



2700



## FLEX SPACE FOR LEASE

2700 Gateway Centre Boulevard, Morrisville, NC 27560

LEASING AGENT

JUDSON MCMILLAN  
judsonmcmillan@yorkproperties.com  
919.645.2764

LOCATION

2700 Gateway Centre Blvd  
Morrisville, NC 27560



YORK PROPERTIES

2108 Clark Avenue  
Raleigh, NC 27605  
919.821.1350

yorkproperties.com  
@yorkproperties1  
f t i y

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## SPACE DETAILS

**SITE:** 2700 Gateway Centre, Morrisville

**TYPE:** Flex

**SUITE #:** 300

**RATE:** \$15.50 PSF NNN

**TICAM:** \$3.83 PSF

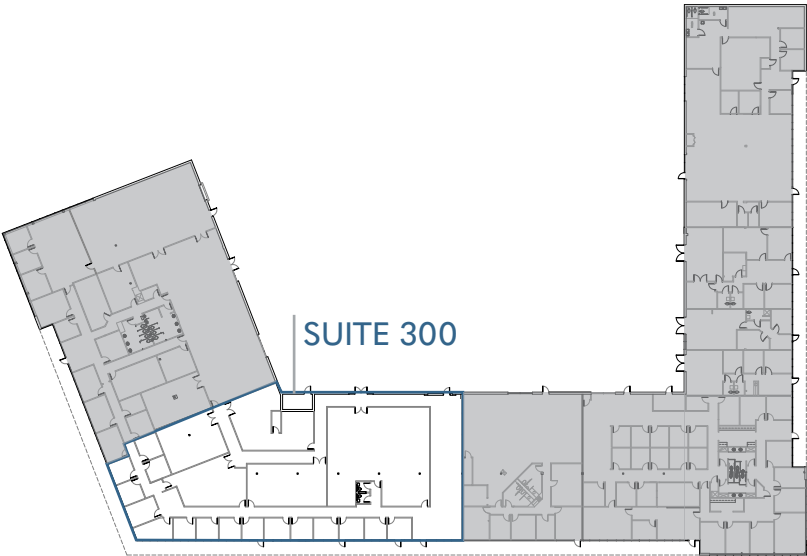
**ACCESS:** Rear double-door with potential for roll-up door

## GENERAL LOCATION

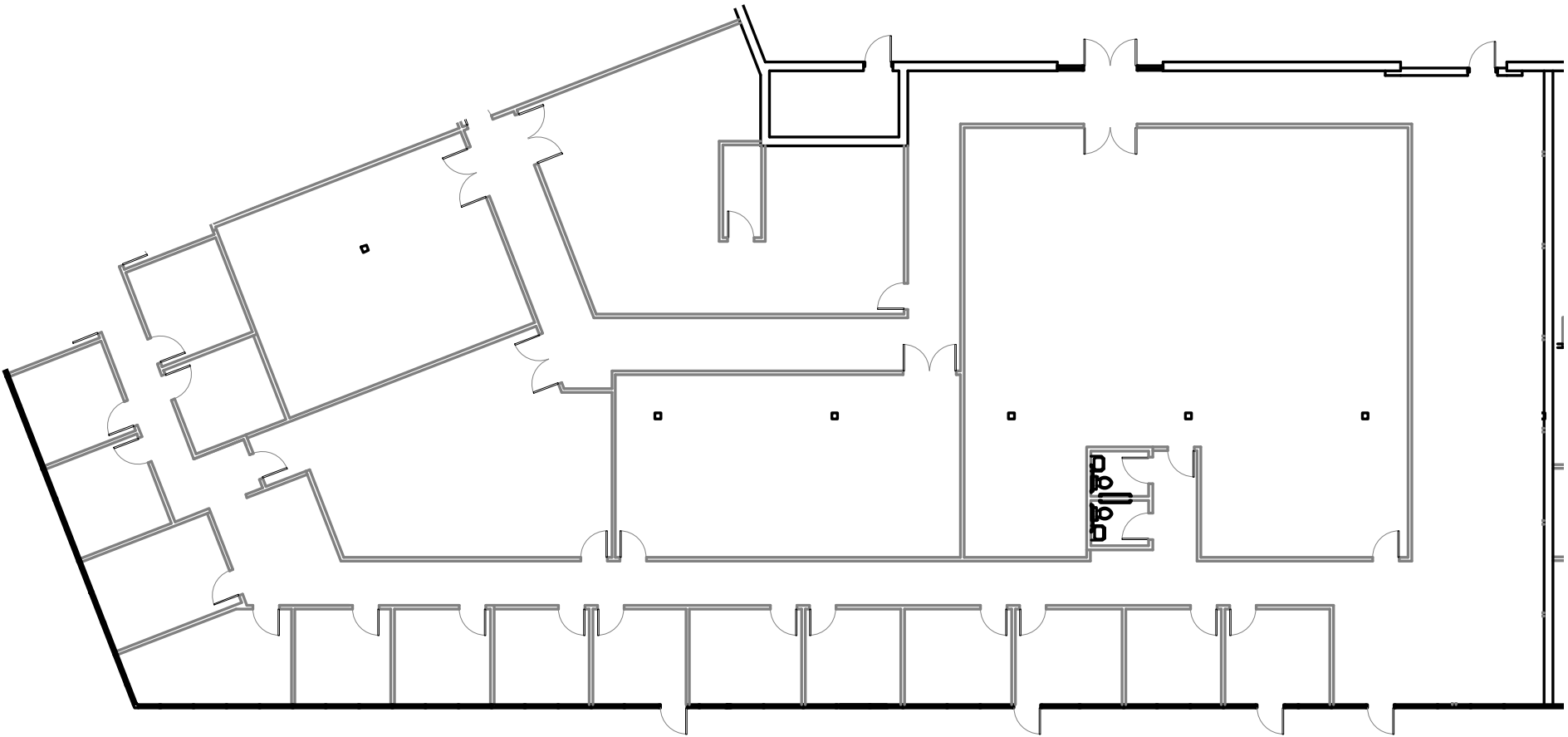
The property is less than 1/4 mile from I-40, off Aviation Parkway with close access to RDU Airport, Town of Cary, Town of Morrisville, Research Triangle Park and Brier Creek.

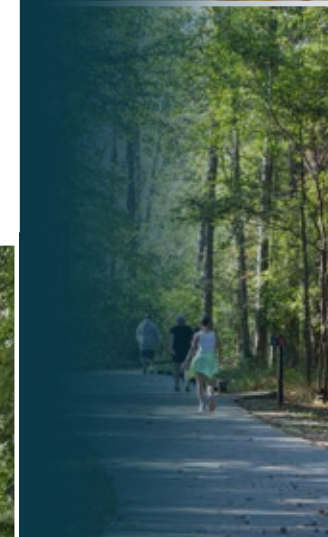
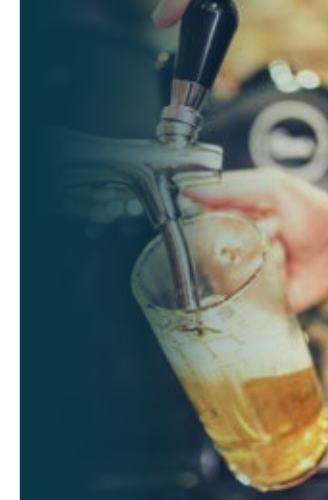
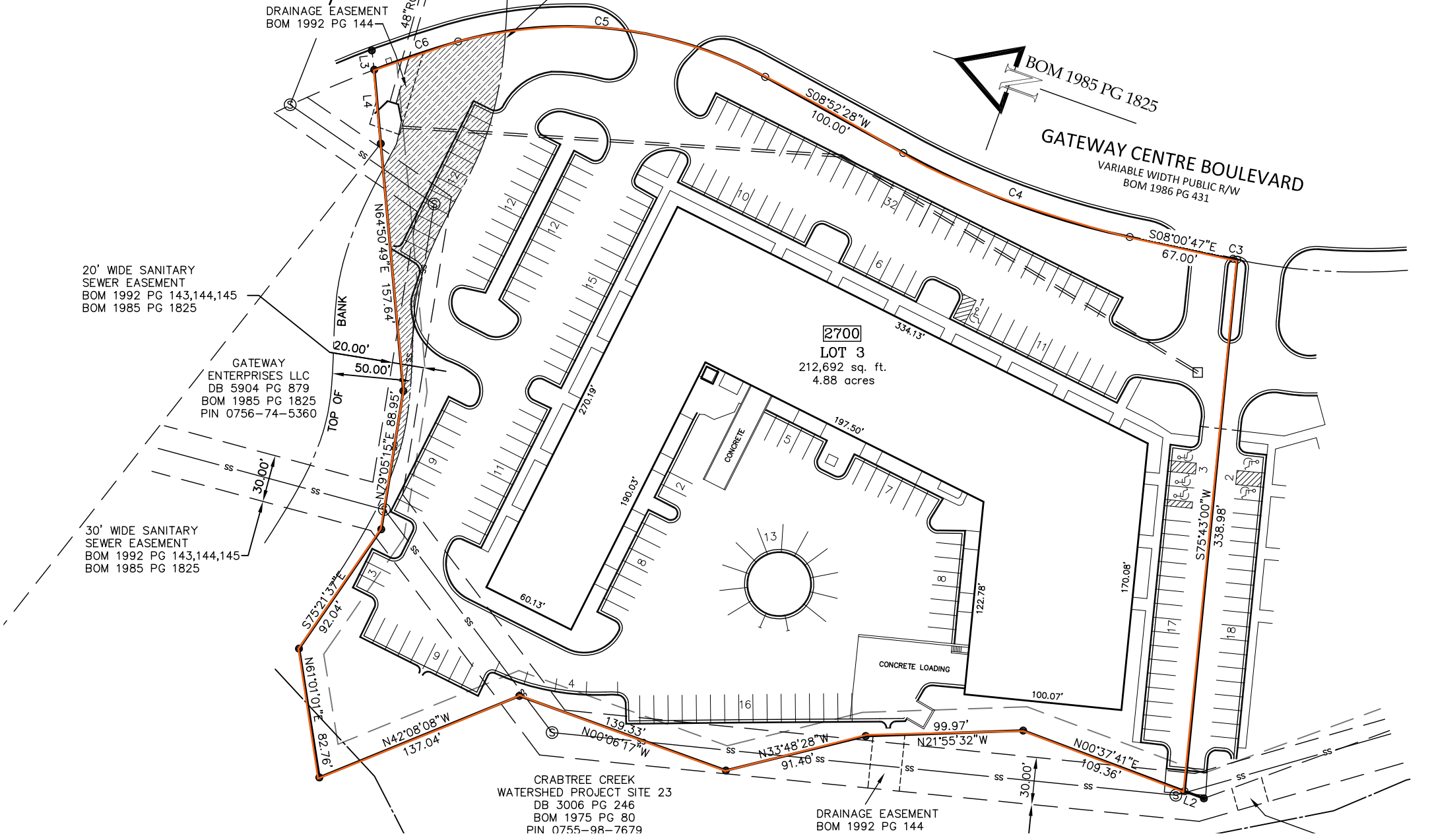
## BUILDING HIGHLIGHTS

- Single story office/flex building
- Abundant parking



**SUITE 300**  
**AVAILABLE OCTOBER 1, 2025**  
± 11,350 SF  
*\*Floor plan subject to confirmation*







40

54

55

Apex Highway

**RESEARCH TRIANGLE PARK**  
Located at the geographic center of three Tier-1 research universities, RTP is the largest research park in the United States and a premier global innovation center. Its 7,000 acres house hundreds of companies, including science and technology firms, government agencies, academic institutions, start-ups and nonprofits.

Triangle Expressway

Davis Drive

54

S. Miami Blvd

**SHILOH CROSSING**  
± 386,000 SF  
Walmart and Sams Club anchored shopping center.

540

40

Aviation Parkway

Brier Creek Parkway

**BRIER CREEK COMMONS**  
± 771,000 SF  
Regional shopping center featuring Target, BJ's, Dick's Sporting Goods, Ross and more.

**RALEIGH-DURHAM INTERNATIONAL AIRPORT**

**UMSTEAD PARK**  
5,579 acres of woodlands with hiking & bridle trails, campgrounds & 3 man-made fishing lakes.

Hilton

**SITE**

Hampton Inn  
Fairfield Inn  
Holiday Inn  
La Quinta Inn

LOCATION • 2700 GATEWAY CENTRE

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**YORK PROPERTIES**

Brokerage · Property Management · Security  
Maintenance · Association Management · Construction  
Landscaping · Accounting

**ADDRESS**

2108 Clark Avenue  
Raleigh, NC 27605

**ONLINE**

@yorkproperties1  
www.yorkproperties.com

**MARKETING**

Victoria Eaton  
victoriaeaton@yorkproperties.com