

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

Morrisville, NC 27560



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

dcreech@lee-associates.com

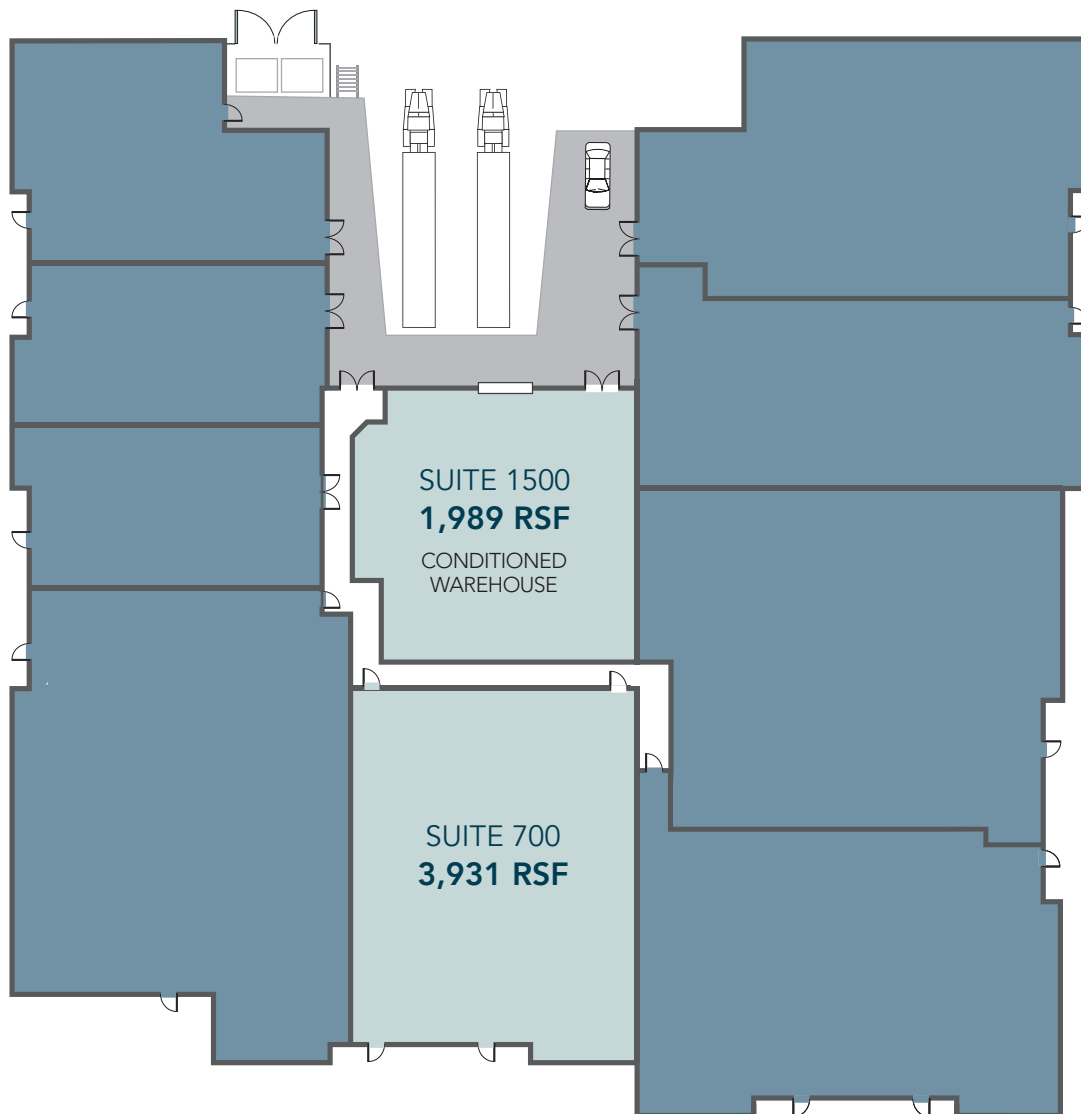
O: 919.576.2500

C: 919.622.7272

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

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

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



598 AIRPORT BLVD

SUITE 700/1500
5,920 RSF
TOTAL AVAILABLE

Aldene "Dee" Creech Osborne, SIOR

dcreech@lee-associates.com

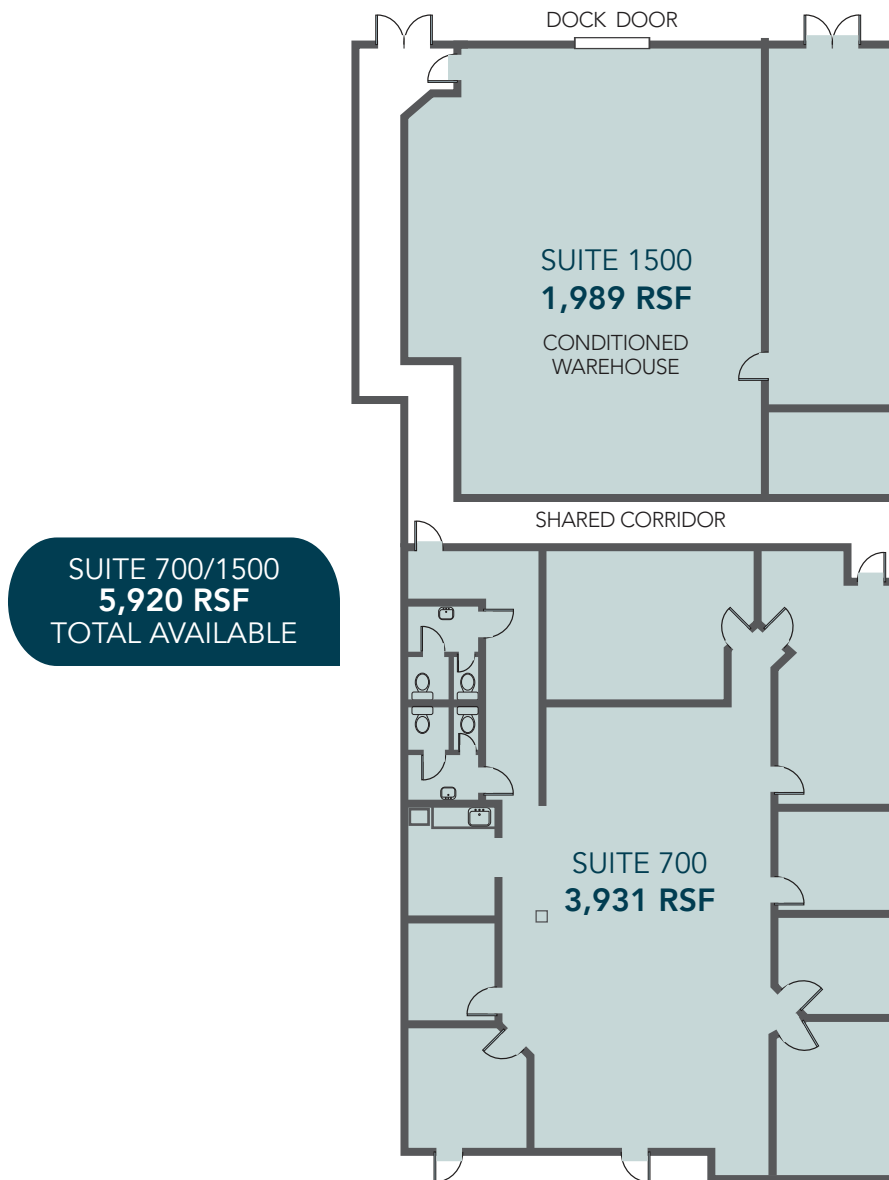
O: 919.576.2500

C: 919.622.7272

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

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

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



Aldene "Dee" Creech Osborne, SIOR

dcreech@lee-associates.com

O: 919.576.2500

C: 919.622.7272

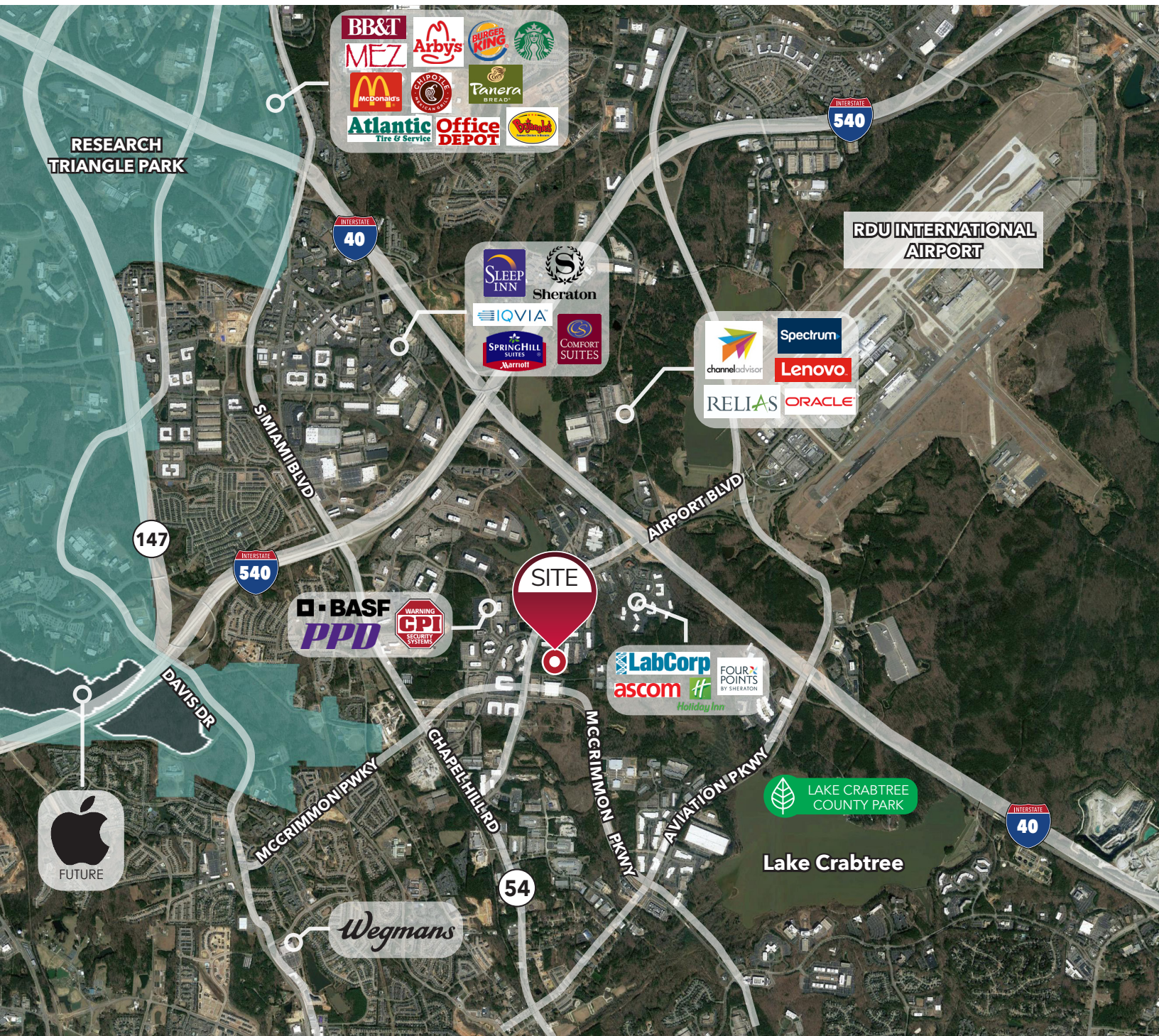
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

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

Morrisville, NC 27560



COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM



Aldene "Dee" Creech Osborne, SIOR

dcreech@lee-associates.com

O: 919.576.2500

C: 919.622.7272

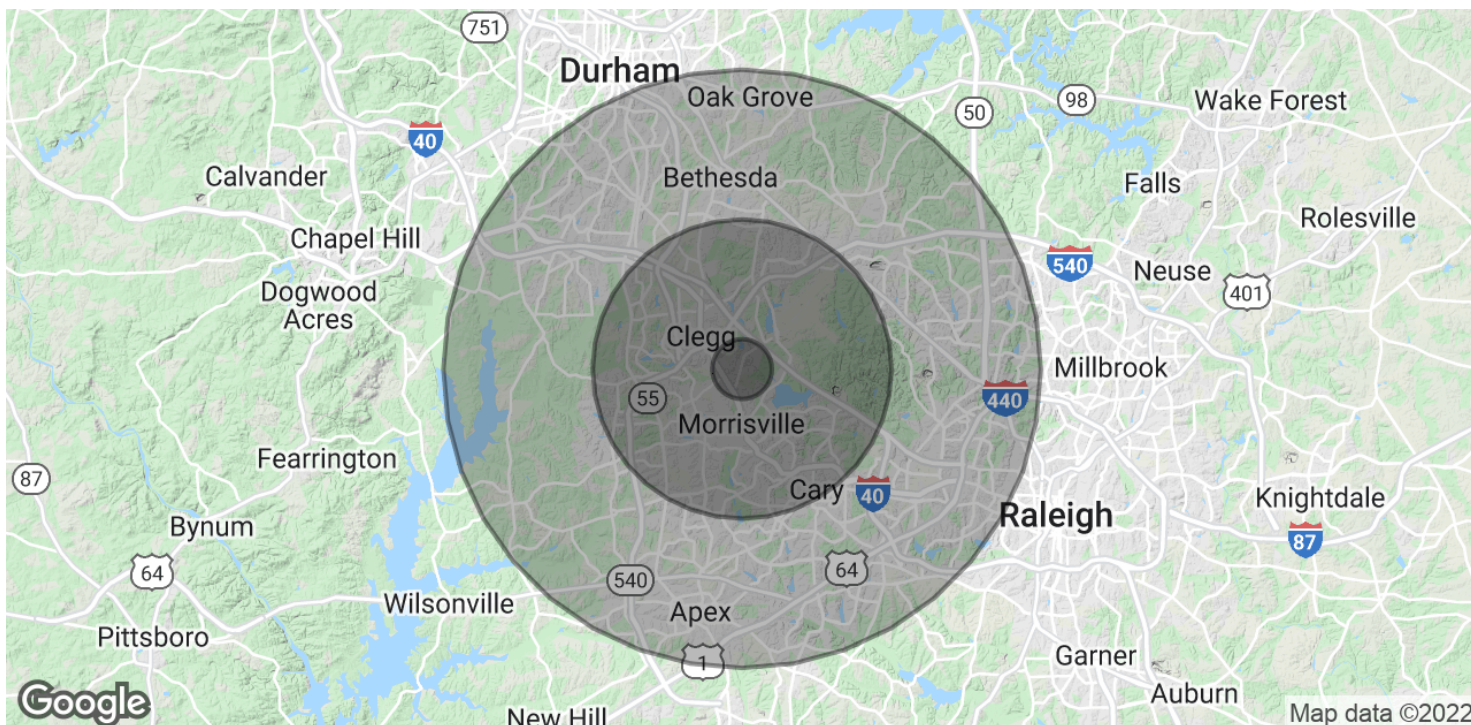
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

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

Morrisville, NC 27560



COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM



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

Aldene "Dee" Creech Osborne, SIOR

dcreech@lee-associates.com

O: 919.576.2500

C: 919.622.7272

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.