

FLEX FOR LEASE

3500 GATEWAY CENTRE BLVD

MORRISVILLE, NC 27560



NAI TRI PROPERTIES

PROPERTY OVERVIEW

19,600 SF Flex building for Lease located within one of the Triangle's most dynamic submarkets. Situated minutes from Raleigh-Durham International Airport and major thoroughfares including I-40, I-540, and NC Highway 54, this property provides seamless connectivity to Raleigh, Durham, and the greater Research Triangle Region.

ADDRESS	3500 Gateway Centre Boulevard, Morrisville, NC 27560
AVAILABLE SF	±19,609 RSF Suite 100: ±11,134 RSF Suite 200: ±8,475 RSF
ACREAGE	2.02 acres
BASE RATE	\$19.40/SF, NNN
TICAM	\$3.95/SF
CLEAR HEIGHT	14' in the office 18' in conditioned work area/warehouse
PARKING	4.25 spaces per 1,000 SF
DIMENSIONS	300' X 100'
DRIVE-IN DOORS	2
ZONING	Office/Research and Development District (ORD)
WATER/SEWER	Town of Cary
POWER	Duke Progress Energy
GAS	Enbridge Gas
TELECOM AVAILABLE	Variety (Spectrum, AT&T, Google Fiber, Frontier)
FEATURES	• 2.5 miles to RDU International Airport • 4.7 miles to I-540 • 1.3 miles to I-40

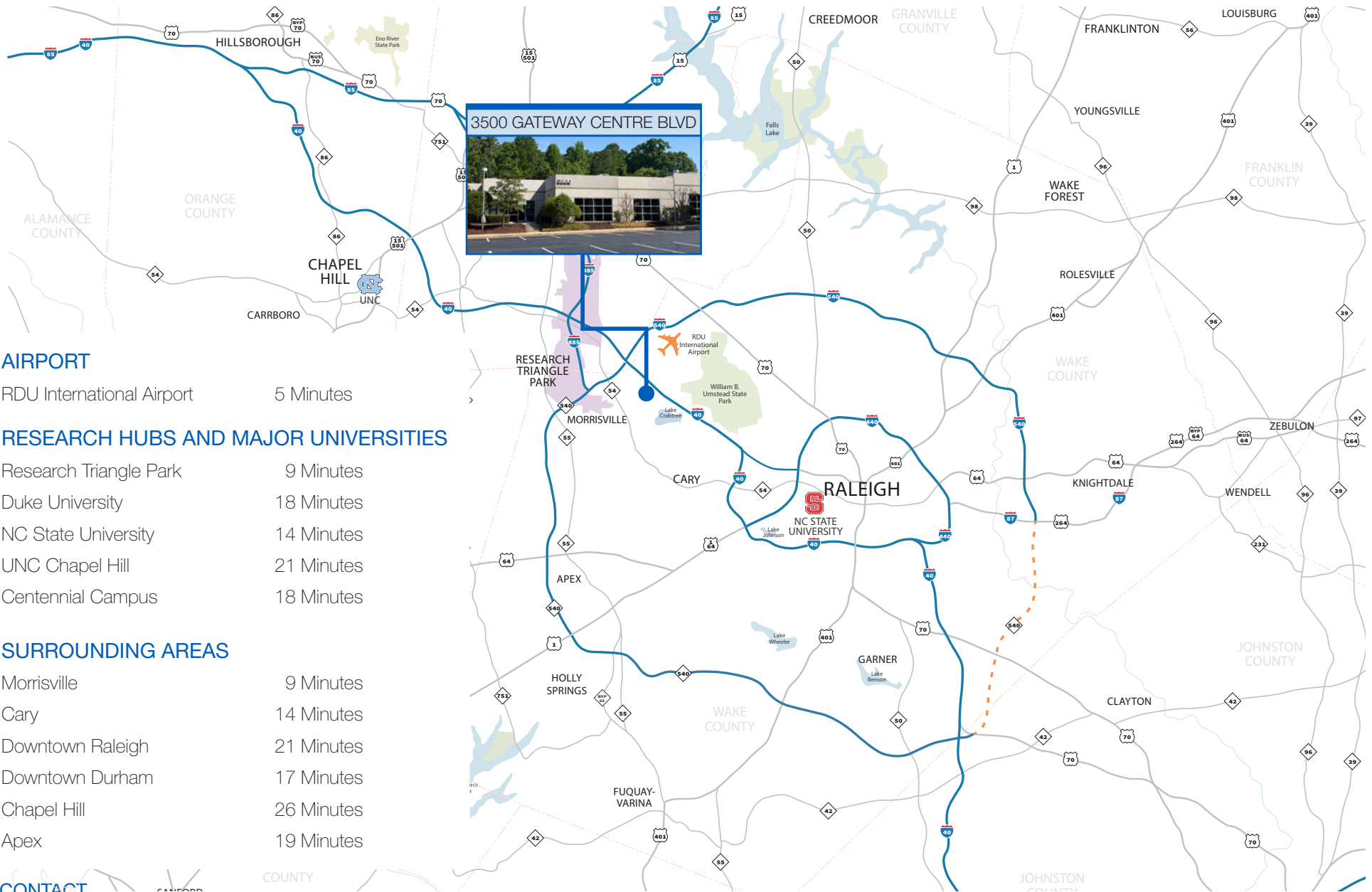
CONTACT

HUNT WYCHE | 919.740.4406 | hwyche@triprop.com

THOMAS FLYNN | 704.999.8504 | tflynn@triprop.com



TRIANGLE REGION



CONTACT

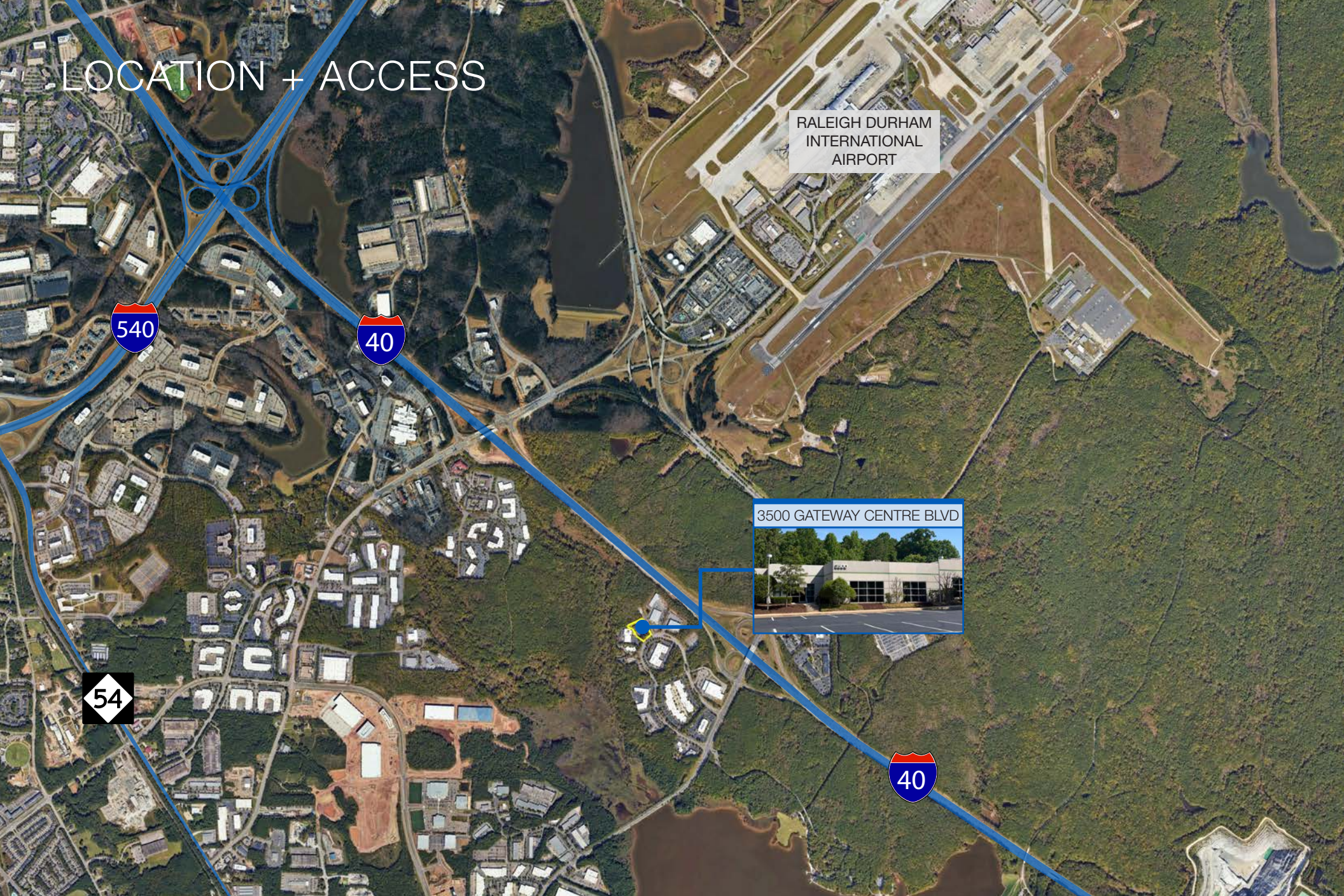
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NAI TRI PROPERTIES

LOCATION + ACCESS



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AERIAL

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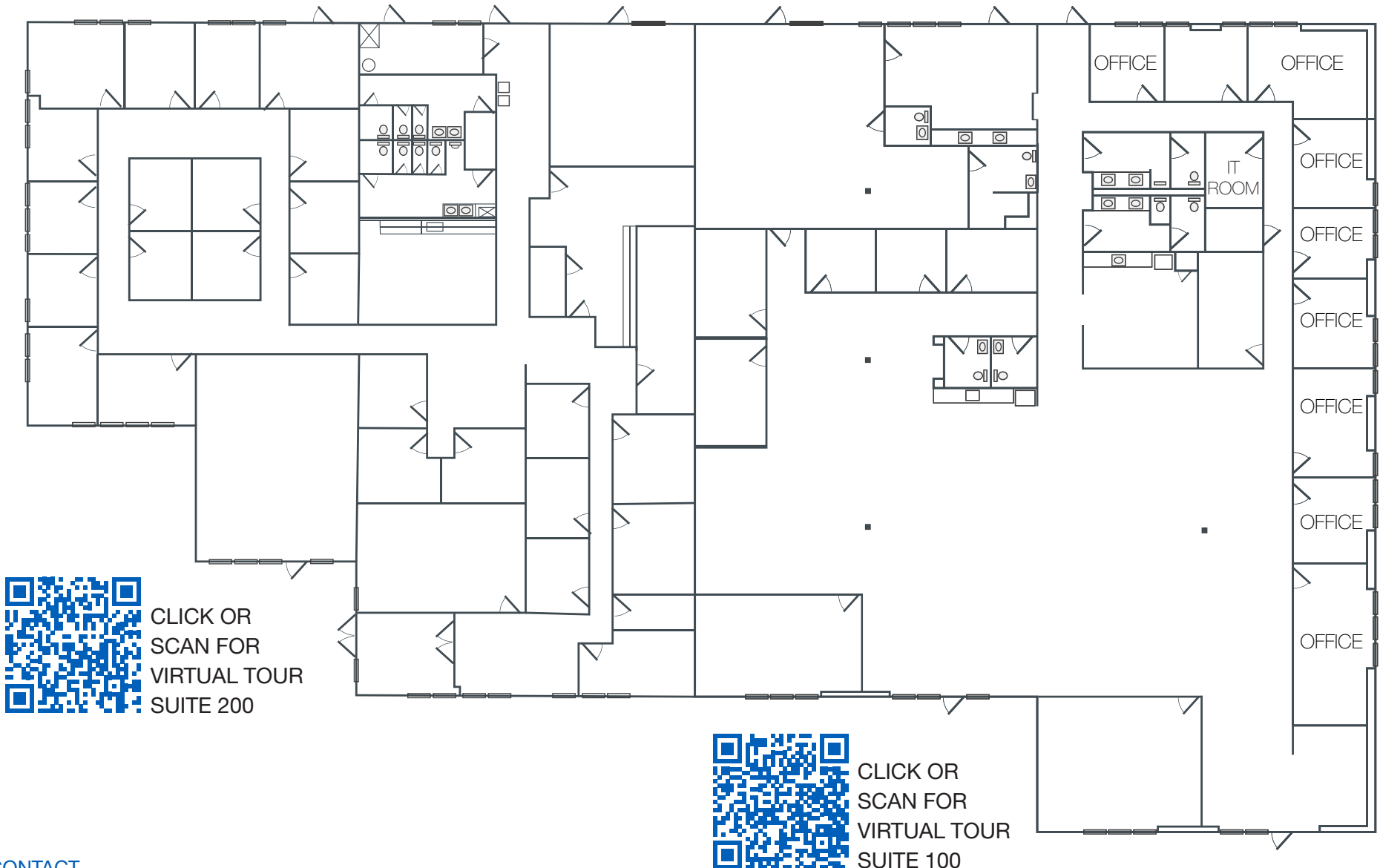
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NAITRI PROPERTIES

FLOOR PLAN

Suite 200 - 8,475 RSF

Suite 100 - 11,134 RSF



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NAITRI PROPERTIES

SUITE 100



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NAITRI PROPERTIES

SUITE 200



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OUTSIDE PHOTOS



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NAITRI PROPERTIES

AMENITIES

Positioned in the highly amenitized RTP/RDU submarket, this property benefits from a robust 5-mile amenity base featuring more than 20 hotels, 100+ dining options, and approximately 150 retail tenants across major shopping centers like Park West Village and Brier Creek Commons.

DINING OPTIONS

Aladdin's Eatery
Alpaca
Another Broken Egg
Azitra Indian Cuisine
Bad Daddy's Burger Bar
Bar Louie
Bob Evans
Brixx Wood Fired Pizza
Bruegger's
Buffalo Wild Wings
Capital City Chop House
Caribou Coffee
Carmen's Cuban Café
CAVA
Chili's
Champa Thai & Sushi
Clean Juice
Cracker Barrel
Crumbl Cookies
Dairy Queen
Dum N Grill
Epic Chophouse
Firebirds
Greek Fiesta
Hummus Café
Jason's Deli
Jersey Mike's

Leo's Italian Social
Longhorn Steakhouse
McDonald's
Mex Café & Breakfast
Noodles & Company
Olive Garden
Panera
Penn Station
Pho Kitchen
Piada Italian Street Food
Pizza Hut
Rise Southern Biscuits & Righteous Chicken
Ruckus Pizza, Pasta & Spirits
Shake Shack
Smoothie King
Texas Steakhouse
Vicino's Pizza
Waffle House
Wayback Burgers
Wendy's
Which Wich
Wingstop

SHOPPING/SERVICES

AT&T
Barnes & Noble

Bath Body Works
BJ's
Carter's
Chico's
Debby's Hallmark
Dick's Sporting Goods
Five Below
GameStop
GNC
Home Goods
LOFT
Soma
Men's Warehouse
Michael's
PetSmart
Rack Room Shoes
Ross
Sally Beauty
Sephora
SportClips
Staples
T.J. Maxx
Talbots
Target

T-Mobile
Total Wine
Trader Joe's
Ulta
UPS Store

HOTELS

DoubleTree
Embassy Suites RTP
Hilton Garden Inn
Homewood Suites
Hyatt House
TownePlace Suites
Tru by Hilton RDU

BANKS

Edward Jones
Fifth Third Bank
Truist Bank
Wells Fargo

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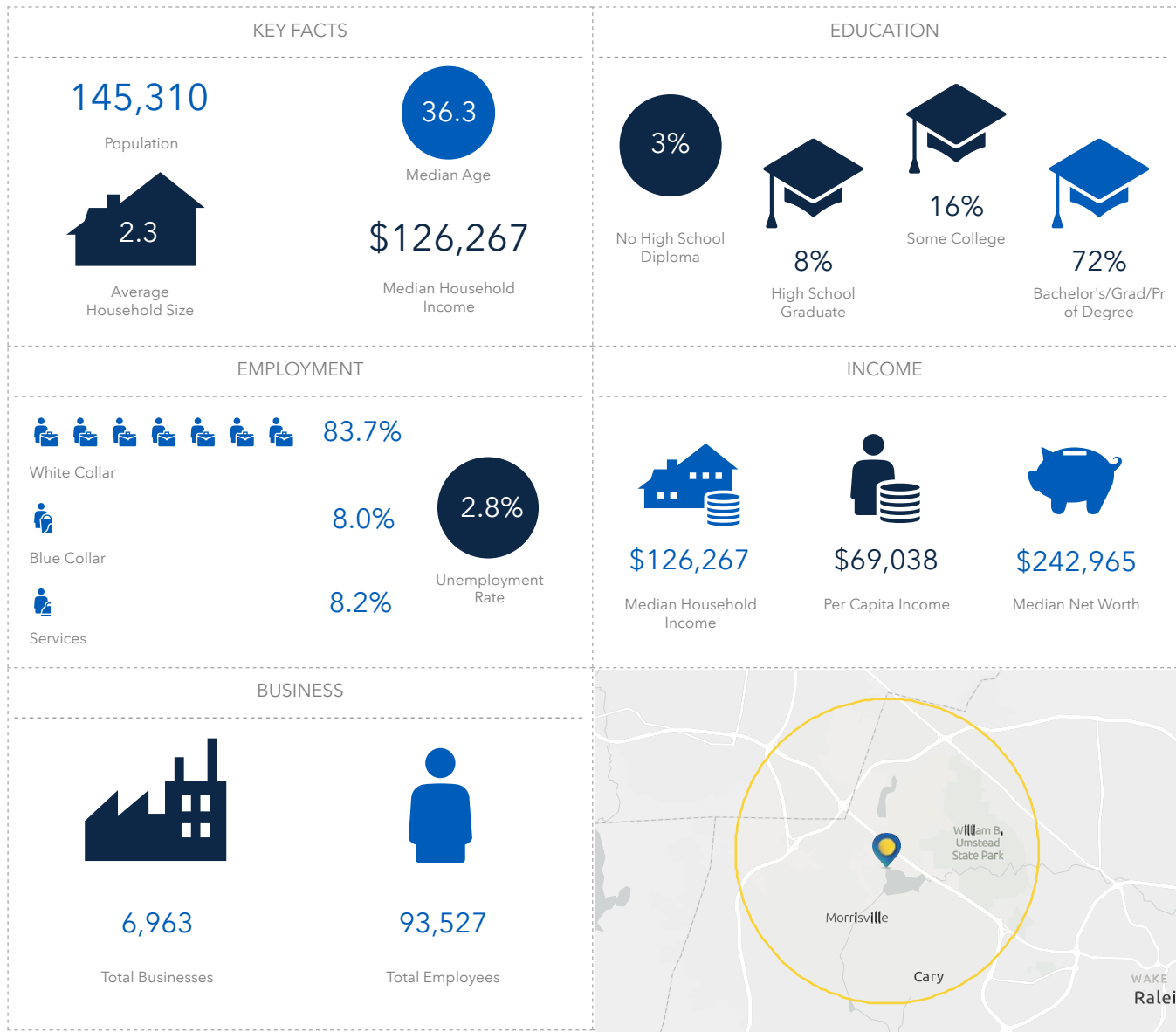
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DEMOGRAPHICS

5 MILE



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