

PRICE IMPROVEMENT

FULL BUILDING OR CONDOMINIUMS
AVAILABLE FOR SALE OR FOR LEASE



3500 GATEWAY

* POTENTIAL TO CONDOVERT

SINGLE STORY OFFICE/FLEX BUILDING*
MORRISVILLE, NC

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

RCR is pleased to present this rare stand-alone, single-story office/flex building for sale or for lease. The building presents an attractive opportunity for investors or owner-users, offering flexibility for conversion to various uses including lab or flex space. The building is currently demised into two suites consisting of approximately 95% office space, with two roll up doors (one for each suite). The building is strategically located within an office and flex development directly off Aviation Parkway at interstate I-40, minutes from RDU Airport. The central location provides easy access to Raleigh, Durham, Cary and Chapel Hill. Discover a rare opportunity to own or lease a standalone commercial building in a highly desirable location. This versatile property can be acquired as a full building or divided into individual condo units, offering flexibility to meet a variety of business needs.



PROPERTY

PROPERTY DETAILS

ADDRESS	3500 Gateway Centre Blvd. Morrisville, NC 27560
YEAR BUILT	1997
ROLL UP DOORS	Two (2)*
BUILDING SIZE	19,600 SF
AVAILABILITY	8,475 - 11,125 SF
LOT SIZE	2.02 Acres
PARKING RATIO	75 Spaces Front and Rear
HVAC	Rooftop, Size and Age Vary
ROOF	TPO- 2023
CEILING HEIGHT	14 ft Approx
ZONING*	ORD - **Airport overlay district
SIGNAGE	Building & Monument

* One Per Suite

This property is located in the **Airport Overlay District, which includes additional restrictions on use. Please review prohibited uses here:
https://codelibrary.amlegal.com/codes/cary/latest/cary_nc/0-0-0-68194

OPPORTUNITY	SIZE	SALE PRICE	LEASE RATE
FULL BUILDING	19,600 SF	\$3,135,000	Negotiable
SUITE 100	+/- 11,125 SF	Negotiable	Negotiable
SUITE 200	+/- 8,475 SF	Negotiable	Negotiable

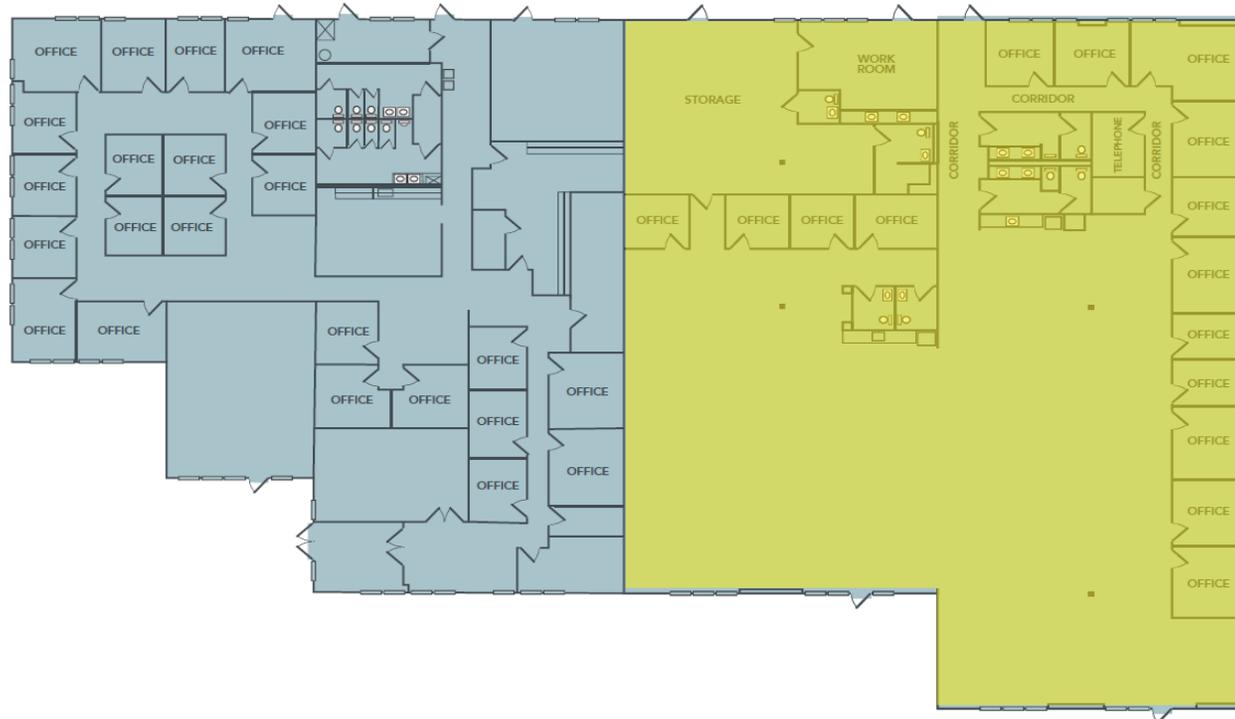
*** Property not currently converted



FLOOR PLANS

Suite 200: +/- 8,475 SF

Suite 100: +/- 11,125 SF



SURVEY

STATE OF NORTH CAROLINA _____ COUNTY _____
 THE FOREGOING CERTIFICATE(S) OF _____
 IS (ARE) CERTIFIED TO BE CORRECT. THIS INSTRUMENT WAS PRESENTED FOR
 REGISTRATION AND RECORDED IN THE OFFICE IN PLAT (BOOK) (CABINET) _____
 PAGE (SLICE) NO. _____, PLAT NO. _____
 THIS THE _____ DAY OF _____, 19____ AT _____ O'CLOCK(AM/PM).
 _____ REGISTER OF DEEDS

BY _____
 (DEPUTY / ASSISTANT)

Certificate of approval and acceptance of dedications.
 I, Richard Adams, the town clerk of Cary, N.C., do certify
 that the town of Cary approved this plat or map and accepted the dedication
 of the streets, easements, rights-of-way and public parks shown thereon, but
 assume no responsibility open or maintain the same, until in the opinion
 of the governing body of the Town of Cary it is in the public interest to do
 so. 6/24/99
Richard Adams
 Town Clerk

THE TRAVELERS INS. CO.
 D. B. 5063, PG. 166
 B. N. 1994, PGS. 312-315

STATE OF NORTH CAROLINA, COUNTY OF WAKE
 I, Richard Adams, REVIEW OFFICER OF WAKE COUNTY, CERTIFY
 THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED
 MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
6/29/99 R. Adams
 DATE REVIEW OFFICER

Certificate of approval for recording. I hereby certify that the subdivision
 plat shown hereon has been found to comply with the subdivision regulations
 of the Town of Cary with the exception of such variances, if any and
 conditions of approval as are noted in the minutes of the Town Council
 and/or Zoning Board of Adjustment and that has been approved for
 recording in the office of the county register of deeds. 6/23
12/24

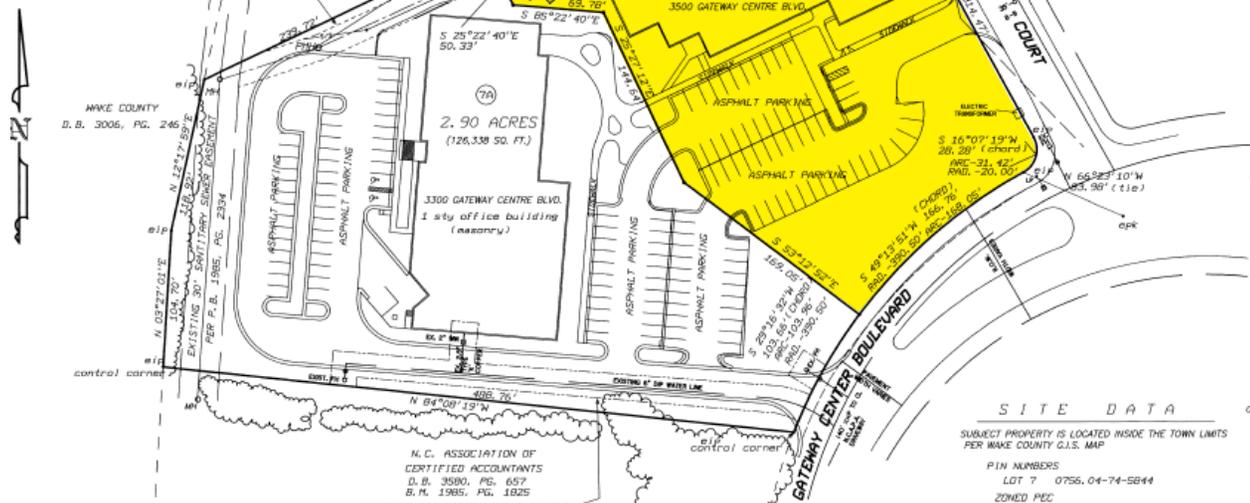
Richard Adams
 Director of Development Services

THIS PLAT NOT TO BE RECORDED
 AFTER 25 DAY OF 7/9
 1 COPY TO BE RETAINED FOR THE CITY.
 THIS PLAT IS 1 IN OUT
 OF THE CITY LIMITS.
 HTE # 99-064

Certificate of approval for recording. I certify that
 this plat complies with Chapter 10, Part 1, Reserve Note
 Districts of the Urban Development Ordinance as
 in the Register of Deeds Office. None from
 a public drinking water supply district may apply.

 Stormwater Management Engineer

NORTH RELATIVE TO SITE PLAN
 PREPARED BY R. L. HORWATH, ASSOC.
 DATED 02-03-97



- SYMBOLS :**
- DP EXISTING IRON PIPE OR PIN
 - NP NEW IRON PIPE OR PIN
 - EPK EXISTING PIVOT NAIL
 - NPW NEW PIVOT NAIL
 - EDPS EXISTING COTTON SPINDLE SPIKE
 - NDPS NEW COTTON SPINDLE SPIKE
 - WSPS EXISTING WOOD SPINDLE SPIKE
 - NSPS NEW WOOD SPINDLE SPIKE

SITE DATA

SUBJECT PROPERTY IS LOCATED INSIDE THE TOWN LIMITS
 PER WAKE COUNTY G.I.S. MAP

PIN NUMBERS
 LOT 7 0756.04-74-5844

ZONED MEC

BUILDING SETBACKS
 30' FRONT (STREET SIDE)
 10' SIDE
 15' REAR

DEED REFERENCES
 D. B. 6530, PG. 386
 B. N. 1985, PG. 2934





MARKET OVERVIEW

RALEIGH-CARY-DURHAM-CHAPEL HILL RESEARCH TRIANGLE AT A GLANCE

The Research Triangle (the “Triangle”) is distinctly known as a national front runner in economic and population growth. This region in the North Carolina Piedmont incorporates the Raleigh-Cary-Durham-Chapel Hill CBSAs which has grown to over 2.4 million residents. The Raleigh-Cary metro area has experienced remarkable growth of 10.2% since 2020, reaching 1.6 million people, while Durham-Chapel Hill grew 6.6% to approximately 621,000 residents during the same period.

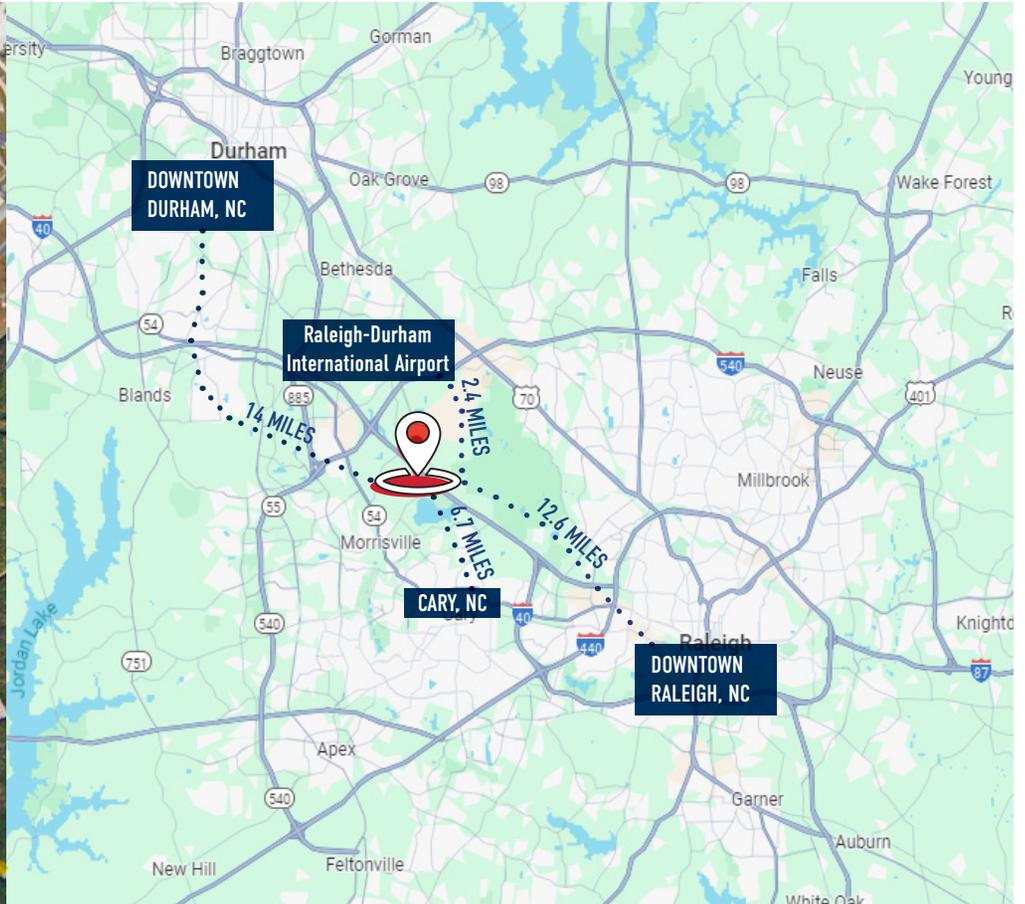
Projections through 2030 indicate the region will continue as one of the nation’s leaders in population growth, with some Triangle counties experiencing a cumulative five-year population change of 56.8%.

The Triangle is best known and aptly named for the triangular proximity of its renowned major universities—University of North Carolina in Chapel Hill, Duke University in Durham and North Carolina State University in Raleigh. As demand for talent escalates, global employers are finding a home in the area to access this professional, highly-educated workforce, but also due to the relative cost savings they can achieve when compared to gateway cities such as New York, Boston, and Washington D.C.

Companies are going to where they can find the best employees for their money, and the Triangle is leading the nation, as evidenced by the fact that the area is one of the nation’s fastest growing “large city” populations in the country. People from all over the country are migrating to the Triangle for the work-life balance and central location with drive times of just two hours to coastal beach fronts and three hours to mountain retreats. The region is home to 7,000+ companies, including 700+ international corporations, with nearly \$3 billion in R&D funding annually and 65,000 bachelor’s degrees awarded each year.

#1	#	#3	#5	#4	#8
Best Large City in America <i>WalletHub (2025)</i>	Best City for Recent College <i>DP (2025)</i>	Happiest City in America <i>SmartAsset (2025)</i>	Among STEM Job Growth Index <i>RCLCO STEMdex (2025)</i>	Best Places to Live in the US <i>Money (October 2022)</i>	Safest Large City in the US <i>Far & Wide (2024)</i>

LOCATION OVERVIEW





CONTACTS

Sam DiFranco Jr., CCIM, SIOR

Principal

919-604-2137

sdifrancojr@richcommercialrealty.com

Dylan Heafner, CCIM, SIOR

Principal

919-618-3026

dheafner@richcommercialrealty.com

Conley Moretz

Vice President

757-817-1348

cmoretz@richcommercialrealty.com

RCR

RICH COMMERCIAL REALTY

3840 Ed Drive, Suite 108

Raleigh, NC 27612 | (919) 821-7880

richcommercialrealty.com

DISCLAIMER: While we have made every attempt to ensure that the information contained herein is accurate, Rich Commercial Realty, LLC ("RCR") is not responsible for any errors or omissions, or for the results obtained from the use of this information. All information provided herein is provided with no guarantee of completeness, accuracy, or timeliness, and without warranty of any kind, express or implied, including, but not limited to warranties of performance, merchantability, and fitness for a particular purpose. We strongly recommend you and/or your advisory team perform a thorough review of the included property to determine its compatibility with your real estate goals and specifications. In no event will RCR, its partners, agents, or employees be liable to you or anyone else for any decision made or action taken in reliance on the information herein.