

OFFICE/FLEX FOR LEASE 598 AIRPORT BLVD., SUITE 700-1500

Morrisville, NC 27560

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM



PROPERTY HIGHLIGHTS

- Suite 700-1500 - 5,920 RSF Total Available
- Suite 1500: 1,989 SF (conditioned warehouse)
- Suite 700: 3,931 SF
- 100% conditioned Flex/Office space
- Access to shared dock & shared drive-up ramp
- City water, sewer, and natural gas
- Tenant improvements negotiable
- Abundant neighborhood amenities including restaurants, hotels, shopping, convenience stores and much more
- 2 Miles to RDU International Airport
- 3 Miles to Research Triangle Park
- Lease Rate: \$14.75 SF/yr (NNN)
- TICAM: 4.00/SF (estimated for 2022)

LOCATION DESCRIPTION

Located 2 miles from RDU International Airport and 3 miles from Research Triangle Park. Direct access to I-40 via Airport Boulevard exit. Centrally located between Raleigh, Durham, Cary and Chapel Hill.

AVAILABLE SPACE

Available SF:	5,920 SF
Lease Rate:	\$14.75 SF/yr (NNN)
TICAM:	\$4.00/SF (estimated for 2022)
Available Date:	July 1, 2022

Aldene "Dee" Creech Osborne, SIOR

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O: 919.576.2500

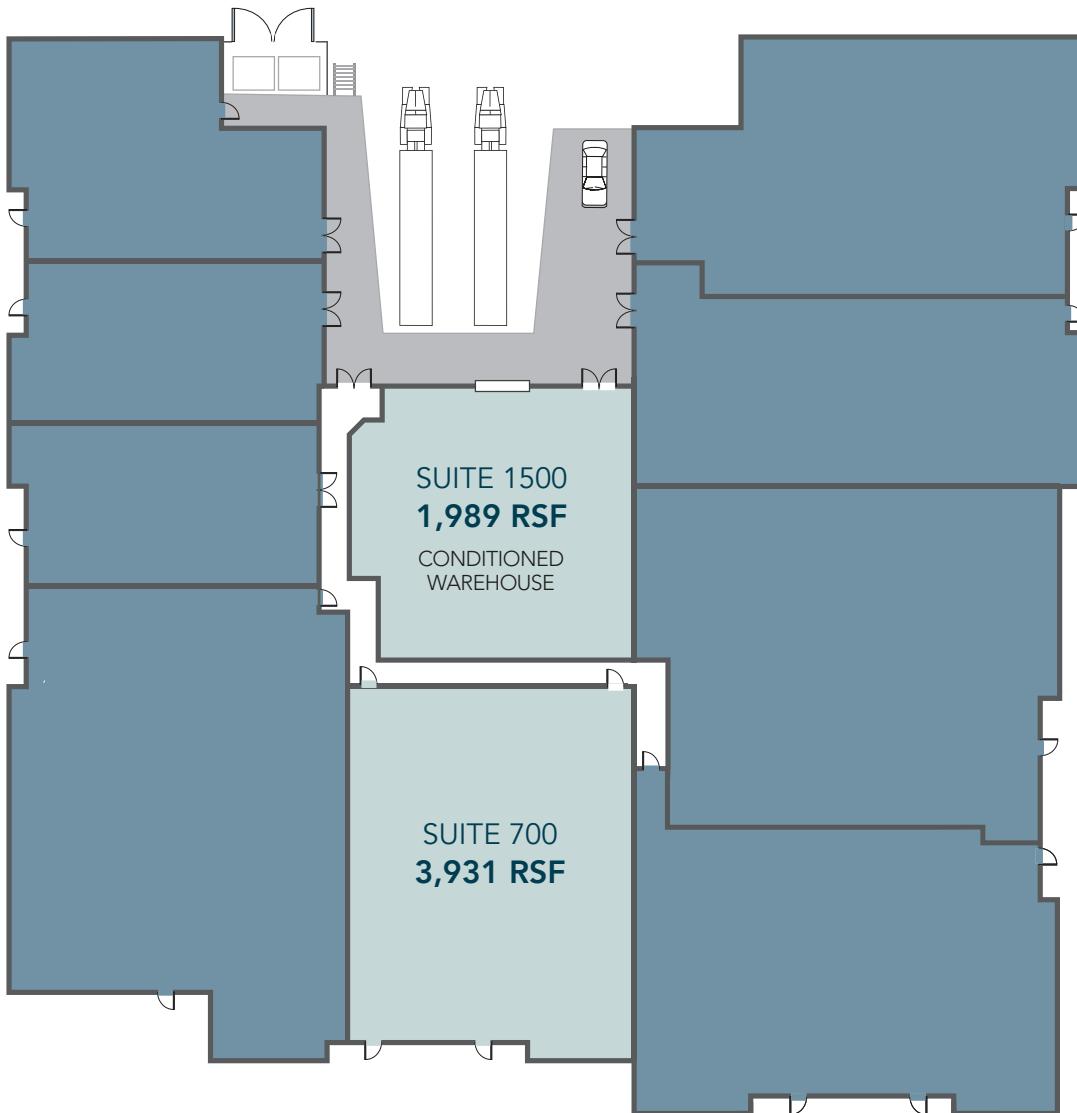
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No liability of any kind is to be imposed on the broker herein.

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598 Airport Blvd., Suite 700-1500, Morrisville, NC 27560

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598 AIRPORT BLVD

**SUITE 700/1500
5,920 RSF
TOTAL AVAILABLE**

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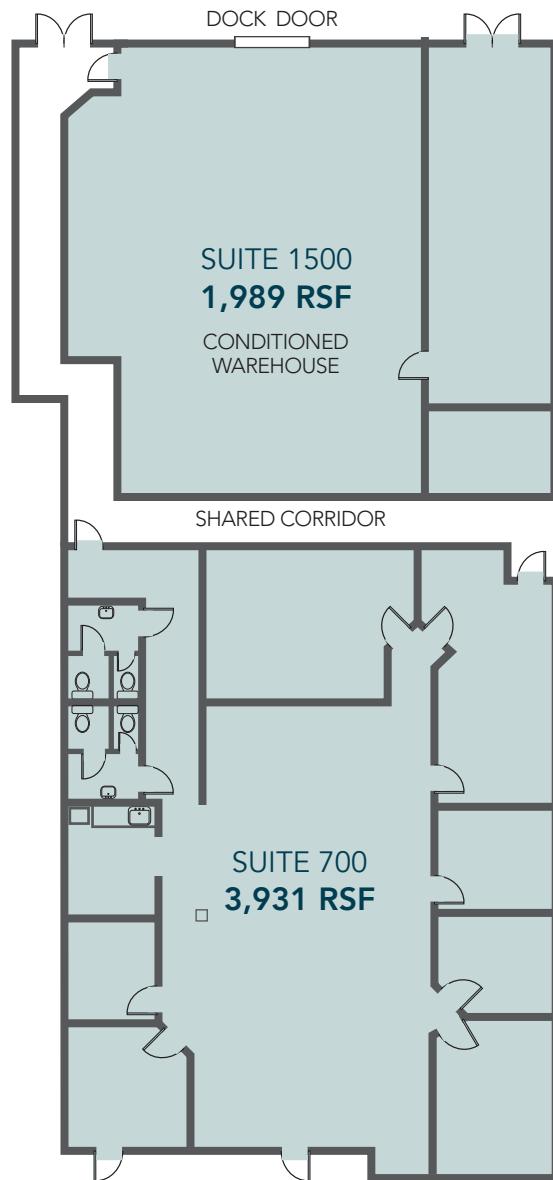
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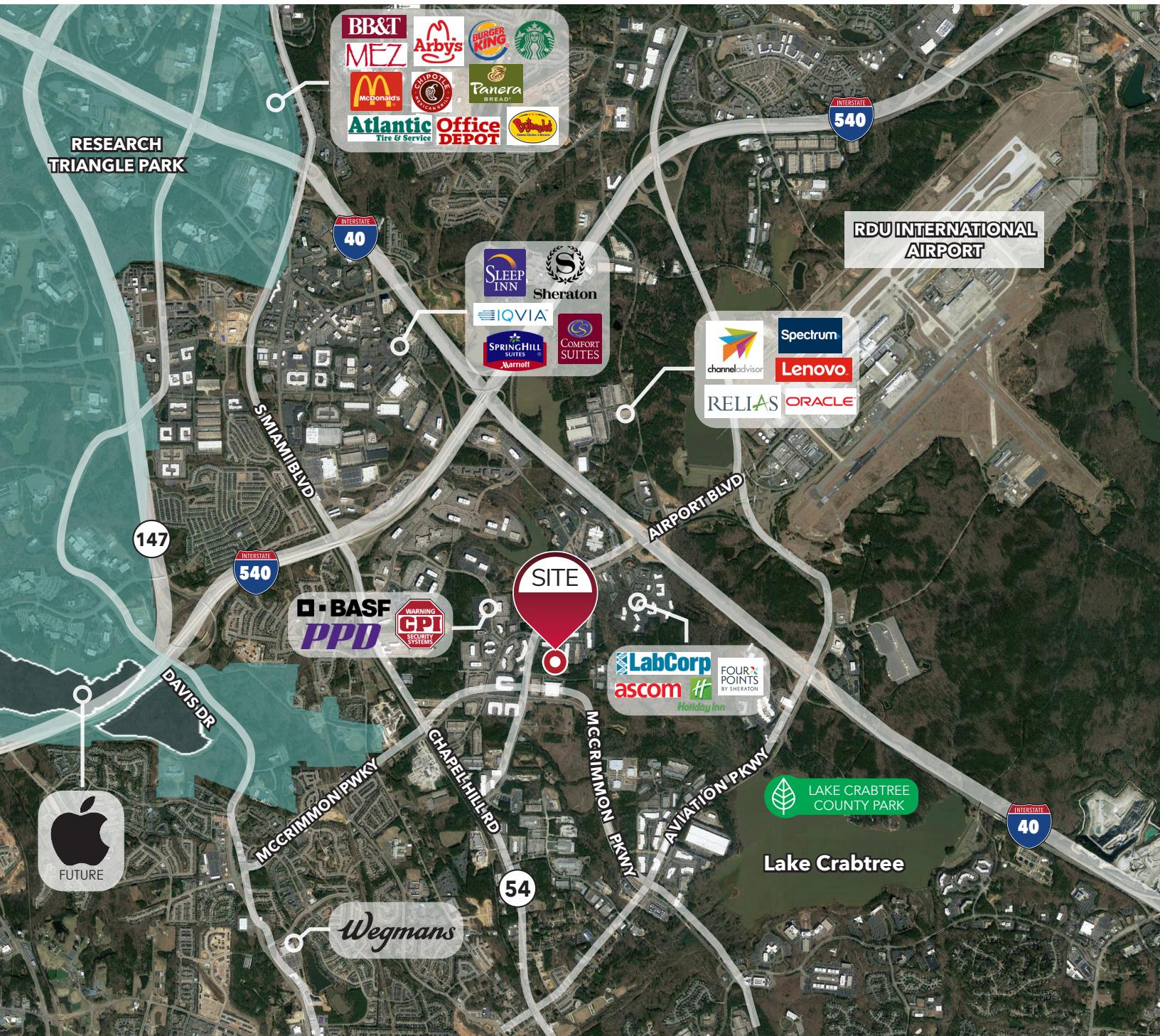
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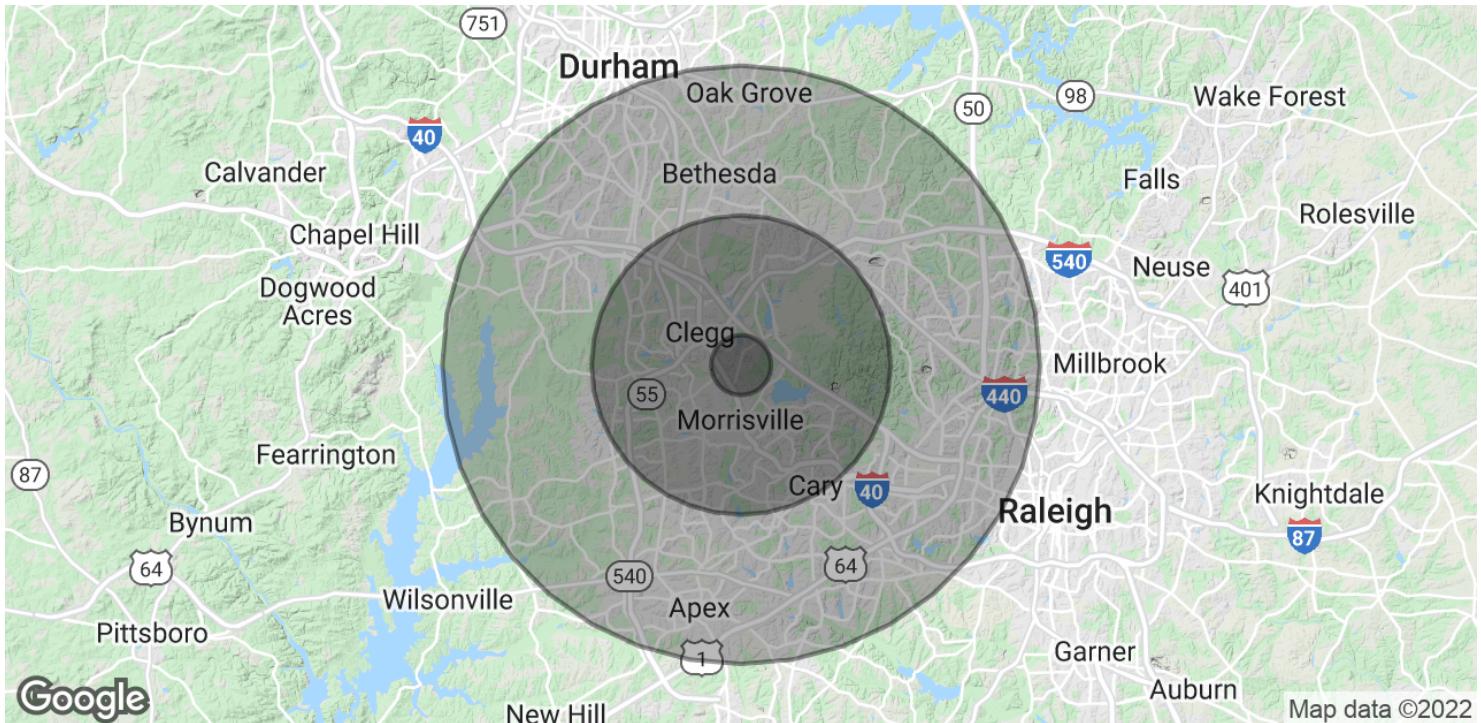
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	608	85,620	425,879
Average age	35.2	34.2	34.6
Average age (Male)	35.2	34.1	33.9
Average age (Female)	32.7	34.2	35.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	264	34,944	172,199
# of persons per HH	2.3	2.5	2.5
Average HH income	\$76,849	\$99,380	\$88,727
Average house value	\$235,825	\$326,566	\$285,241

* Demographic data derived from 2010 US Census

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