

AVISON  
YOUNG



# Aerial Center Business Park

OFFICE SPACE WITH PREBUILT SERVER LAB FOR SUBLEASE

9001 Aerial Center Parkway, Morrisville, North Carolina 27560



# OFFICE SPACE WITH PREBUILT SERVER LAB FOR SUBLEASE

9001 Aerial Center Parkway, Suite 125, Morrisville, NC

## PROPERTY HIGHLIGHTS

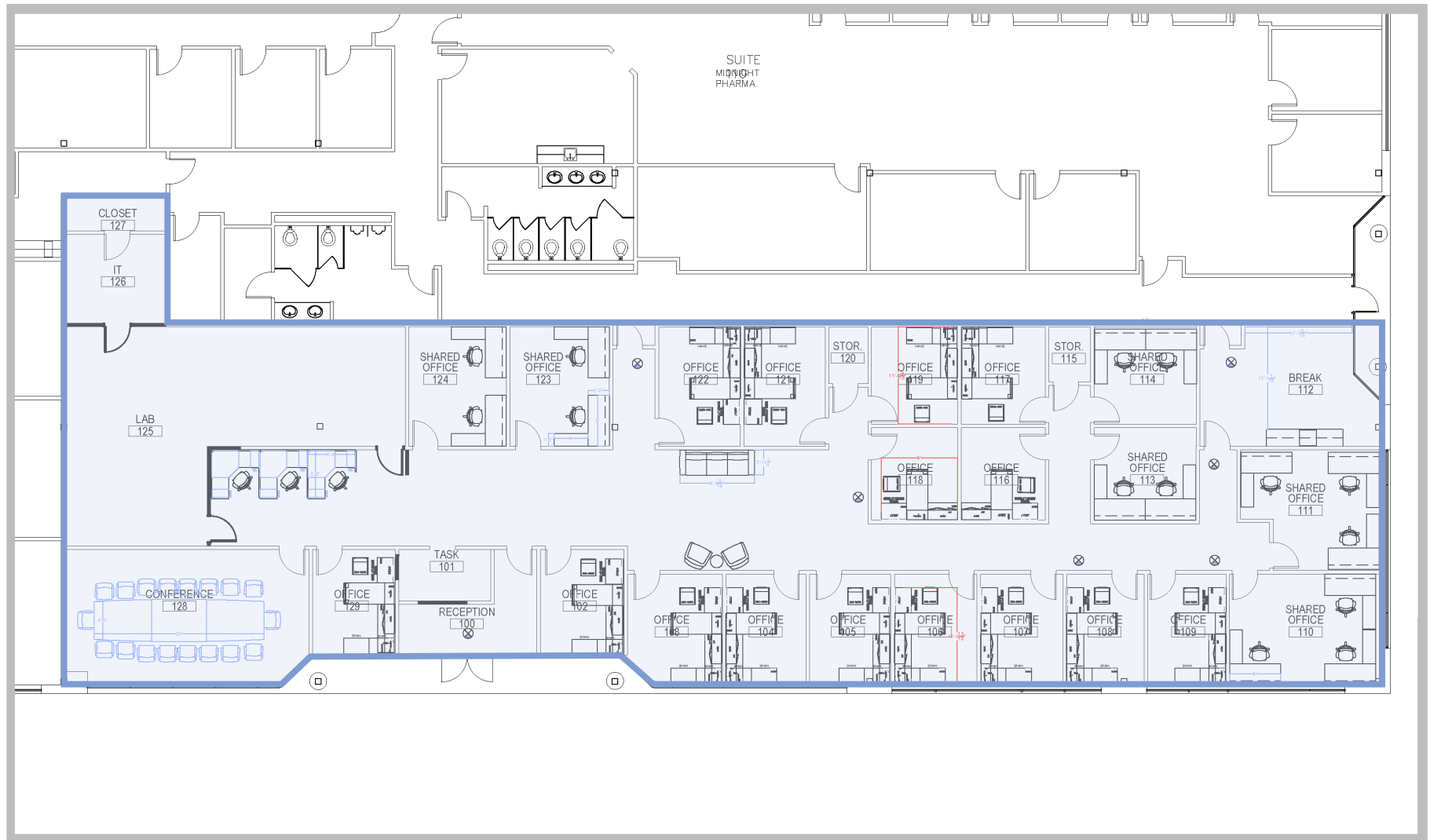
- ±7,385 SF available for sublease
- Lab space is currently set up as a server lab
- Access to 3,000 SF amenity space with internet lounge, conference room and fitness center
- Available immediately
- Excellent location with immediate access to I-40 and RDU Airport
- Signalized entrance off Airport Boulevard

## OFFERING SUMMARY

Address:	9001 Aerial Center Parkway, Morrisville, NC 27560
Suite:	125
Available SF:	±7,385 SF
Sublease Rate:	\$20.00/SF
Sublease Through:	05/31/2027
Availability:	Immediate
Market:	Raleigh/Durham
Submarket:	RTP/RDU



# Floor plan



## SUITE 125

Available SF: ±7,385 SF

Sublease Rate: \$20.00/SF



# Additional photos

---







# For more information, please contact:

**Evan Sassaman**

Senior Vice President

717 215 4507

[evan.sassaman@avisonyoung.com](mailto:evan.sassaman@avisonyoung.com)

**John Gainey**

Senior Vice President

919 622 9600

[john.gainey@avisonyoung.com](mailto:john.gainey@avisonyoung.com)

Visit us online  
[avisonyoung.com](http://avisonyoung.com)

©2025 Avison Young Commercial Real Estate Services, LP,  
Commercial Real Estate Agency. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources  
which we deem reliable and, while thought to be correct, is not  
guaranteed by Avison Young.

**AVISON  
YOUNG**