

FULL BUILDING OR CONDOMINIUMS  
AVAILABLE FOR SALE OR FOR LEASE



# 3500 GATEWAY

SINGLE STORY OFFICE/FLEX BUILDING  
MORRISVILLE, NC



# EXECUTIVE SUMMARY

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RCR is pleased to present this rare stand-alone, single-story office/flex building for sale or for lease. The building presents an attractive opportunity for investors or owner-users, offering flexibility for conversion to various uses including lab or flex space. The building is currently demised into two suites consisting of approximately 95% office space, with two roll up doors (one for each suite). The building is strategically located within an office and flex development directly off Aviation Parkway at interstate I-40, minutes from RDU Airport. The central location provides easy access to Raleigh, Durham, Cary and Chapel Hill. Discover a rare opportunity to own or lease a standalone commercial building in a highly desirable location. This versatile property can be acquired as a full building or divided into individual condo units, offering flexibility to meet a variety of business needs.



# PROPERTY DETAILS

ADDRESS	3500 Gateway Centre Blvd. Morrisville NC 27560
YEAR BUILT	1997
ROLL UP DOORS	Two (2)*
BUILDING SIZE	19,600 SF
AVAILABILITY	8,475 - 11,125 SF
LOT SIZE	2.02 Acres
PARKING RATIO	75 Spaces Front and Rear
HVAC	Rooftop, Size and Age Vary
ROOF	TPO- 2023
CEILING HEIGHT	14 ft Approx
ZONING*	ORD - *Airport overlay district
SIGNAGE	Building & Monument

\* One Per Suite

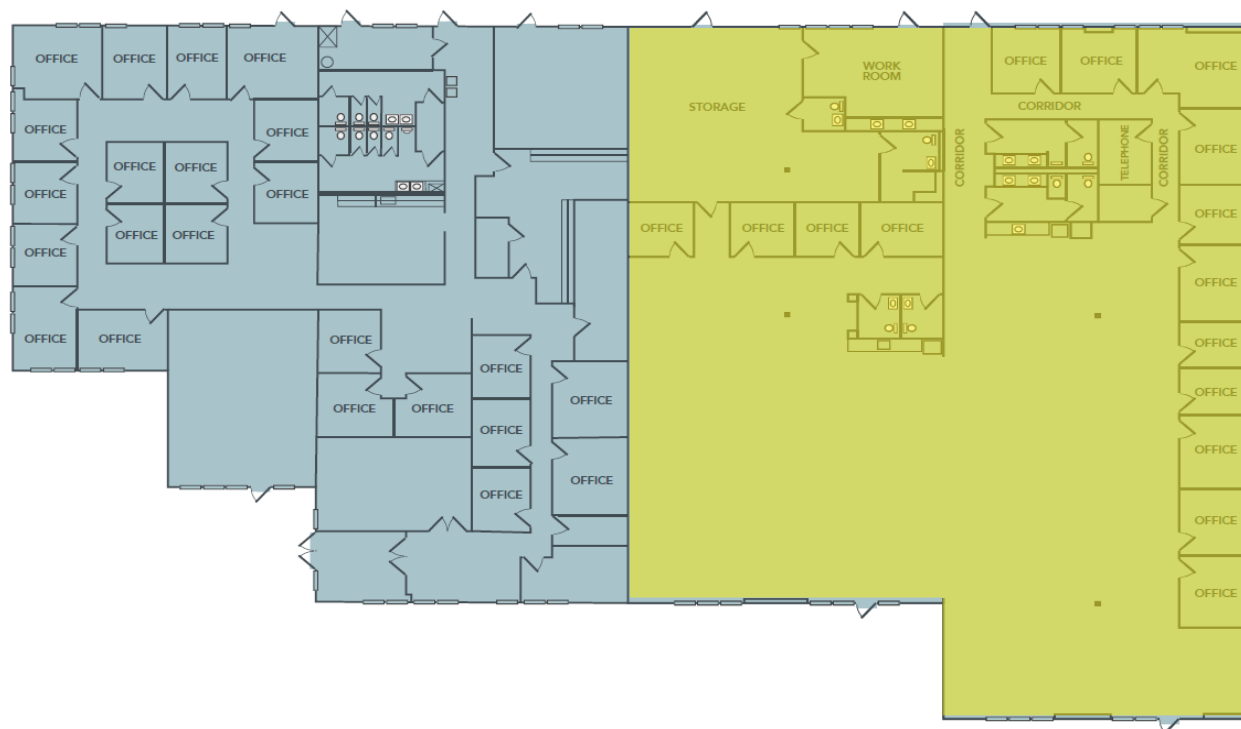
OPPORTUNITY	SIZE	SALE PRICE	LEASE RATE
FULL BUILDING	19,600 SF	\$3,600,000	Negotiable
SUITE 100	+/- 11,125 SF	\$2,547,625	Negotiable
SUITE 200	+/- 8,475 SF	\$1,940,775	Negotiable



# FLOOR PLANS

**Suite 200: +/- 8,475 SF**

**Suite 100: +/- 11,125 SF**



# SURVEY

STATE OF NORTH CAROLINA, COUNTY OF  
THE FOREGOING CERTIFICATE(S) OF  
IS (ARE) CERTIFIED TO BE CORRECT. THIS INSTRUMENT WAS PRESENTED FOR  
REGISTRATION AND RECORDED IN THE OFFICE IN PLAT (BOOK) (CABINET)  
PAGE (SLIDE) NO. \_\_\_\_\_, PLAT NO. \_\_\_\_\_  
THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_ AT \_\_\_\_\_ O'CLOCK (AM/PM).  
\_\_\_\_\_ REGISTER OF DEEDS

BY \_\_\_\_\_  
(DEPUTY / ASSISTANT)

Certificate of approval and acceptance of dedications.  
I, Brenda Adams, the town clerk of Cary, N.C., do certify  
that the Town of Cary approved this plat or map and accepted the dedication  
of the streets, easements, rights-of-way and public parks shown thereon, but  
assume no responsibility open or maintain the same, until in the opinion  
of the governing body of the Town of Cary it is in the public interest to do  
so. 6/24/94 1994  
/s/ Brenda Adams  
Town Clerk

THE TRAVELERS INS. CO.  
D.B. 5063, PG. 166  
B.M. 1994, PGS. 312-315

STATE OF NORTH CAROLINA, COUNTY OF WAKE  
I, Randy Barker, REVIEW OFFICER OF WAKE COUNTY, CERTIFY  
THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED  
MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.  
6/29/94 Randy Barker  
DATE REVIEW OFFICER

Certificate of approval for recording. I hereby certify that the subdivision  
plot shown hereon has been found to comply with the subdivision regulations  
of the Town of Cary with the exception of such variations, if any and  
conditions of approval as are noted in the minutes of the Town Council  
and/or Zoning Board of Adjustment and that has been approved for  
recording in the office of the county register of deeds. 6/29/94  
1994

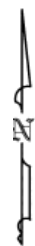
/s/ Randy Barker  
Director of Development Services

THIS PLAT NOT TO BE RECORDED  
AFTER 23 DAY OF 7/9  
1 COPY TO BE RETAINED FOR THE CITY.  
THIS PLAT IS IN OUT  
OF THE CITY LIMITS.

HTE # 99-064:

Certificate of approval for recording. I certify that  
complies with Chapter 10, Part 1, Subchapter 1, Article 1  
Districts of the Urban Development Ordinance as  
in the Register of Deeds Office. 6/29/94 Randy Barker  
a public drinking water supply (if needed) may apply. 1994  
Stormwater Management Engineer

NORTH RELATIVE TO SITE PLAN  
PREPARED BY R.L. HORWATH, ASSOC.  
DATED 02-03-97



WAKE COUNTY  
D.B. 3006, PG. 246

PER P.B. 1986, PG. 2334

EXISTING 30' SIDEWALK SEWER EASEMENT

PER P.B. 1986, PG. 2334

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## SYMBOLS :

EXP. EXISTING IRON PIPE OR PIN  
NEW. NEW IRON PIPE OR PIN  
EXP. EXISTING P.V. NAIL  
NEW. NEW P.V. NAIL  
EXP. EXISTING COTTON SPRINKLE SPIKE  
NEW. NEW COTTON SPRINKLE SPIKE  
EXP. EXISTING BLACK IRON TIE  
NEW. NEW BLACK IRON TIE

N.C. ASSOCIATION OF  
CERTIFIED ACCOUNTANTS  
D.B. 3500, PG. 657  
B.M. 1985, PGS. 1825  
PROPOSED 20" WATER LINE EASEMENT  
10' EITHER SIDE OF CENTERLINE.

## SITE DATA

SUBJECT PROPERTY IS LOCATED INSIDE THE TOWN LIMITS  
PER WAKE COUNTY G.I.S. MAP

PIN NUMBERS

LOT 7 0756.04-74-5844

ZONED PEC

BUILDING SETBACKS

30' FROM 1 STREET(SIDE)

10' SIDE

15' REAR

## DEED REFERENCES

D.B. 6530, PG. 386

B.M. 1985, PG. 2334







# MARKET OVERVIEW

## RALEIGH-CARY-DURHAM-CHAPEL HILL RESEARCH TRIANGLE AT A GLANCE

The Research Triangle (the “Triangle”) is distinctly known as a national front runner in economic and population growth. This region in the North Carolina Piedmont incorporates the Raleigh-Cary-Durham-Chapel Hill CBSA which has grown 23% between 2010 and 2019 to over 2 million residents, a percentage change that ranked fourth among the nation’s fastest-growing major metros. Since 2000, the Triangle’s population has cumulatively increased a staggering 85%.

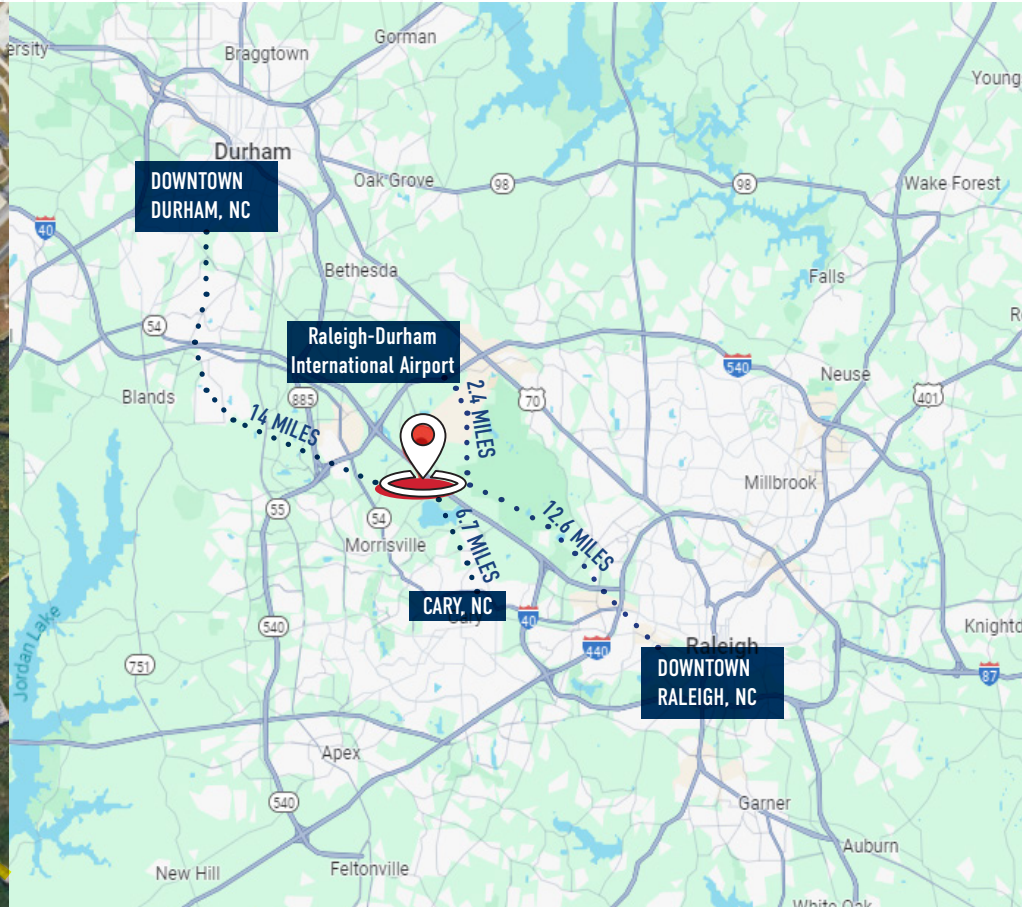
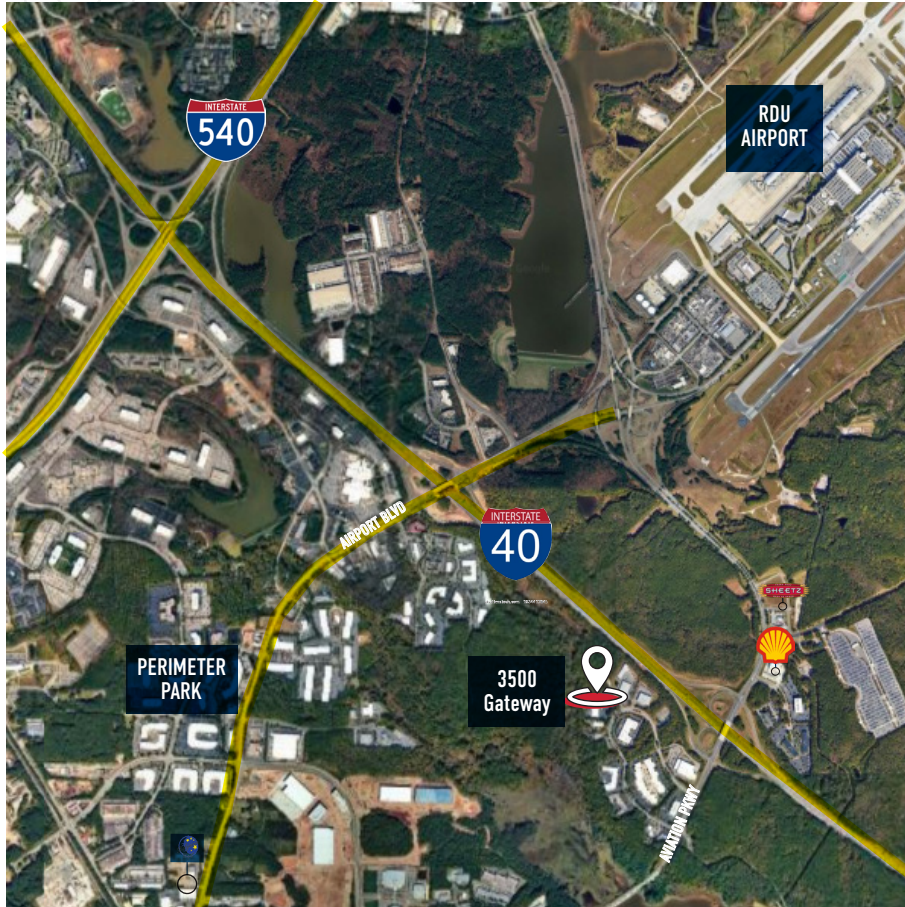
Projections through 2030 indicate the region will continue as one of the nation’s leaders in population growth.

The Triangle is best known and aptly named for the triangular proximity of its renowned major universities– University of North Carolina in Chapel Hill, Duke University in Durham and North Carolina State University in Raleigh. As demand for talent escalates, global employers are finding a home in the area to access this professional, highly-educated workforce, but also due to the relative cost savings they can achieve when compared to gateway cities such as New York, Boston, and Washington

D.C. Companies are going to where they can find the best employees for their money, and the Triangle is leading the nation, as evidenced by the fact that the area is one of the nation’s fastest growing “large city” populations in the country. People from all over the country are migrating to the Triangle for the work-life balance and central location with drive times of just two hours to coastal beach fronts and three hours to mountain retreats.

#1	#2	#3	#4	#9	#3
Raleigh ranks #1 Best City for Jobs in the US Glassdoor (2020)	Chapel Hill is ranked the 2nd Best College Town in America Southern Living (2022)	Raleigh is 3rd Happiest City in America Men’s Health (November 2022)	Raleigh is #4 out of 50 Best Places to Live in the US Money (October 2022)	Raleigh ranked #9 Safest City in America WalletHub (October 2022)	Raleigh is #3 Among STEM Job Growth Index RCLCO (November 2022)

# LOCATION OVERVIEW







## CONTACTS

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