

**AVISON
YOUNG**

FOUNDRY
COMMERCIAL

RDU

Center I

High Quality Office for Sale or Lease

3000 RDU CENTER DRIVE
MORRISVILLE, NC 27560

**If you would like
more information
please get in touch.**

SALE CONTACTS

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01 Executive summary

The offering

Now available for sale or for lease, Avison Young is pleased to exclusively present RDU Center I: a two-story, multi-tenant office building containing 60,083 square feet, and featuring renovated lobbies, refreshed restrooms, and a new roof. Set on 7.99 acres in the heart of the Triangle, RDU Center I boasts unparalleled access to the RDU International Airport and Interstate 40, the region's primary transportation artery, seamlessly connecting business and their employees to all corners of the Triangle. With Raleigh-Durham International Airport five-minutes down the road, and the Research Triangle Park, Weston Parkway, West Raleigh and Brier Creek conveniently accessible within ten-minutes, RDU Center I is strategically positioned at the core of the region's dynamic life science and technology cluster.

Originally constructed in 1999, the building is currently $\pm 42\%$ leased to an attractive and expanding rent roll of tenants in core industries such as bioscience, aerospace, and construction. With efficient floor plates and abundant parking (5.6/1,000) to satisfy any use in today's dense workplace environment, the property is well positioned to capitalize on the strength of a rebounding market with many large employers imposing return to office policies on the workforce. The existing second-generation space offers important advantages that can significantly reduce capital expenditures for ownership and expedite speed to market for occupiers.

With over 19,000 square feet of contiguous space available for immediate occupancy on the second floor and existing income to offset occupancy cost, the property is an ideal opportunity for businesses seeking to own their own real estate, or investors to acquire a high-quality asset at a price well below replacement cost and create value through enhanced cash flows.

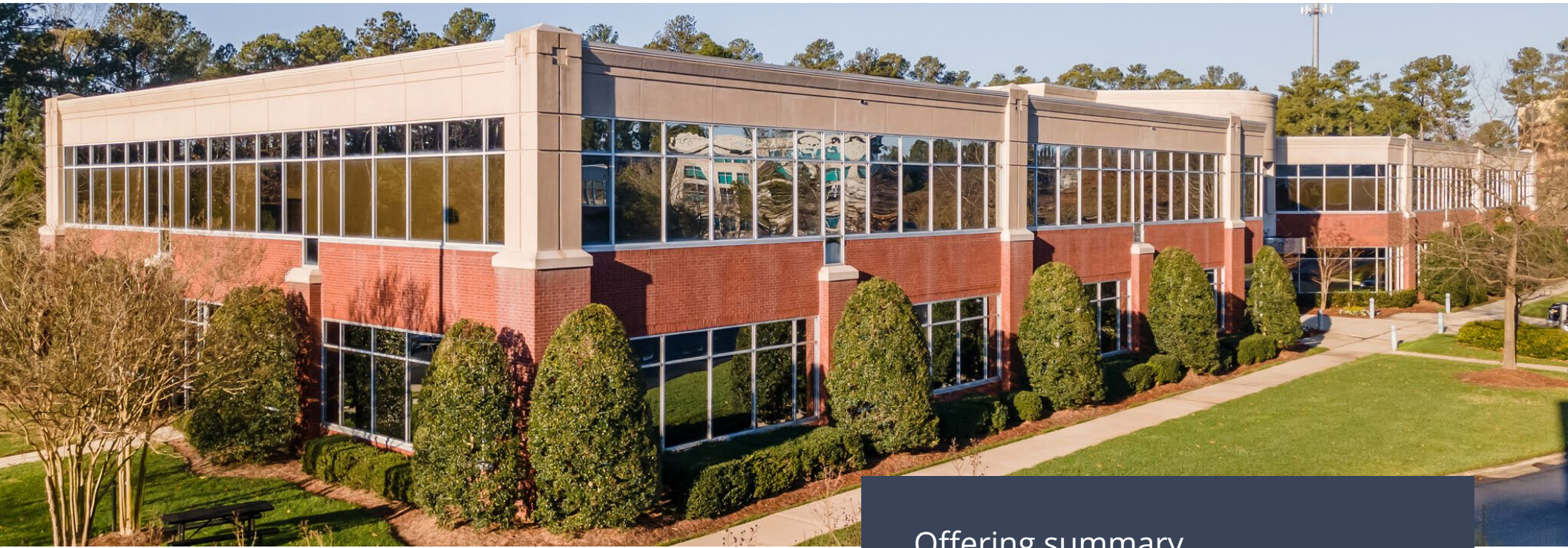
PROPERTY SUMMARY

Address	3000 RDU Center Drive Morrisville, NC 27560
Parcel ID	0766-04-6341
Zoning	Office/Research and Development (ORD)
Site Area	7.99 acres
Building Size (SF)	60,083
Year Built/Renovated	1999 / 2020
Floors	Two (2)
Occupancy %	42.1%
Building Load Factor	10%
Construction	Steel framing, concrete slab, metal deck roof system, brick veneer and insulated glass in aluminum frames
Parking	337 surface spaces on-site (5.6/1,000 ratio)
Roof	Single ply EPDM membrane, adhered over polyiso insulation on steel deck
Roof Age	2022 (full roof recover)
HVAC	Four Trane RTUs – 50 tons each
Elevators	One (1) (3,000 lb) hydraulic Schindler
Utilities	<ul style="list-style-type: none">– Water & Sewer: Town of Cary– Electric: Duke Progress Energy
Fire Protection	Monitored fire alarm system
Electrical Supply	277/480 Volt, 1200 Amp, 3 Phase

PROPERTY WEBSITE

Click the link below to access the property website and confidential document portal.

02 Property overview



Suite 202

Offering summary



Sale Price: \$6,900,000 (\$115/sf)



Lease Rate: \$25.00/sf, FSG



Available SF: 1,562 sf – 19,321 sf



Exceptional value-add or owner-user opportunity with current cash flow and available, move-in ready space



Center of market location in the heart of the region's life science and technology cluster

Investment summary



Priced well below replacement cost, offering an attractive cost basis



Extensive renovations under current ownership including lobbies, restrooms, and a new roof



Positioned at the core of the region's dynamic life science and technology cluster



19,321 square feet of contiguous, 2nd generation space available on the second floor with a desirable mix of private offices and open floor plan



Efficient floor plates creating a building load factor of 10%, below the market standard of 15%



Immediate proximity to Raleigh-Durham International Airport with exceptional access to Interstate 40



Ample parking (5.6/1,000) with two EV dual charging stations to accommodate even the most dense workplace environments



Partially leased by an attractive and expanding tenant mix to offset occupancy expenses and generate cash flow





Suite 210



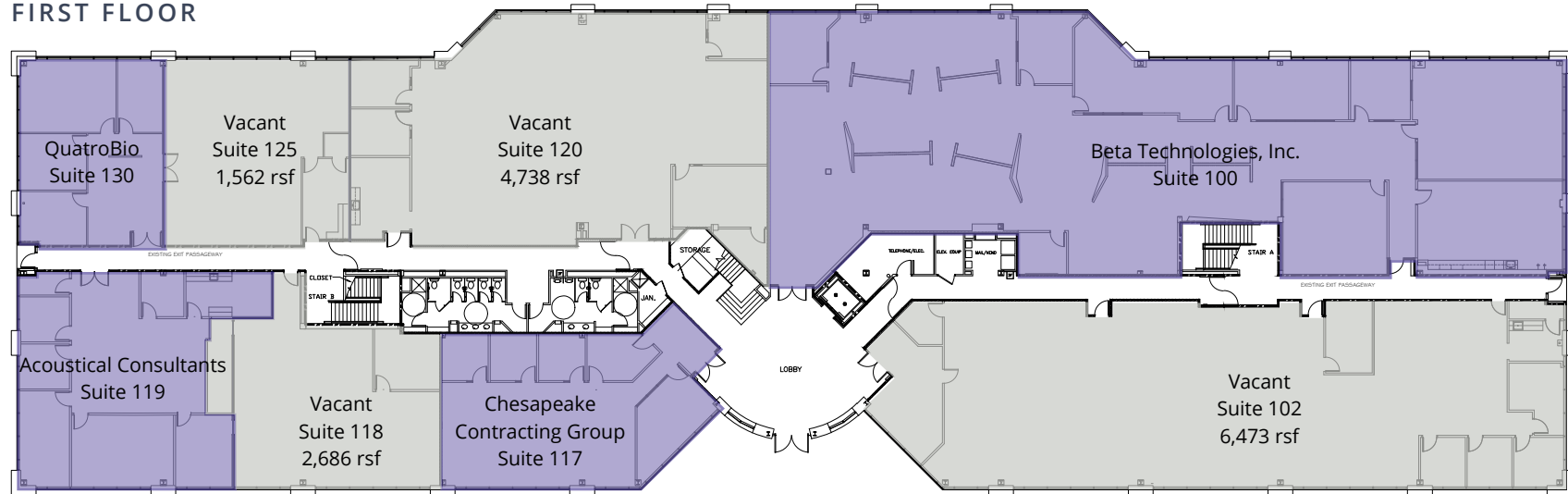
Suite 202



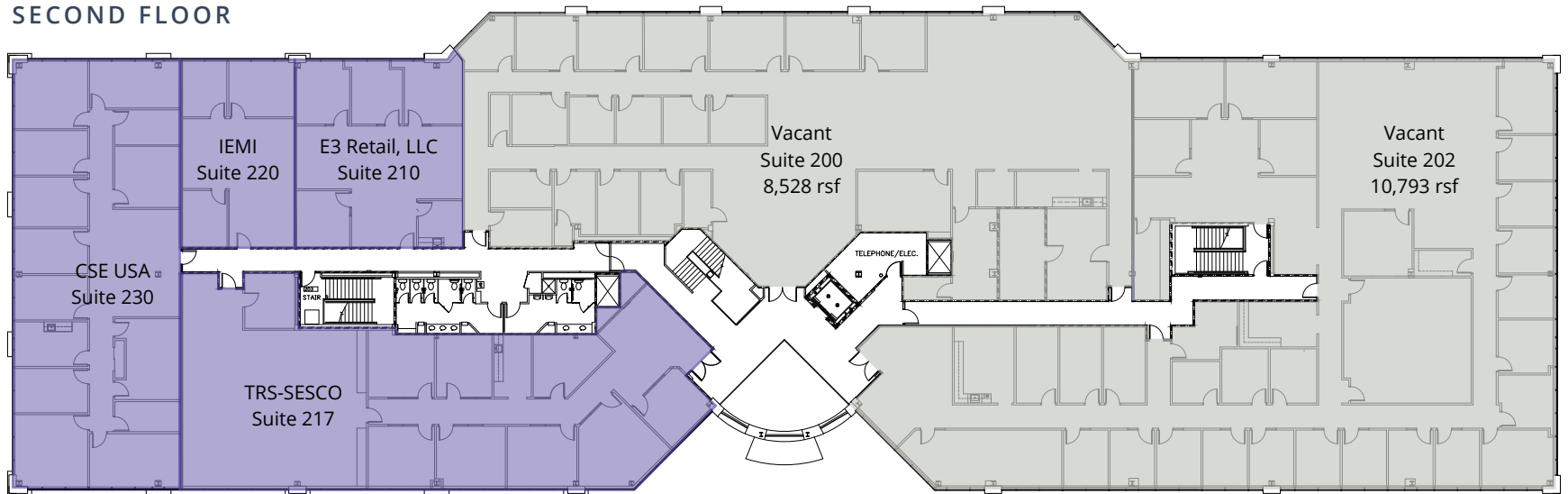
Suite 210

02 Property overview

FIRST FLOOR



SECOND FLOOR



LEGEND

- Leased
- Vacant

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Property Website

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