

# 3300 PARAMOUNT

3300 PARAMOUNT PKWY  
MORRISVILLE, NC 27560



*Beautiful Three-Story, Class A office located just off I-40 and I-540 in the heart of Perimeter Park.*

- Significant glassline exposure
- Above standard parking
- Surrounded by abundant retail and dining options
- Building and monument signage available

Suite 100: 9,742 RSF\*

Suite 120: 2,453 RSF\*

\*available 2/1/2026

Suite 150: 9,572 RSF

Plug & Play opportunity.  
available 12/1/2025

**\$30.00 PSF, Full Service**



TRINITY  
PARTNERS

MeritageHomes

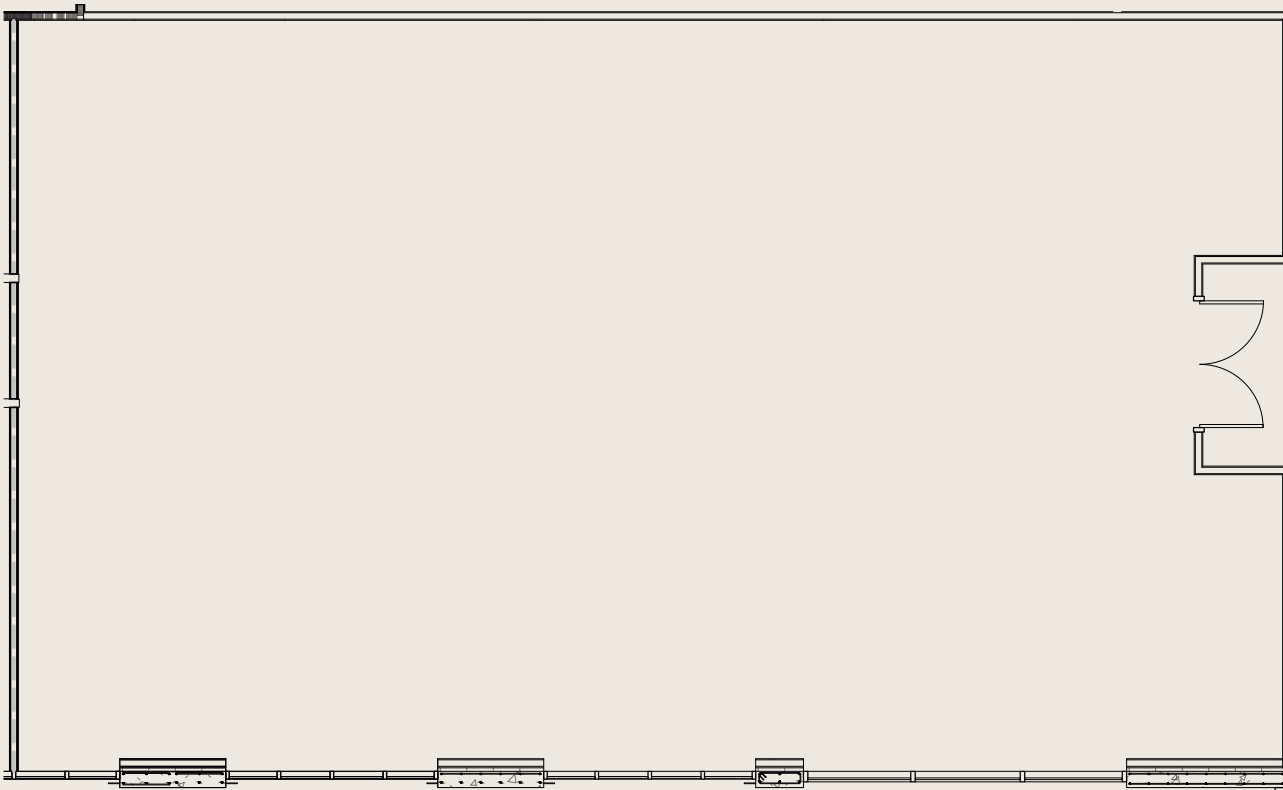
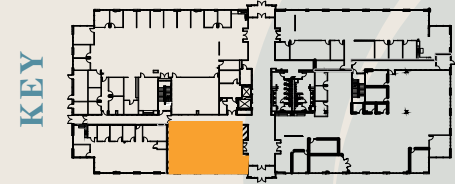
VARONIS

3300

PerimeterParkOffice.com

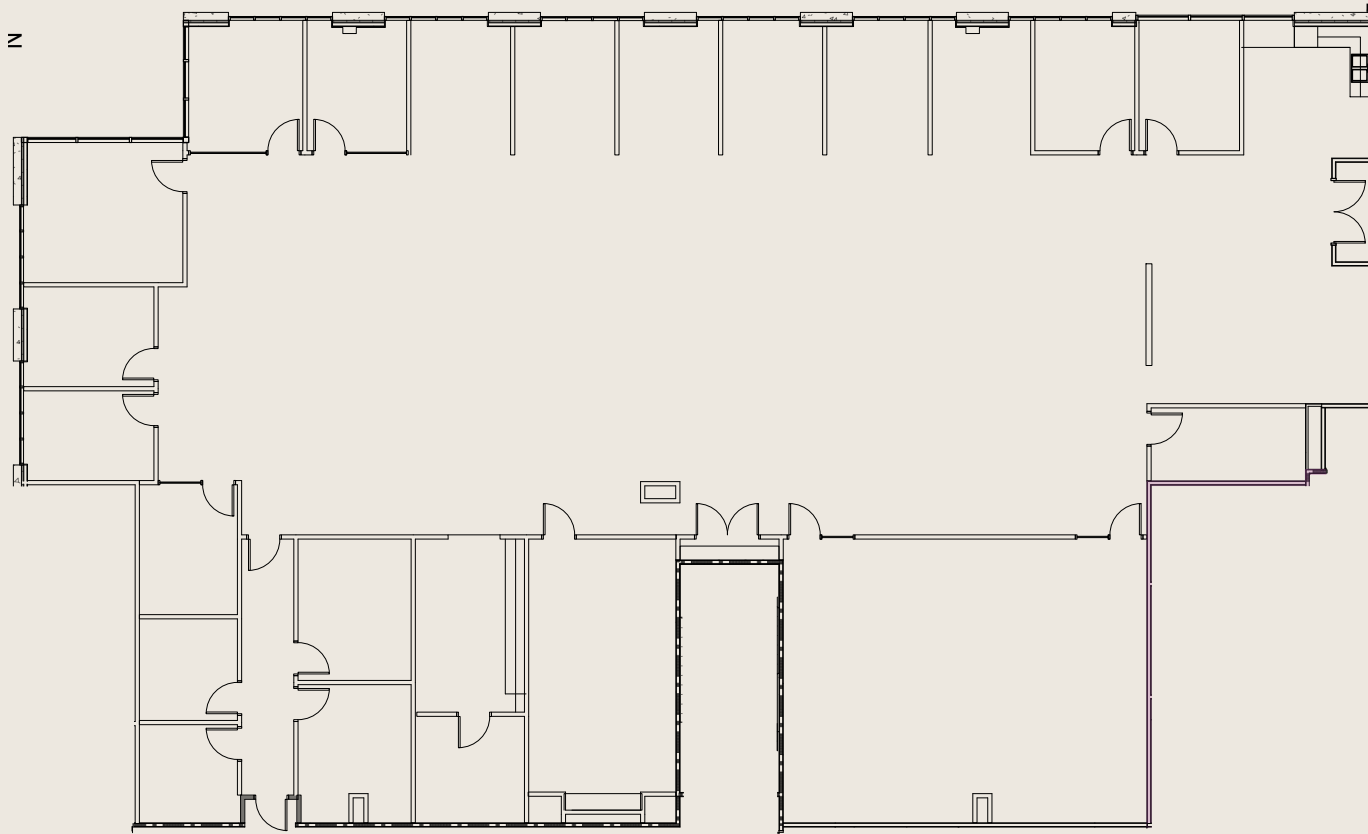
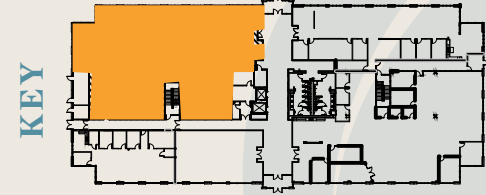
# SUITE 100 - 9,742 RSF

AVAILABLE 2/1/2026



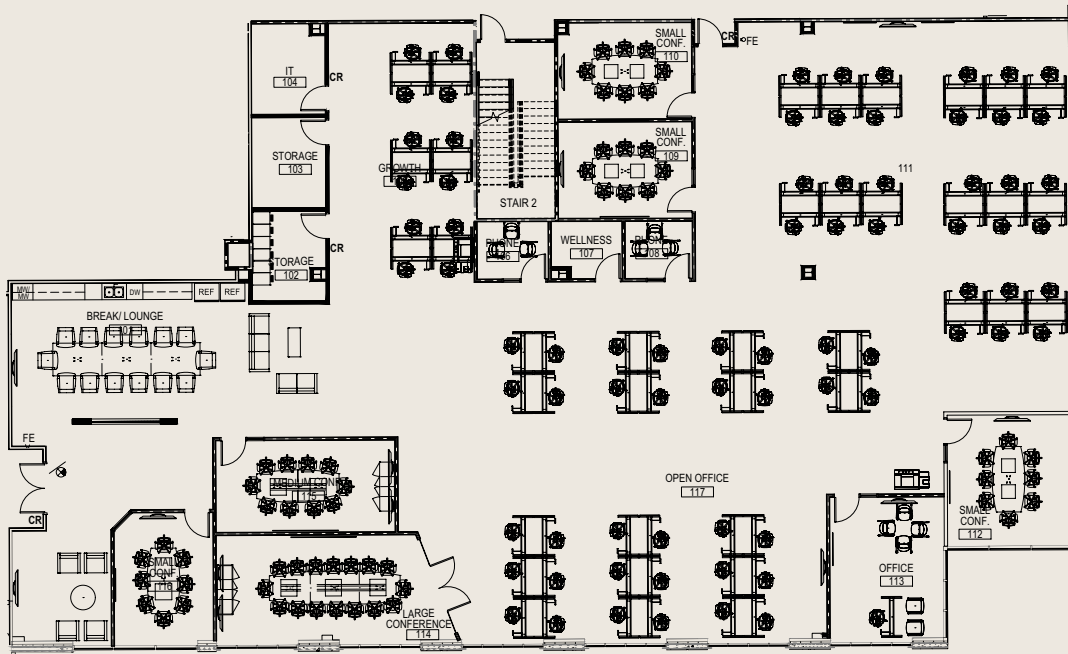
# SUITE 120 - 2,453 RSF

AVAILABLE 2/1/2026

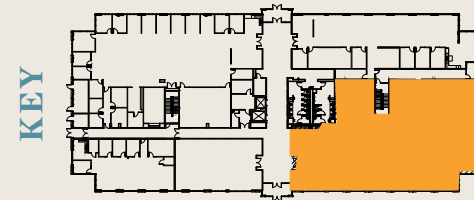


# SUITE 150 - 9,572 RSF

AVAILABLE 12/1/2025



**FULLY FURNISHED  
PLUG + PLAY OPPORTUNITY**





FITNESS CENTER



THE GREEN POCKET PARK



WALKING TRAILS



# unparalleled PARK AMENITIES

THE PATIO



THE PERK CAFÉ + LOUNGE



THE PERK MEETING SPACE



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



# 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

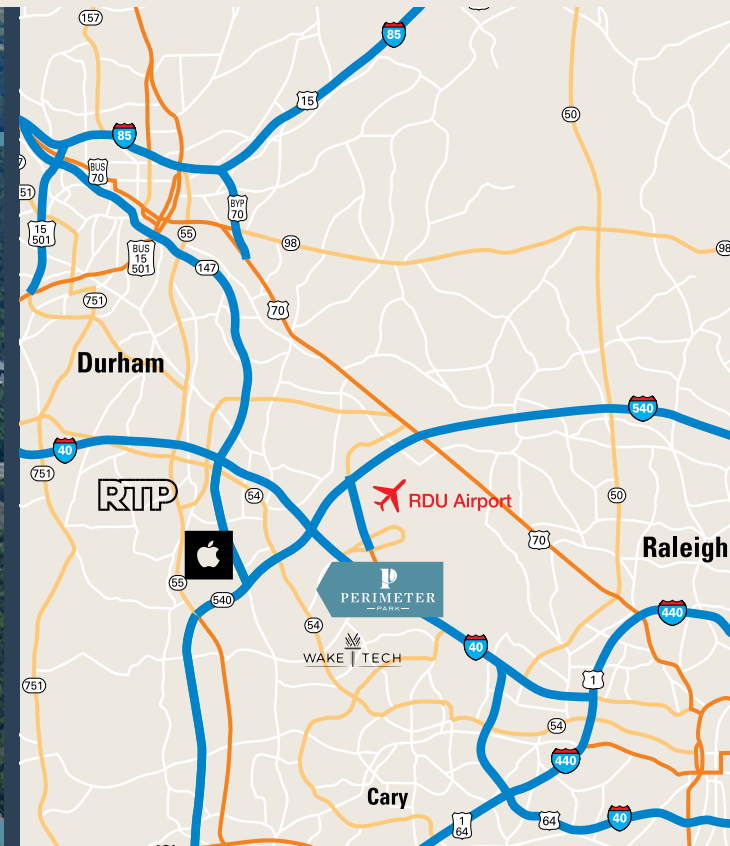
“I love the fitness classes. The teachers are great and it's a good initiative.”

“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.



# exceptional LOCATION



**WITHIN 5 MILES**

**404+**  
RESTAURANTS/BARS

**583**  
RETAIL OPTIONS

**81**  
HOTELS/LODGING

Conveniently located just off I-40 and I-540 providing easy access to all points in the Triangle, and only 3 minutes from Research Triangle Park and the RDU International Airport.

# CONTACT

## LEASING



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## OWNERSHIP

mapleēree

Headquartered in Singapore, Mapletree is a global real estate development, investment, capital and property management company committed to sustainability. Its strategic focus is to invest in markets and real estate sectors with good growth potential. By combining its key strengths, the Group has established a track record of award-winning projects, and delivers consistent and high returns across real estate asset classes.

[mapletree.com.sg](http://mapletree.com.sg)



PERIMETER

— PARK —

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