

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



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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 | |

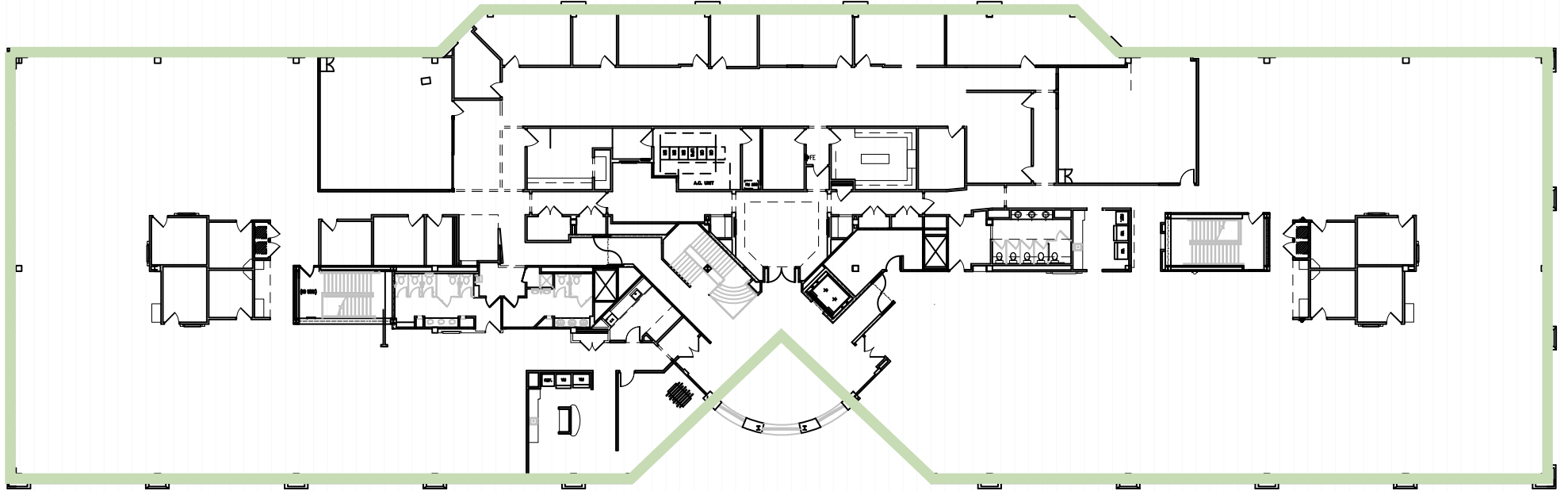
Office Availabilities

| | Size | Rate <i>Full Service</i> | Condition |
|--|--|-----------------------------|---|
| Suite 200 | 31,445 SF <i>*space can be subdivided</i> | \$23.00/SF | \$32.50/SF Tenant Improvement Allowance |
| <ul style="list-style-type: none">• Landlord can finance additional Tenant Improvement Allowances above what is listed• No lender approval needed | | | |

SECOND FLOOR

Suite 200 31,445 SF

**Space can be Subdivided*



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