

PERIMETER PARK

1700 Perimeter Park Drive
Morrisville, NC 27560



1700

PERIMETER



FOR LEASE

PerimeterParkOffice.com

RENDERING: facade refresh in process

TRINITY
PARTNERS

a mapletree property

LOBBY

full refresh — construction underway



RENDERING

Building lobby updates will include natural finishes, high ceilings, and casual conversation seating.

PATIO

new patio — construction underway



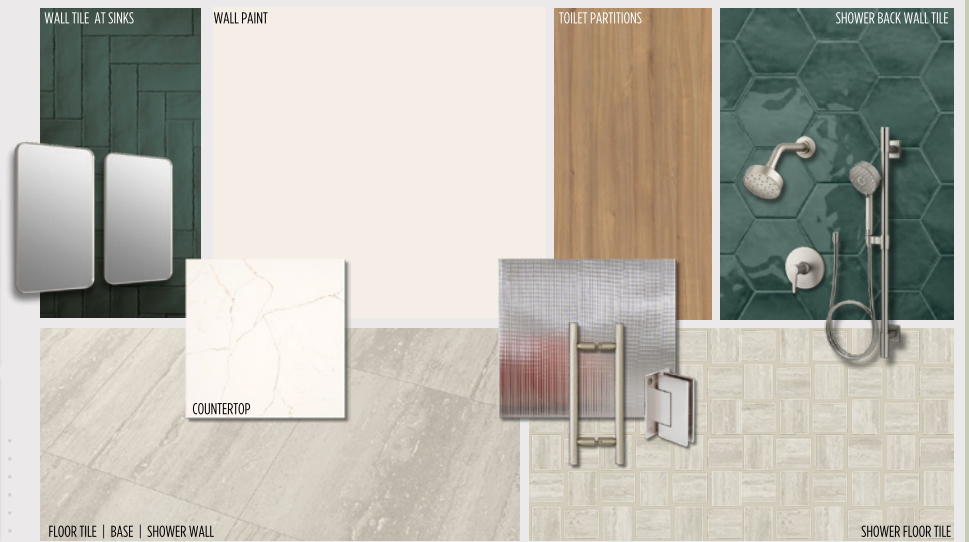
BUILDING FINISHES

elevator lobbies & restrooms currently underway

ELEVATOR LOBBIES



RESTROOMS



FIRST FLOOR

conceptual suite layouts

LOBBY

SUITE 120
8,466 RSF

SUITE 110
8,670 RSF

SUITE 130
4,801 RSF

SUITE 140
3,196 RSF

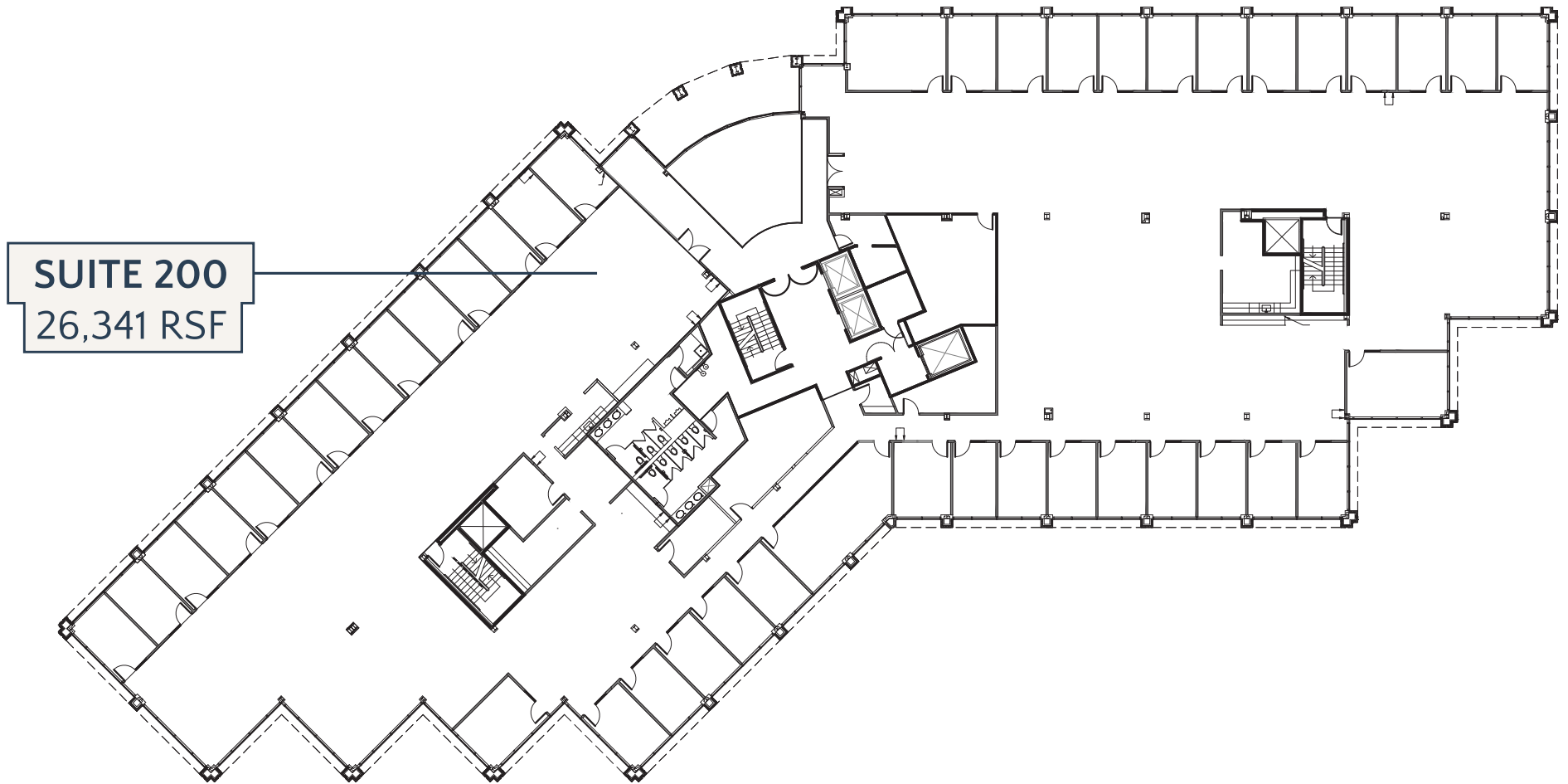
PATIO

New expansive patio, ideal for a relaxing break or outdoor meeting.



SECOND FLOOR

full floor available



THIRD FLOOR

full floor available



tenant engagement & COMMUNITY

- Weekly food trucks
- Community drives, walks, and fundraisers
- Group fitness classes
- Live entertainment
- Skill-based workshops and more



what tenants are saying

I love the fitness classes. The teachers are great and it's a good initiative.

Super fun times. Keep creating..the events have been extraordinary and help break up the stress of my work day.

Tenants also appreciate the sense of community created by responsive, pro-active on-site property management and curated tenant engagement events throughout the year.

unparalleled PARK AMENITIES





THE GREEN POCKET PARK



BOCCE COURT



WALKING TRAILS



THE PATIO



THE PERK CAFÉ + LOUNGE

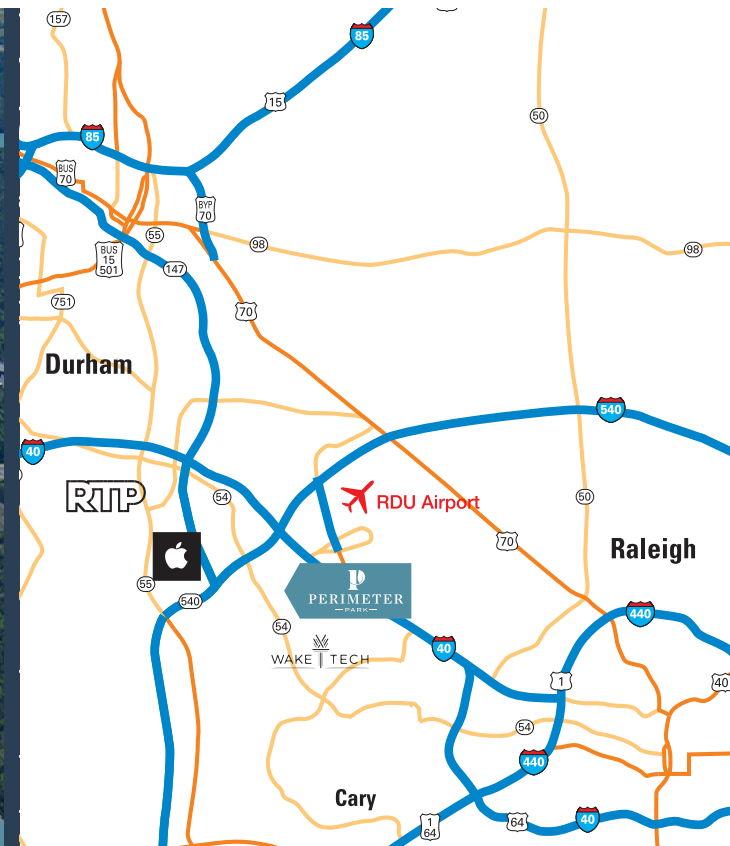


MEETING SPACE

1700 Perimeter Park offers access to the abundant amenities within Perimeter Park.

- Two fitness centers with locker rooms and showers
- The Green pocket park with bocce court and putting green
- 7 miles of walking trails
- The Perk Café and Lounge equipped with Wi-Fi and laptop hookups
- Expansive outdoor lounge just outside The Perk Café
- Meeting Space with 16-person boardroom and training room for up to 60 people
- Marketplace shops including over 10 restaurants, hotels, and services

exceptional LOCATION



WITHIN 5 MILES

 **400+**
RESTAURANTS/BARS

 **580+**
RETAIL OPTIONS

 **80+**
HOTELS/LODGING

Ideally situated just off I-40 and I-540, providing easy access to all points in the Triangle, and only three minutes from Research Triangle Park and the RDU International Airport.

DETAILS

LOCATION	Perimeter Park / 1700 Perimeter Park Drive, Morrisville, NC 27560
BUILDING AREA	80,277 rentable square feet
AVAILABLE FOR LEASE	76,601 RSF multi-tenant
LEASE RATE	\$29.50 PSF, Full Service
TOTAL FLOORS	Three
CEILING HEIGHT	14'-3"
CEILING MATERIAL	Sheet rock and acoustical tiles
INTERIOR WALLS	Drywall and metal studs
STRUCTURAL	Poured concrete slab on grade; structural steel framing exterior consists of brick veneer supported at rough openings via steel lintels; rough openings are infilled with aluminum storefront windows, aluminum entrances with insulated glazing and steel service doors
PARKING	362 spaces 6 handicap spaces, 1 van accessible
ROOF	Steel deck, rigid insulation, 45-mil white TPO mechanically attached single-ply, 15-year Firestone warranty, expires 06/22/2034
SECURITY	Tridium Niagara Access Control maintained by Trinity Partners; Best 7-pin interchangeable cores
LIFE SAFETY	Fully sprinklered Fire alarm monitored by Security Central
ELECTRIC	750 KVA switch gear 2000 amp
HVAC	RTU's, VAV & FPB's-BAS controlled Tridium Niagara Frontend ASD and Honeywell LON controllers
BUILDING SERVICES	On-site property management and building engineers by Trinity Partners
EXTERIOR SIGNAGE & BRANDING	Building signage available, visible from Perimeter Park Drive

CONTACT

LEASING

William Allen

Managing Partner

919.415.4390

wallen@trinity-partners.com

Alex Dunn

Director, Office Leasing

919.415.4405

adunn@trinity-partners.com

OWNERSHIP

Headquartered in Singapore, Mapletree is a global real estate development, investment, capital and property management company committed to sustainability. With 2,700 employees worldwide, the Group strategically invests in high-growth markets and sectors, delivering award-winning projects and attractive returns across asset classes.

Mapletree manages three Singapore-listed real estate investment trusts (REITs) and nine private equity real estate funds, with assets across Asia Pacific, Europe, the United Kingdom and the United States. Since entering the U.S. in 2014, the Group has built a diverse portfolio spanning logistics, data center, office, student housing and multifamily properties — now representing 25% of its ~\$60.1 billion in assets under management.

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