

Goels Plaza

117 International Drive, RTP/Morrisville, NC



4-17K SF Commercial Property for Lease

Ideal for businesses & institutions seeking offices, recreation, flex, warehousing, or light industrial operations central to RTP

Offer Summary

Lease Rate:
\$19.50 PSF NNN

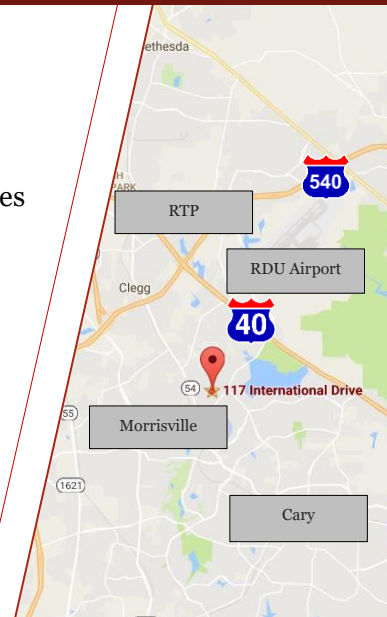
TICAM: \$3.75 PSF
Annual Escalation: 3%
Commission: 3% of base rent

Property Highlights

- ✓ Located ~5 minutes from RDU Airport and ~15 minutes from Raleigh, Durham, Chapel Hill, and Cary
- ✓ Convenient to restaurants, retail, bus stops, and major highways
- ✓ Average household income of \$137K and average age of 35 years old
- ✓ High-speed internet & phone (AT&T & Spectrum), water & sewer (Town of Cary), gas (Dominion), and energy (Duke Energy [electric: 110v/220v])
- ✓ Inclusive of A/C units, alarm system, kitchen and automatic fire sprinklers
- ✓ Single-story with fully furnished floors (e.g. marble, carpet, luxury wood-kind panels, VCT, ceramic tiles), crystal chandeliers, and 10-20 ft ceilings
- ✓ Approved for IM zoning on 4.22-acre lot with 215+ parking spaces
- ✓ Stand-alone metal framed structure with metal roof, brick masonry exterior, EIFS façade, and large glazing with insulated/tempered glass
- ✓ Located in Cedar Fork Business Park and near Park West, Grace Park, Southport, Perimeter Park, Imperial Center, Gateway Center, Commonwealth Business Park, Concourse, and Aerial Center
- ✓ Premier visibility with 455 feet of road frontage to International Drive
- ✓ Climate-controlled warehouse with 12' x 12' drive-in door

Current Status

- 4,500-17,000 SF available
- ~36,500 SF furnished with offices and as one of NC's top-ranked banquet & conference centers
- Adjacent building pad of 1 acre is available for future expansion of up to 20,000 SF for build-to-suit or land lease
- [Drone video](#) | [Flex tour](#) | [Office tour](#) | [Studio tour](#) | [LoopNet](#)



For more info:



V.K. Goel
(919) 439-1922
vgoel@aicons.com

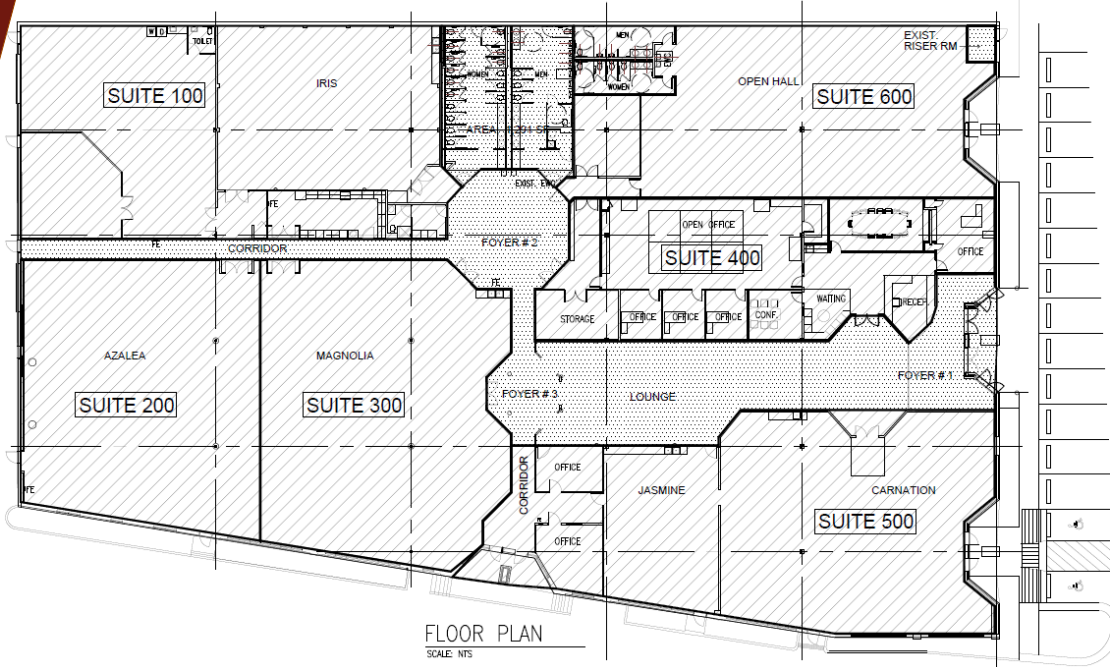


Nitin Goel
(919) 818 6002
nitinvguel@gmail.com

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Floor Plan



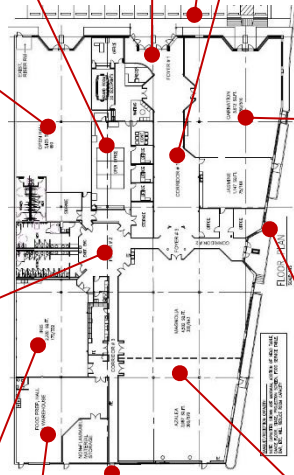
Suite	Square Footage	Current Configuration
Suite 100	~6,000 SF	Leased until October 2027 - Partially conditioned with warehouse, 1 overhead door, high ceilings, kitchen, bathrooms, and shower
Suite 200 & 300	~9,000 SF + 7,190 SF (common areas & essential facilities)	Leased until October 2027 - Fully conditioned with high ceilings, finished flooring (carpet, luxury tile finish, marble), bathrooms, 12' drive-in door, and main entrance
Suite 400	~3,800 SF	Available for Inquiry - Fully conditioned office space currently in use by an engineering company
Suite 500	~6,000 SF – 10,000 SF	Available Now - Fully conditioned with office space, open carpeted area, multiple entrances, and plenty of sunlight
Suite 600	~4,500 SF	Available Now - Fully conditioned with open wood-floor area, independent bathrooms, storage, and front entrance
Built-to-Suit	~15,000 SF – 18,000 SF	Available for Inquiry - ~1 acre is available as a land lease or build-to-suit for tenants who want to expand or build new



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Photography



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Demographics

\$137K

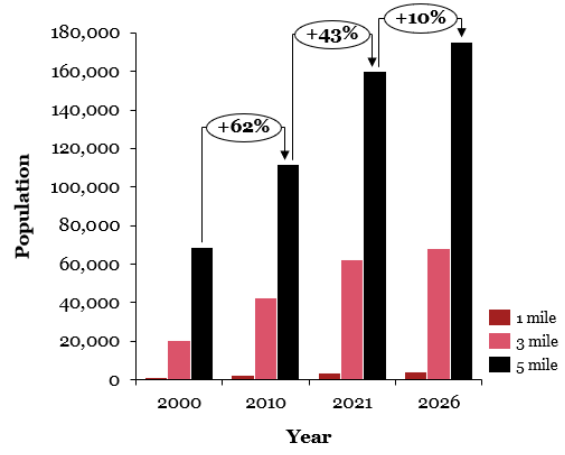
Average household income and age of 35 years old within a 5-mile radius.

Median home value within 3 miles with a median year-built of 2007 within 1 mile (vs. year-built of 2002 within 5 miles).

\$382K

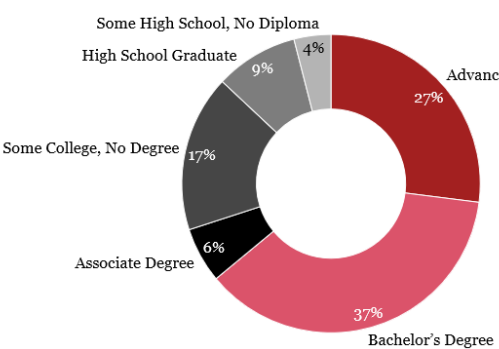
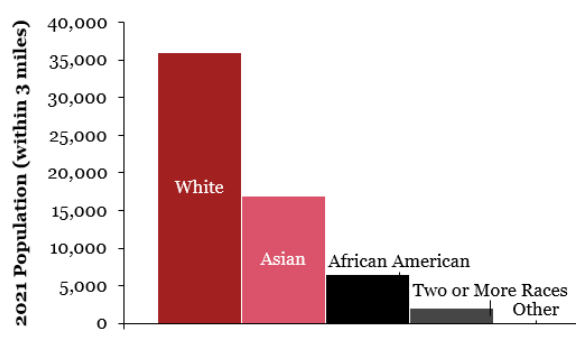
78%

Of the population travel <30 minutes to work (this percentage will grow as nearby roads are expanding and connecting to support more businesses in the area).



Population growth within 5 miles has been 43% since 2010 and is expected to grow another 10% in the next 5 years.

Population is diverse with 58% White, 28% Asian, and 11% African American.



96% of the population has at least a high school diploma, with more than half having at least a bachelor's degree.

