

RDU CENTER II

3131 RDU Center Drive, Morrisville, NC 27560

2% Additional Broker Bonus!



Conveniently Located

<1 mi from RDU International Airport



Total Building

61,494 RSF



Parking Ratio

5.0/1,000



Rental Rate

\$23.00/SF, FS

Contact us to learn more

919.851.9111 | rduleasing@jll.com



RDU CENTER II



Front Lobby



Front Lobby



Renovated Restrooms



Lush Greenspace

RENOVATIONS IN PROGRESS

Shared conferencing available to building tenants.



Property Renovations

	Amount	Status
Parking Lot	\$330,000	Complete
LED Upgrade	\$45,000	Complete
HVAC Systems	\$325,000	In-Progress
Misc. Cap Ex	\$95,000	In-Progress
Remaining Cap Ex	\$120,000	Pending
Total Capital Improvements	\$915,000	

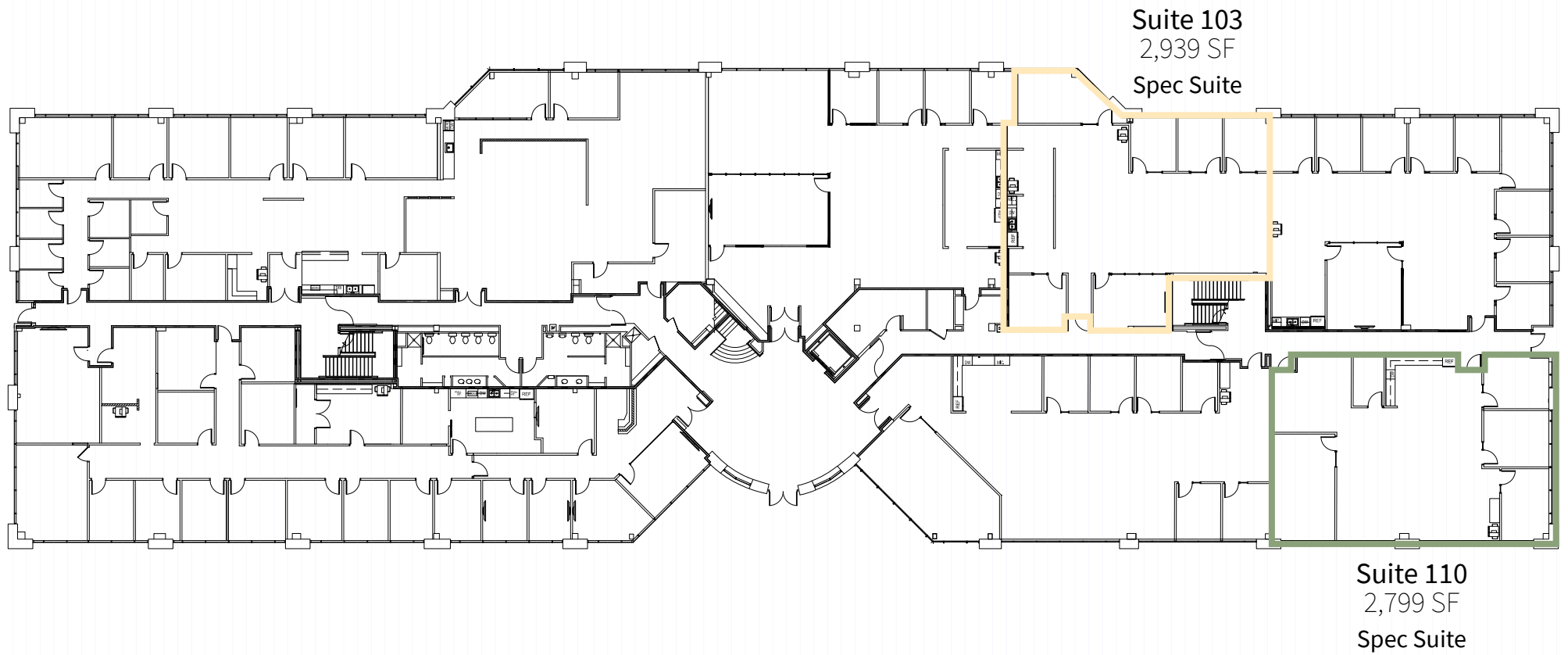
Office Availabilities

	Size	Rate <i>Full Service</i>	Condition
Suite 103	2,939 SF	\$23.00/SF	Move-in ready spec suite coming soon
Suite 110	2,799 SF	\$23.00/SF	Move-in ready spec suite coming soon
Suite 200	31,445 SF <i>*space can be subdivided</i>	\$23.00/SF	\$32.50/SF Tenant Improvement Allowance

- Landlord can finance additional Tenant Improvement Allowances above what is listed
- No lender approval needed

FIRST FLOOR

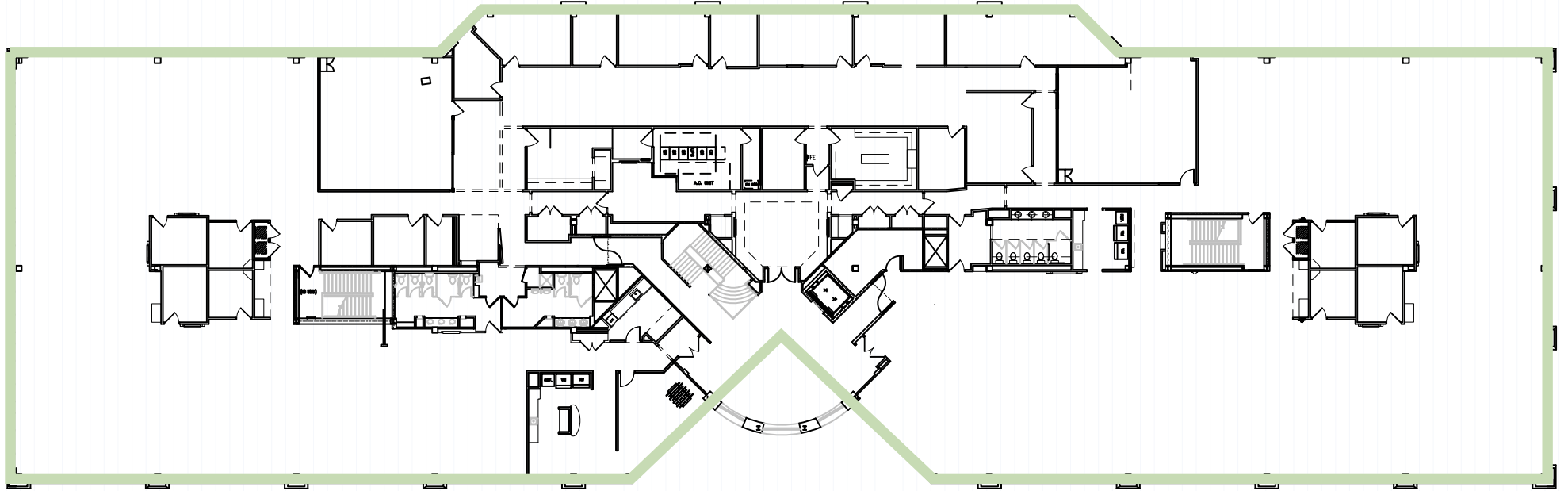
Virtual Tours: [Suite 103](#)



SECOND FLOOR

Suite 200 31,445 SF

**Space can be Subdivided*



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woodside



JLL

