

# PERIMETER PARK

3800 Paramount Parkway  
Morrisville, NC 27560



# 3800 PARAMOUNT



# FOR LEASE

[PerimeterParkOffice.com](http://PerimeterParkOffice.com)

# FIRST FLOOR

available  
3/31/2026

**SUITE 150**  
5,895 RSF

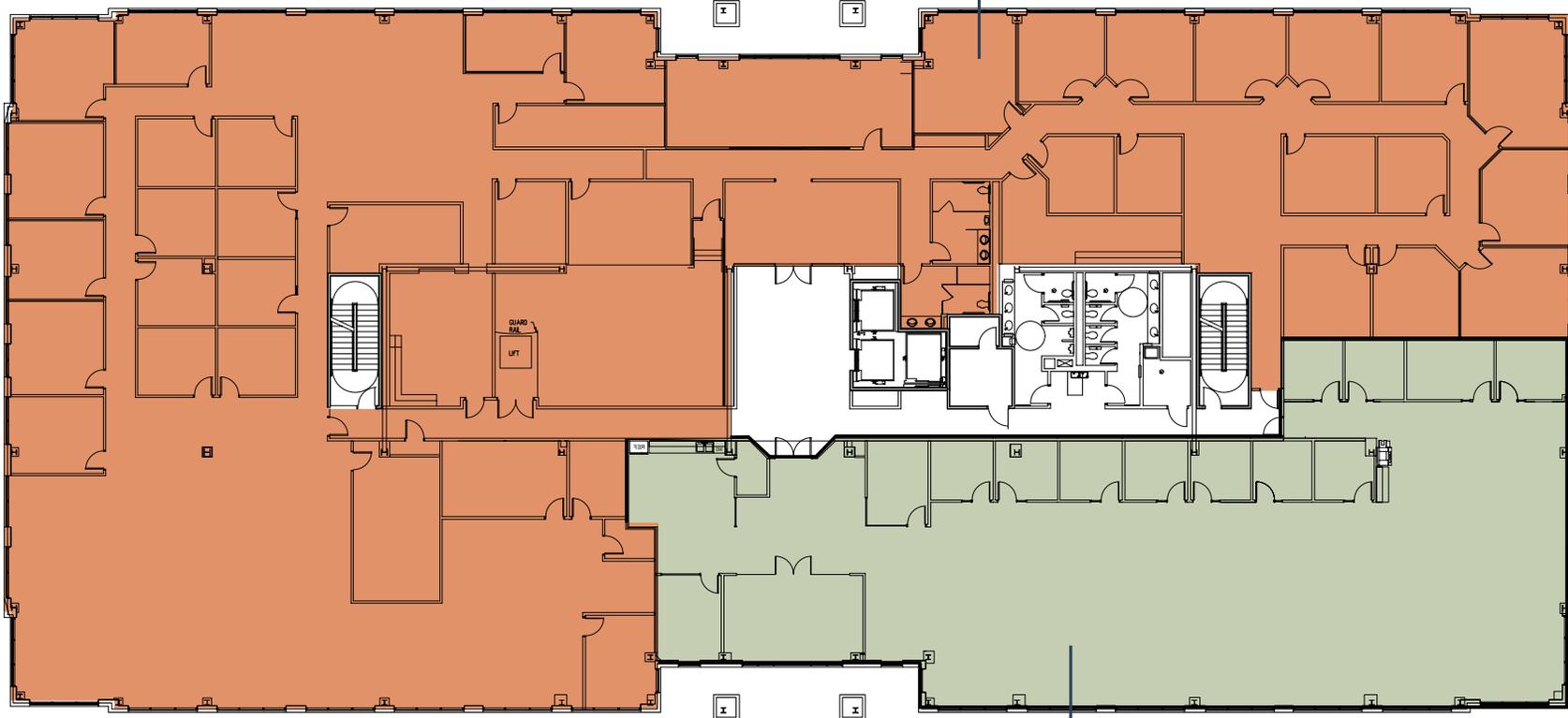


**SUITE 120**  
9,472 RSF

# SECOND FLOOR

**SUITE 250**  
22,218 RSF

*available 7/1/2026;  
earlier occupancy possible*



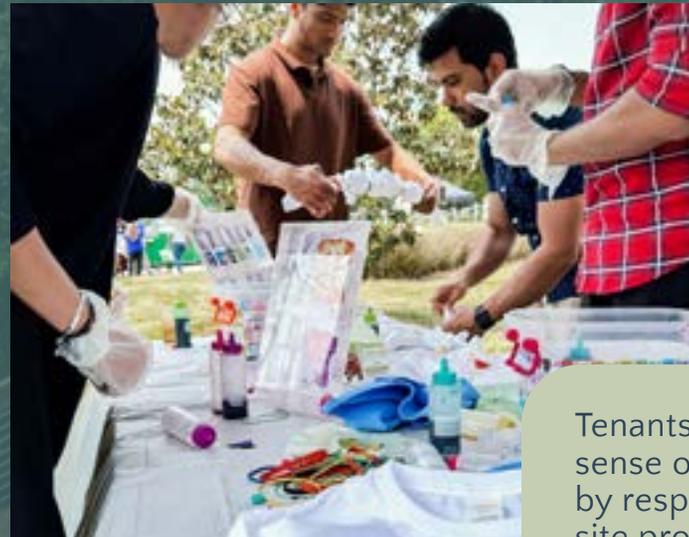
move-in ready prebuilt suite

**SUITE 200**  
8,556 RSF



# tenant engagement & COMMUNITY

- Weekly food trucks
- Community drives, walks, and fundraisers
- Group fitness classes
- Live entertainment
- Skill-based workshops and more



what tenants are saying

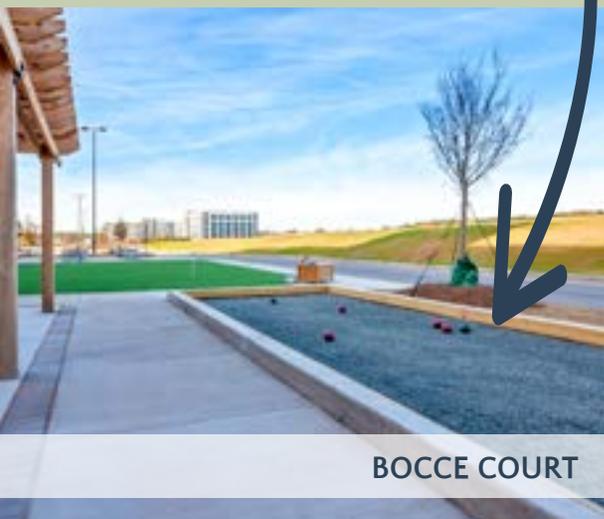
“ I love the fitness classes. The teachers are great and it’s a good initiative. ”

“ Super fun times. Keep creating..the events have been extraordinary and help break up the stress of my work day. ”

Tenants also appreciate the sense of community created by responsive, pro-active on-site property management and curated tenant engagement events throughout the year.



THE GREEN POCKET PARK



BOCCE COURT



WALKING TRAILS



THE PATIO



THE PERK CAFÉ + LOUNGE

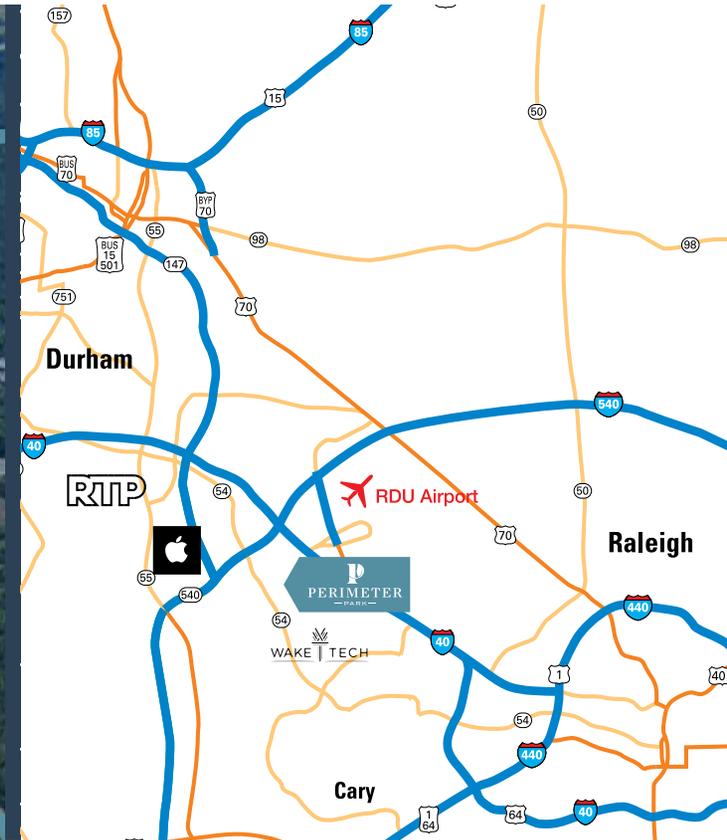


MEETING SPACE

*3800 Paramount Parkway offers access to the abundant amenities within Perimeter Park.*

- Two fitness centers with locker rooms and showers
- The Green pocket park with bocce court and putting green
- 7 miles of walking trails
- The Perk Café and Lounge equipped with Wi-Fi and laptop hookups
- Expansive outdoor lounge just outside The Perk Café
- Meeting Space with 16-person boardroom and training room for up to 60 people
- Marketplace shops including over 10 restaurants, hotels, and services

# exceptional LOCATION



## WITHIN 5 MILES

**400+**  
RESTAURANTS/BARS

**580+**  
RETAIL OPTIONS

**80+**  
HOTELS/LODGING

Ideally situated just off I-40 and I-540, providing easy access to all points in the Triangle, and only three minutes from Research Triangle Park and the RDU International Airport.

# DETAILS

<b>LOCATION</b>	Perimeter Park / 3800 Paramount Parkway, Morrisville, NC 27560
<b>BUILDING AREA</b>	120,837 rentable square feet
<b>AVAILABLE FOR LEASE</b>	46,141 RSF
<b>LEASE RATE</b>	\$29.00 PSF, Full Service
<b>TOTAL FLOORS</b>	Four
<b>BUILDING SERVICES</b>	On-site property management and building engineers by Trinity Partners
<b>EXTERIOR SIGNAGE &amp; BRANDING</b>	Building signage available, visible from Perimeter Park Drive



# CONTACT

## LEASING

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## OWNERSHIP

Headquartered in Singapore, Mapletree is a global real estate development, investment, capital and property management company committed to sustainability. With 2,700 employees worldwide, the Group strategically invests in high-growth markets and sectors, delivering award-winning projects and attractive returns across asset classes.

Mapletree manages three Singapore-listed real estate investment trusts (REITs) and nine private equity real estate funds, with assets across Asia Pacific, Europe, the United Kingdom and the United States. Since entering the U.S. in 2014, the Group has built a diverse portfolio spanning logistics, data center, office, student housing and multifamily properties – now representing 25% of its ~\$60.1 billion in assets under management.

[mapletree.com.sg](http://mapletree.com.sg)

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