

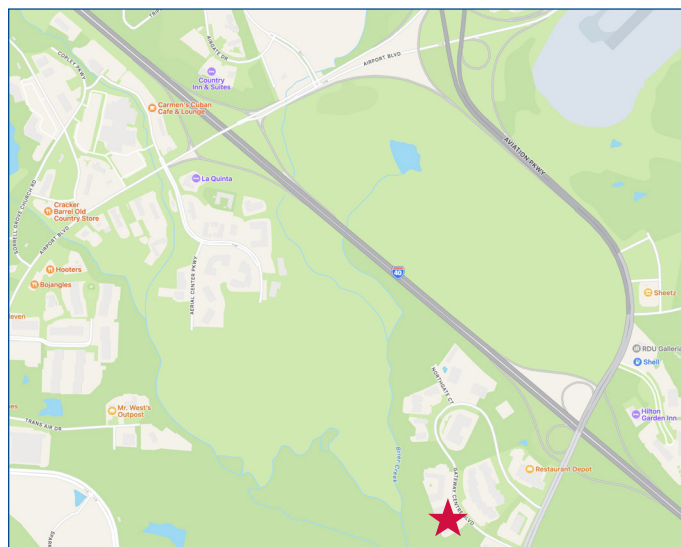


**WALDROP PROPERTIES, LLC**  
Commercial Real Estate Solutions

# For Lease

## Office/Flex Space

2500 Gateway Centre Blvd., Suites 775 & 800, Morrisville, North Carolina



■ **Base Lease Rate:**  
\$18.50 Per Square Foot, NNN

■ **Estimated 2024 TICAM:**  
\$3.43 Per Square Foot

■ **Tenant Improvement Allowance:** Negotiable

■ **Square Footage:**  
Approximately 8,542 Square Feet

■ **Suites:**  
775 – Approximately 2,614 Square Feet

800 – Approximately 5,928 Square Feet

Suites May Be Leased Separately

■ **Floor Plan:**  
See Below/Attached

■ **Aerial:** See Below/Attached

■ **Zoning:**  
GC (General Commercial)

■ **Availability:**  
Available For Occupancy

■ **Comments:**  
Good Balance Of Hard Walled Offices And Open Space

Exposed Ceilings In Open Area (Suite 800)

Warehouse Area (Suite 775)

■ **Location:**  
Convenient Access To 40 & 540

Approximately 3 Miles To Raleigh-Durham International Airport

3700 Computer Dr., Suite 240  
Raleigh, NC 27609  
Office: 919-645-1605  
Fax: 919-645-1606  
[www.waldropproperties.com](http://www.waldropproperties.com)

*for more information contact*

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The information contained herein has been obtained from sources deemed reliable, however, no representation or warranty, either expressed or implied, is made as to its completeness or accuracy. Prospective tenants should make their own investigations to ascertain the accuracy of the material contained herein. This offering is subject to change, correction or withdrawal.

# 2500 Gateway Centre Blvd., Suites 775 & 800

Morrisville, North Carolina



## Floor Plan

*Disclaimer: The floorplan is considered accurate; however, the listing agency makes no representations and/or warranties as to the accuracy of the floor plans or the square footage.*

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# 2500 Gateway Centre Blvd., Suites 775 & 800

Morrisville, North Carolina



Aerial

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