


Raleigh is the #1 IT city in the US after Silicon Valley

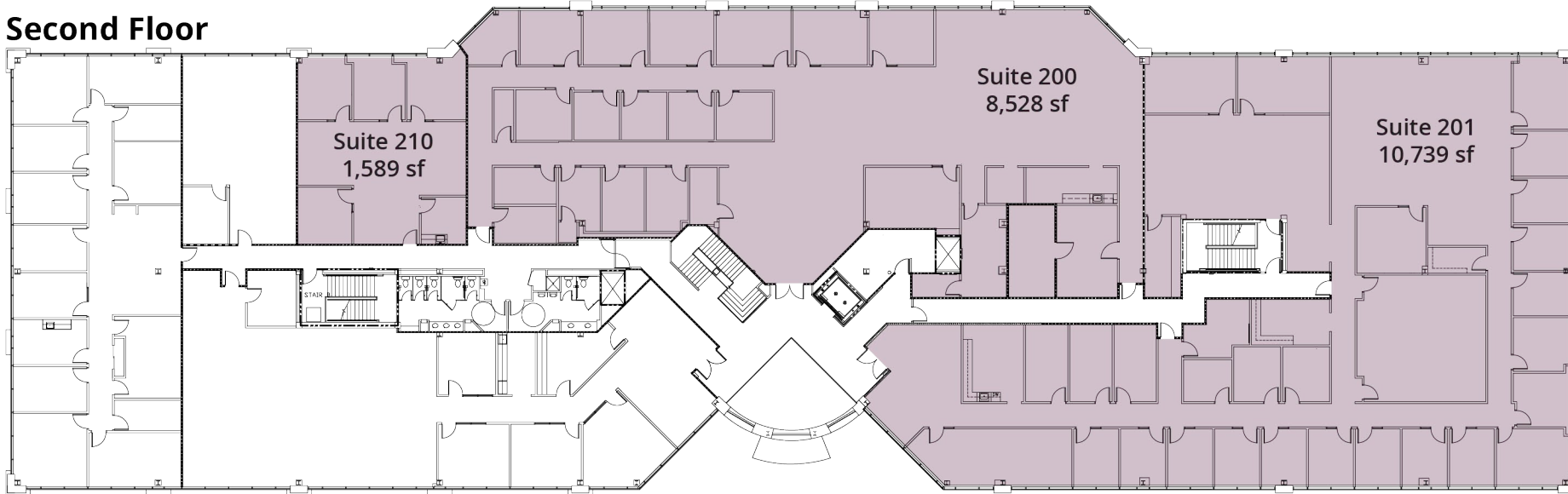


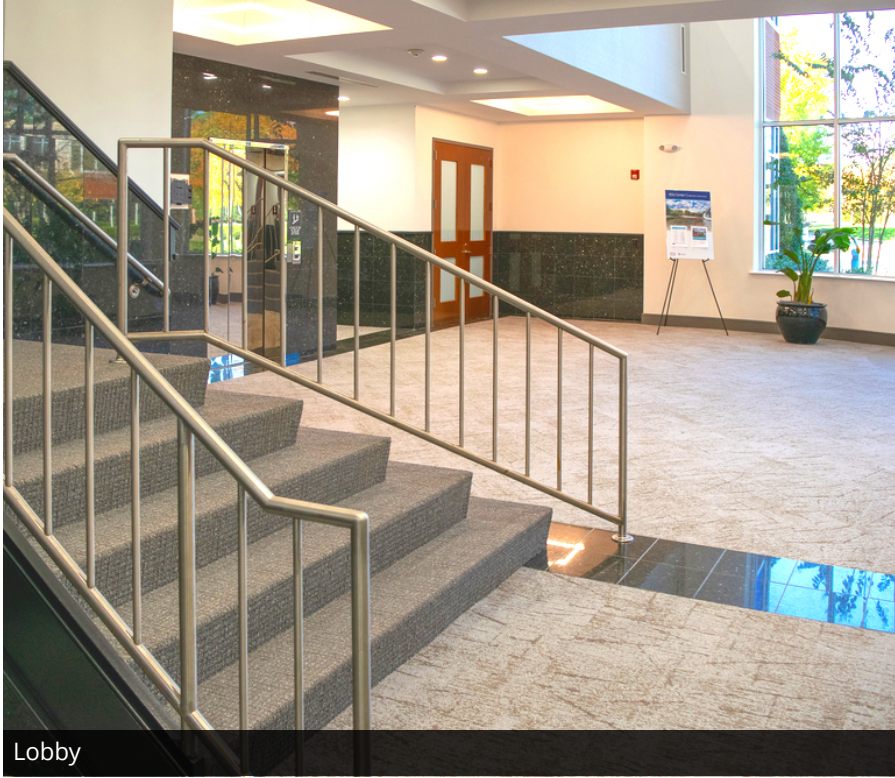
Home to 3 research universities making for a highly educated workforce

First Floor



Second Floor





Lobby



Suite 119



Suite 102

Aerial Map



for more information, please contact

Arnold Siegmund

Principal, Landlord Representation

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