



2000 Bear Cat Way, Morrisville, NC 27560

**\$25 - \$27/SF/YR**

**\$2.08 - \$2.25/SF/MO**

Flex / Office Space - Fully Conditioned with Dock Door

Flex / Office space with Drive-in Rollup Dock Door. Fully Conditioned space.



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Listing Added: 03/29/2022

Listing Updated: 07/25/2025



Building Details

Property Type	Office, Special Purpose, Industrial	Subtype	Traditional Office, Coworking, Flex, Manufacturing, Distribution, Warehouse, R&D
Tenancy	Multiple	Total Building SqFt	3,117
Minimum Divisible SqFt	1,023	Max Contiguous SqFt	3,117
Total Building Suites	3117	Year Built	2001
Stories	1	Ceiling Height	16' 3"
Loading Docks	1	Total Parking Spaces	2.8
Drive Ins	1	Collection Street	Aviation Parkway
Cross Street	Bear Cat way	Zoning	ORD

Building Description

>>>>>Suite #111 Available on May 1st.<<<<<

>>>>>Suite #109 Available on Jun 1st.<<<<<

Flex spaces in Bear Cat Park in Morrisville

Fully Conditioned space.

Individual Drive Thru Dock Doors

Ready to Move in now.

Within minutes to Airport. Easy access off of Aviation Parkway....

Office with store front windows.

Concrete Floor with ~12' Drive-In Dock Door.

16'+ Clear Ceiling height.

Fully conditioned space.

Google Fiber available.

Private ADA complaint bathroom

Building Highlights

Fully Conditioned space.

Individual Drive Thru Dock Doors

Ready to Move in now.

Within minutes to Airport. Easy access off of Aviation Parkway....

Office with store front windows.

Concrete Floor with ~12' Drive-In Dock Door.

16'+ Clear Ceiling height.

Fully conditioned space.

Building Location (1 Location)



Suite 109 Details

See Floor plan attached. Office with store front windows. Concrete Floor with ~12' Drive-In Dock Door. Fully conditioned space. Google Fiber available. Private ADA complaint bathroom. Can be combined with adjacent suite to get up to 3117 Sq.ft and 3 bay drive in doors.

Listing Type	Direct	Space Subtype	Traditional Office,Coworking,Flex,Manufacturing,Distribution,Warehouse,R&D
RSF	1,063 SF	Space Available	6/1/25
Loading Docks	1	Drive-in Doors	1
Parking	2.5	Rate (Per SF)	\$25 / SF / YR
Lease Type	NNN	Lease term	Negotiable
Total CAM (Per SF/YR)	\$3.7	Total Rate (Per SF/YR)	\$28.7
Days on Market	1214 days		

Suite 109 Floorplan



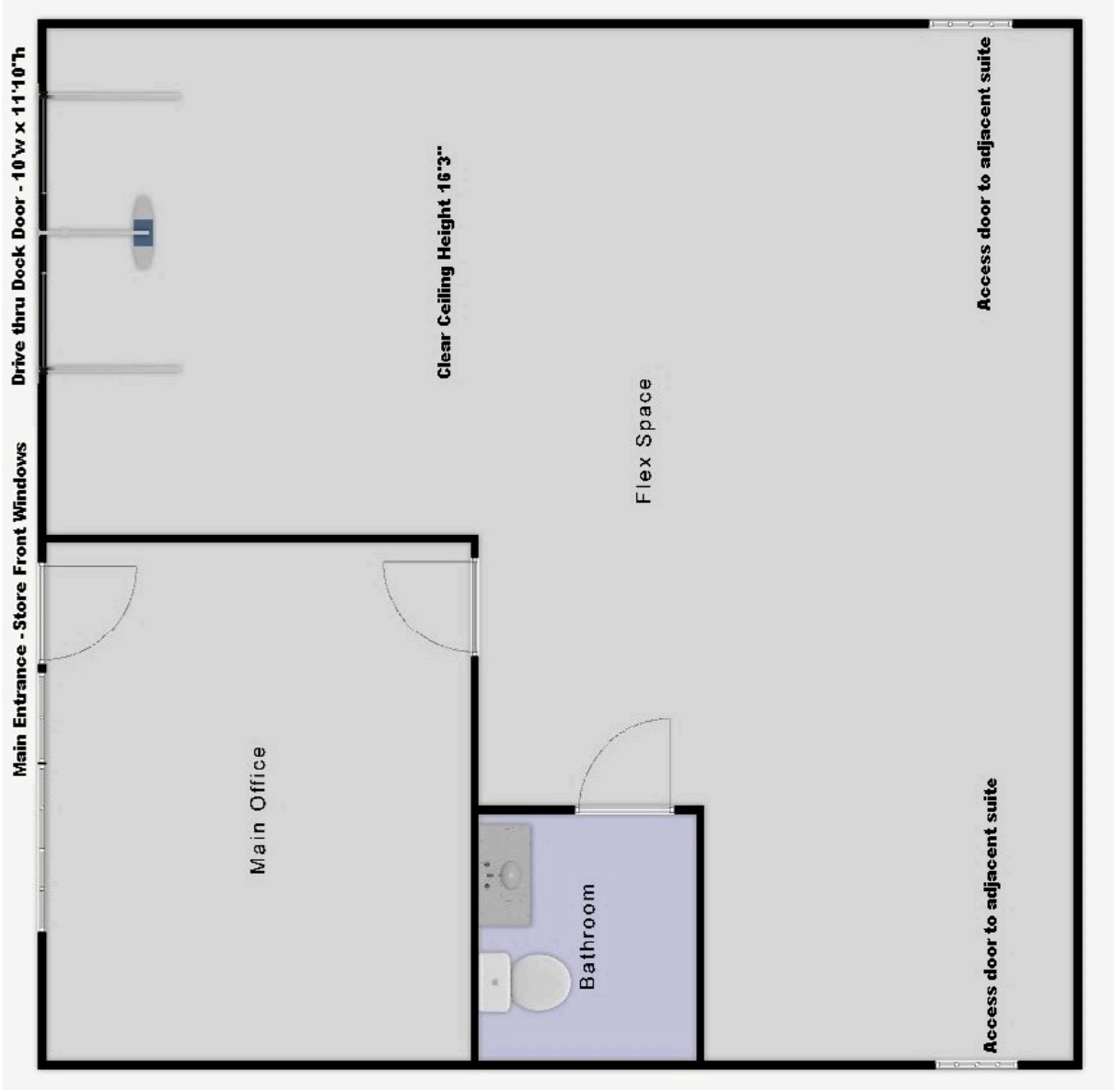
Suite 110 Details

See Floor plan attached. Office with store front windows. Concrete Floor with ~12' Drive-In Dock Door. Fully conditioned space. Google Fiber available. Private ADA complaint bathroom. Can be combined with adjacent suite to get up to 3117 Sq.ft and 3 bay drive in doors.

Listing Type	Direct	Space	Traditional
		Subtype	Office,Coworking,Flex,Manufacturing,Distribution,Warehouse,R&D
RSF	1,023 SF	Min Contiguous SF	1,023 SF
Max Contiguous SF	3,118 SF	Space Available	7/1/25
Loading Docks	1	Drive-in Doors	1
Rate (Per SF)	\$26 / SF / YR	Lease Type	NNN
Lease term	Negotiable	Total CAM (Per SF/YR)	\$3.7
Total Rate (Per SF/YR)	\$29.7	Days on Market	1214 days



Suite 110 Floorplan



Suite 111 Details

Bonus Mezzanine additional Space of 780sq.ft See Floor plan attached. Office with store front windows. Concrete Floor with ~12' Drive-In Dock Door. Fully conditioned space. Google Fiber available. Private ADA complaint bathroom. Can be combined with adjacent suite to get up to 3117 Sq.ft and 3 bay drive in doors.

Listing Type	Direct	Space	Traditional
		Subtype	Office,Coworking,Flex,Manufacturing,Distribution,Warehouse,R&D
RSF	1,700 SF	Space Available	5/1/25
Loading Docks	1	Drive-in Doors	1
Parking	2.5	Rate (Per SF)	\$27 / SF / YR
Lease Type	NNN	Lease term	Negotiable
Total CAM (Per SF/YR)	\$3.7	Total Rate (Per SF/YR)	\$30.7
Days on Market	1214 days		



Property Photos (25 photos)

