



**6001 MCCRIMMON PKWY.**

**MORRISVILLE, NC 27560**

**FOR  
LEASE**

**1,835-3,039 SF  
OF MEDICAL  
OFFICE SPACE**

**LISTING BROKERS:**

**SHELLEY BHATIA, CCIM**

**910.273.8474 MOBILE**

**SBHATIA@TRADEMARKPROPERTIES.COM**



**TRADEMARK  
PROPERTIES**

**1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605  
TRADEMARKPROPERTIES.COM | 919-782-5552**

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## PROPERTY HIGHLIGHTS

- » 22,000 SF, two-story Class A medical/professional office building
- » Suite 200A: 3,039 SF 2nd gen medical office space
- » Suite 200C: 1,835 SF (1,913 RSF) cold dark shell space available
- » Core Factor of 16.3%
- » Seeking 7 – 10 year lease term
- » Parking Ratio: 4.0:1,000 SF
- » Monument Signage Available
- » Convenient to RTP, Raleigh, Cary, and all points in the Triangle!

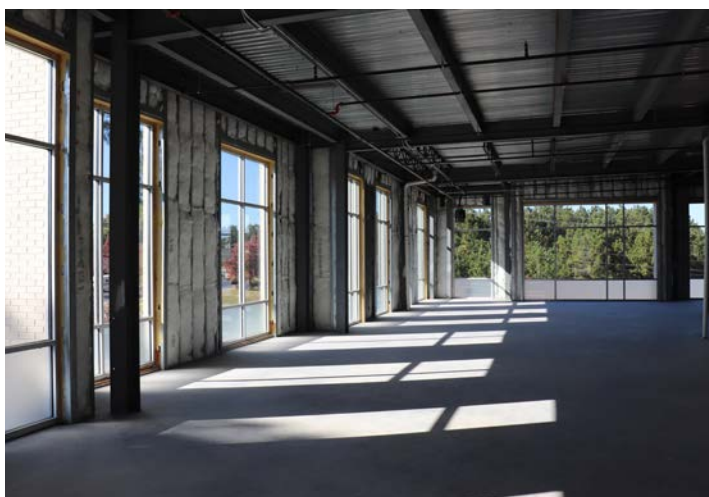


**SUITE 200A LEASE RATE:**  
**\$35.00/SF, NNN**  
**+\$6.00 TICAM**

**SUITE 200C LEASE RATE:**  
**\$30.00/SF, NNN**  
**+\$6.00 TICAM**



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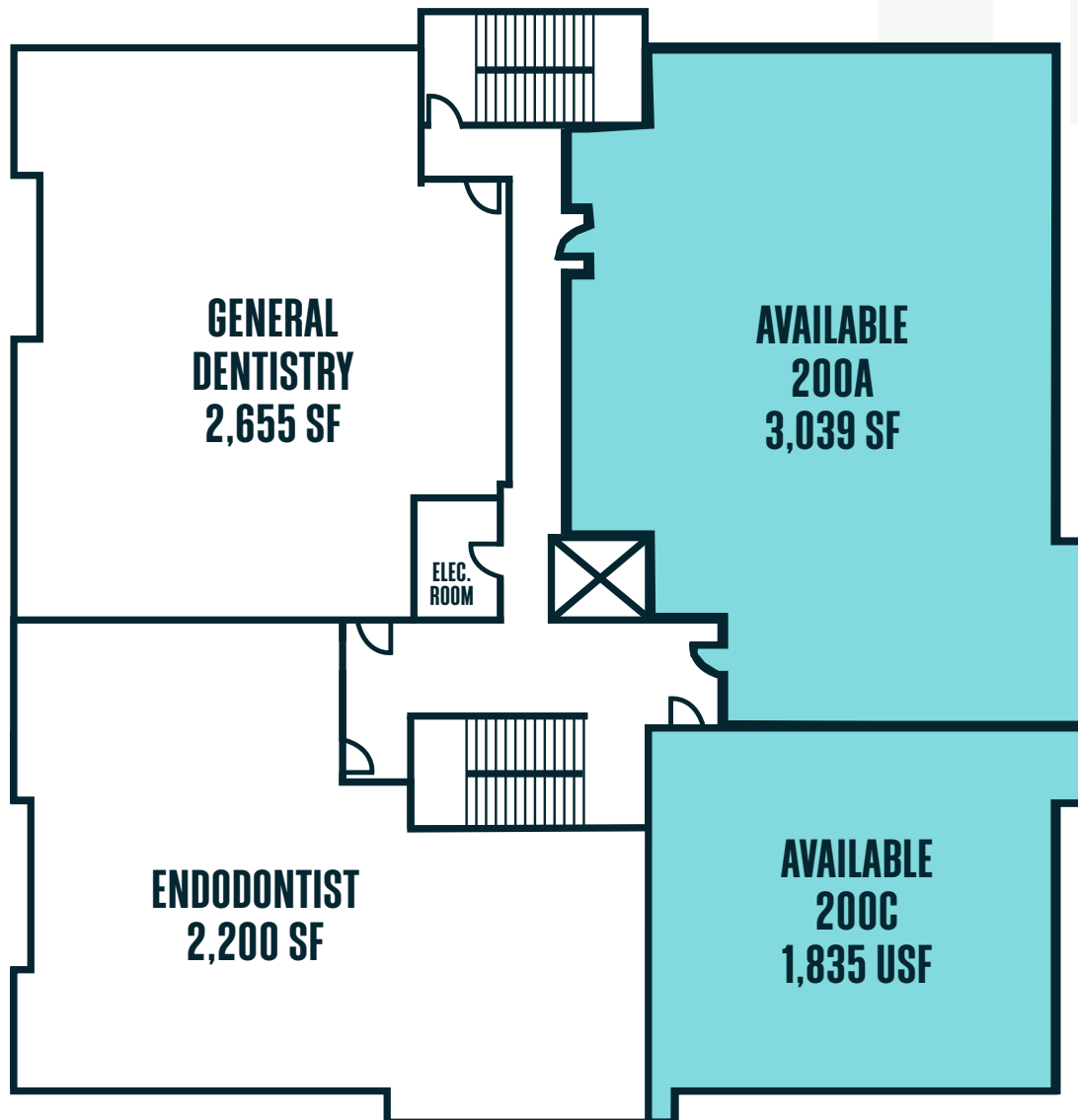


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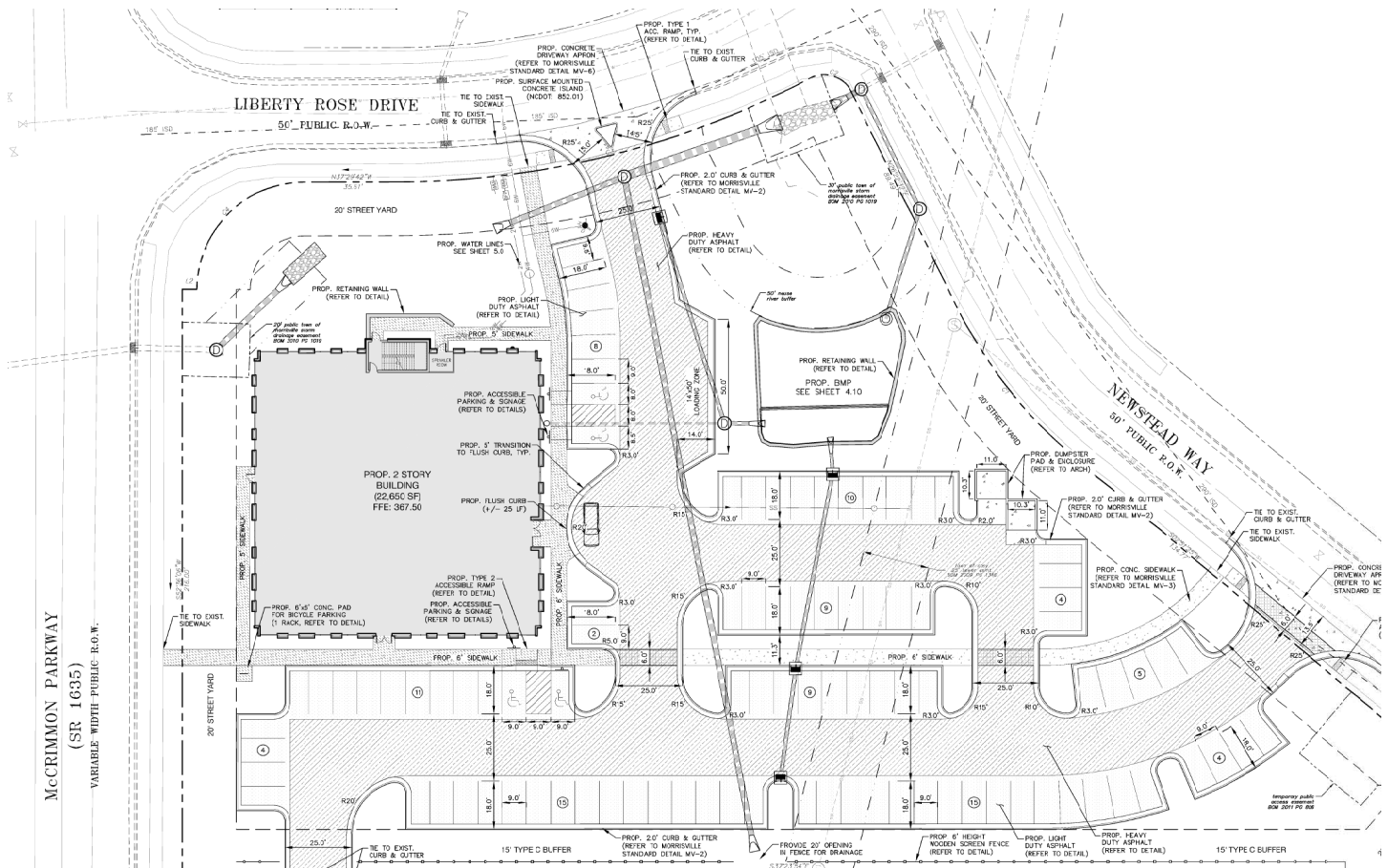
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## 2ND FLOOR PLAN



# SITE PLAN

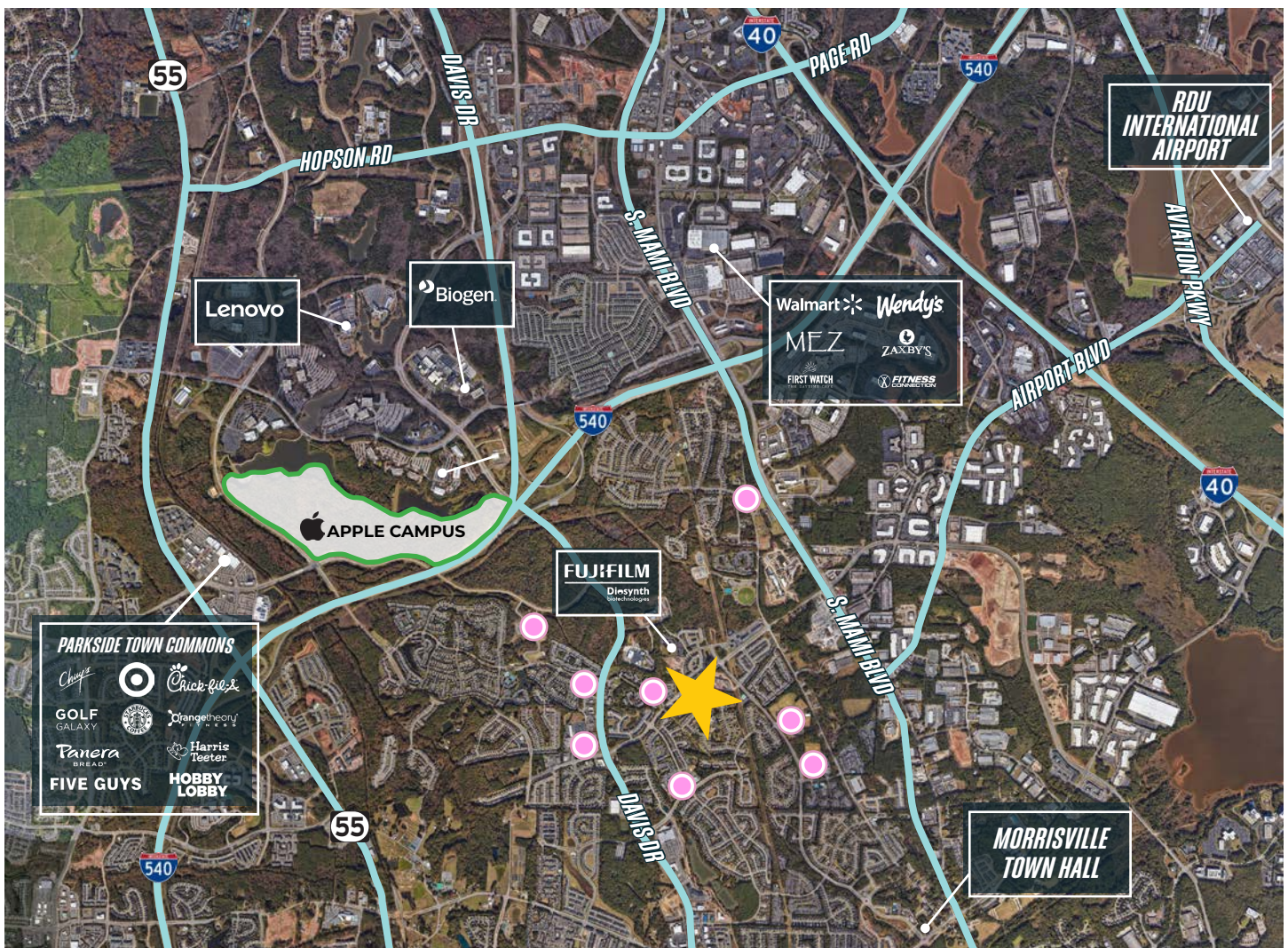




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## LOCATION

- » The property is centrally located within the Cary/Morrisville market, providing convenient access to growing, high-income West Cary.
- » The new Apple Campus, which will feature a \$1B investment and create over 3,000 jobs with an average salary of \$187,000, is located a short five minute drive from the property.
- » The area features convenient access to Interstate 440, Interstate 540, NC 54 Highway, the Research Triangle Park, and West Cary.

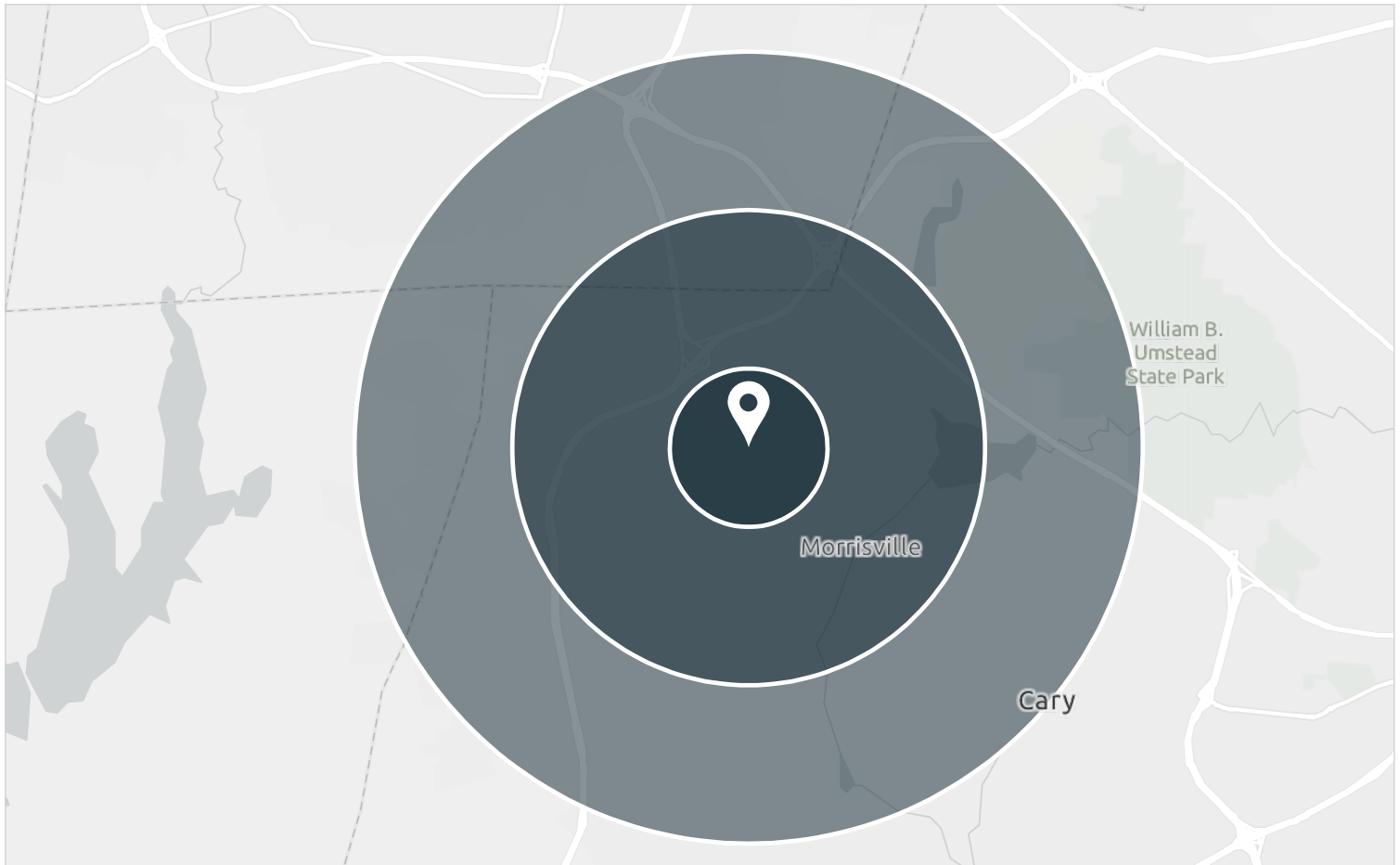


● Seven daycares and schools within one mile

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## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 POPULATION	10,466	85,993	158,455
2030 POPULATION (PROJECTED)	11,307	91,769	169,729
2025 HOUSEHOLDS	3,785	30,436	59,365
2030 HOUSEHOLDS (PROJECTED)	4,102	32,928	64,466
OWNER-OCCUPIED HOUSING UNITS	2,064	18,872	35,831
RENTER-OCCUPIED HOUSING UNITS	1,721	11,564	23,534
2025 AVERAGE HOUSEHOLD INCOME	\$202,383	\$193,351	\$186,104
2030 AVG HOUSEHOLD INCOME (PROJECTED)	\$223,116	\$211,107	\$202,544





**EXCLUSIVE BROKER:**

**SHELLEY BHATIA, CCIM**

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