

# 3500

# PARAMOUNT PARKWAY



FULL BUILDING, SINGLE TENANT OPPORTUNITY



[HOME](#)

[HIGHLIGHTS](#)

[FLOORPLAN](#)

[AMENITIES](#)

[LOCATION](#)



# 3500 PARAMOUNT PARKWAY



HOME

HIGHLIGHTS

FLOORPLAN

AMENITIES

LOCATION



- » Full lab building opportunity in move-in ready condition
- » 61,603 SF available
- » Backup generator and UPS
- » Hydraulic lift delivery
- » Cold storage and growth chambers
- » Dedicated outdoor chemical storage
- » 277/480 volt 3-phase systems, 3000 amps
- » HVAC - 250+ ton chillers
- » RODI water system
- » Central vacuum and compressed air
- » EV charging station
- » Outdoor patio off breakroom
- » 2.73/1000 parking ratio

# 3500 PARAMOUNT PARKWAY



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OPEN OFFICE SPACE



TRAINING ROOM



PRIVATE BALCONY



# 3500 PARAMOUNT PARKWAY

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## First Floor



Lab



Ship/Receiving



Cold Rooms



Waste Autoclave



Training Room



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# 3500 PARAMOUNT PARKWAY

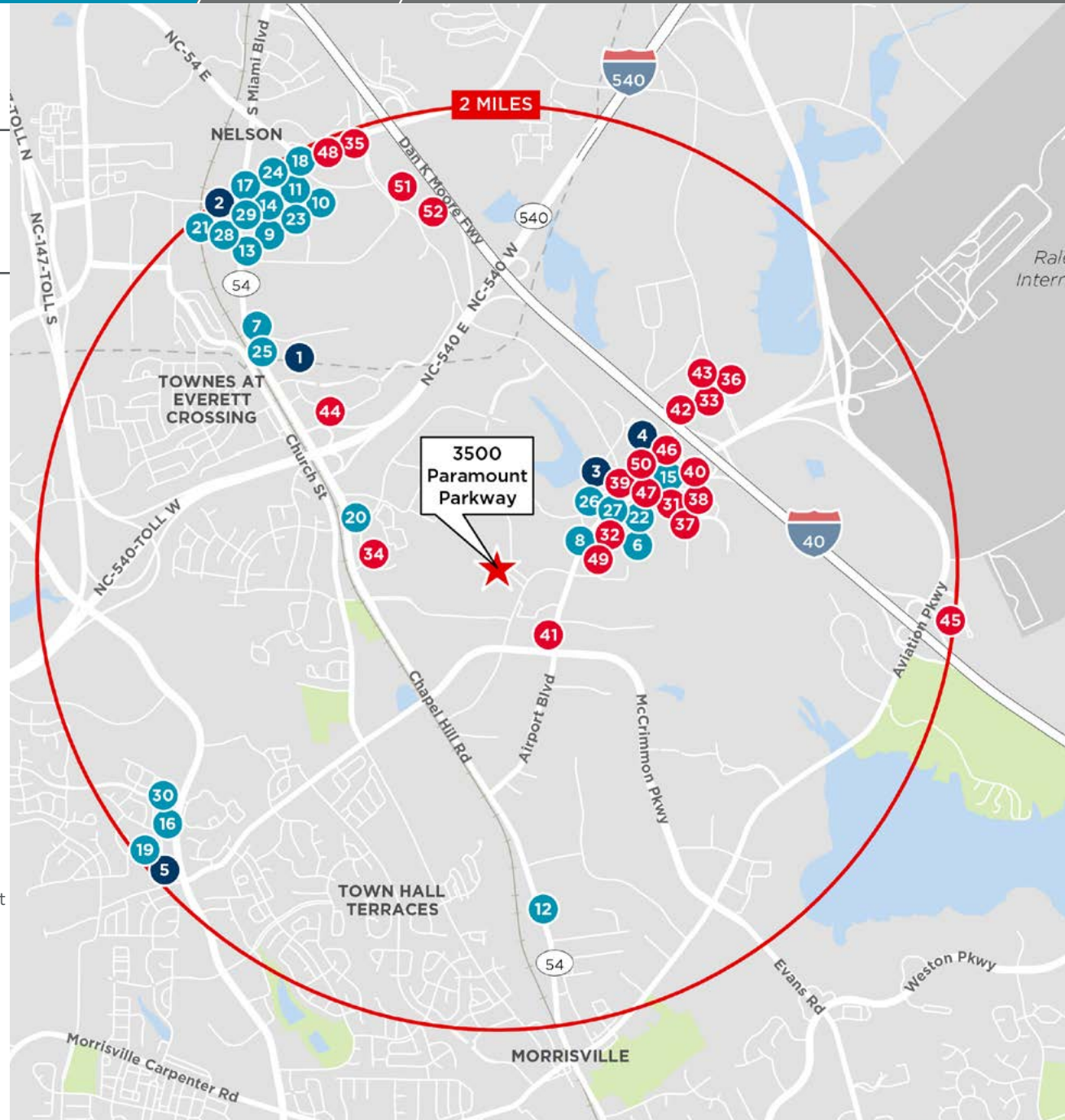
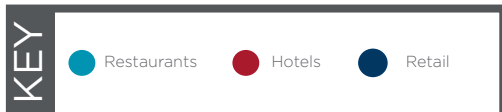
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## Local Amenities

Amenities within 2 miles



- |                               |  |
|-------------------------------|--|
| 1. Walmart                    | 28. Firehouse Subs                     |
| 2. Office Depot               | 29. Chipotle Mexican Grill             |
| 3. Cracker Barrel             | 30. Domino's Pizza                     |
| 4. Timberland                 | 31. Holiday Inn Express                |
| 5. Harris Teeter              | 32. Holiday Inn                        |
| 6. Jersey Mike's              | 33. Hyatt Place                        |
| 7. Wayback Burgers            | 34. Hyatt House                        |
| 8. Bojangles'                 | 35. Comfort Suites                     |
| 9. First Watch Restaurants    | 36. Cambria Suites                     |
| 10. Mez Contemporary Mexican  | 37. Staybridge Suites                  |
| 11. Page Road Grill           | 38. Quality Inn                        |
| 12. Subway                    | 39. Extended Stay America              |
| 13. Panera Bread              | 40. La Quinta Inns & Suites            |
| 14. McDonald's                | 41. WoodSpring Suites                  |
| 15. Wendy's                   | 42. Country Inn & Suites by Radisson   |
| 16. Wendy's                   | 43. Tru by Hilton                      |
| 17. Arby's                    | 44. Home2 Suites                       |
| 18. Starbucks                 | 45. Hilton Garden Inn                  |
| 19. Starbucks                 | 46. Microtel Inn & Suites              |
| 20. Starbucks                 | 47. Days Inn                           |
| 21. Burger King               | 48. Wingate by Wyndham                 |
| 22. Waffle House              | 49. Four Points By Sheraton            |
| 23. Moe's Southwest Grill     | 50. Fairfield Inn & Suites by Marriott |
| 24. Jimmy John's              | 51. Sheraton Hotels & Resorts          |
| 25. Bruegger's                | 52. SpringHill Suites by Marriott      |
| 26. Cracker Barrel            |  |
| 27. Texas Steakhouse & Saloon |  |





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## Optional Amenities



**THE CARRINGTON ROOM**  
SEATS 40-60

LOCATED AT 3025 CARRINGTON MILL BLVD.



OTHER OPTIONAL AMINITIES ARE OFFERED AT 3025 CARRINGTON MILL BOULEVARD. THE PERK OFFERS A GYM FULLY EQUIPT WITH LOCKERS AND SHOWERS, A CAFE OPERATING DURING BUSINESS HOURS, TRAINING AND CONFERENCE ROOMS.



**24/7 FITNESS CENTER**

LOCATED AT 3025 CARRINGTON MILL BLVD.



**FITNESS CENTER INCLUDES  
ACCESSIBLE LOCKERS AND  
SHOWERS**

LOCATED AT 3025 CARRINGTON MILL BLVD.

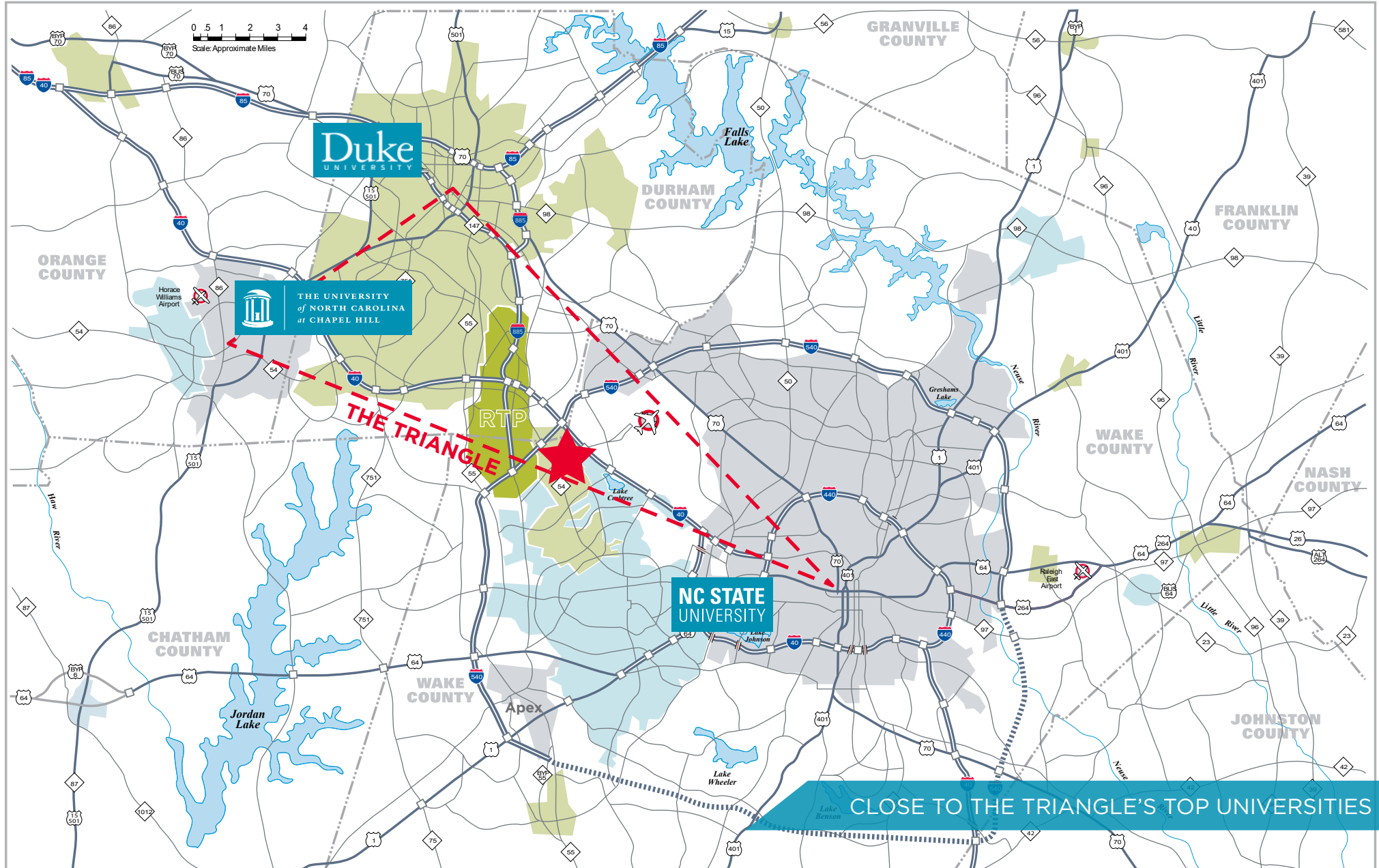


**PARAMOUNT ROOM**  
SEATS 16

LOCATED AT 3025 CARRINGTON MILL BLVD.



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## WHY MORRISVILLE?



**RANKED #1 BEST  
PLACE TO LIVE IN NC**

*TOWN OF MORRISVILLE*



**2021 ALL AMERICA  
CITY AWARD**

*NATIONAL CIVIC LEAGUE*



**RANKED #11 FOR BEST  
SMALL CITY TO START A  
BUSINESS**

*WALLETHUB*



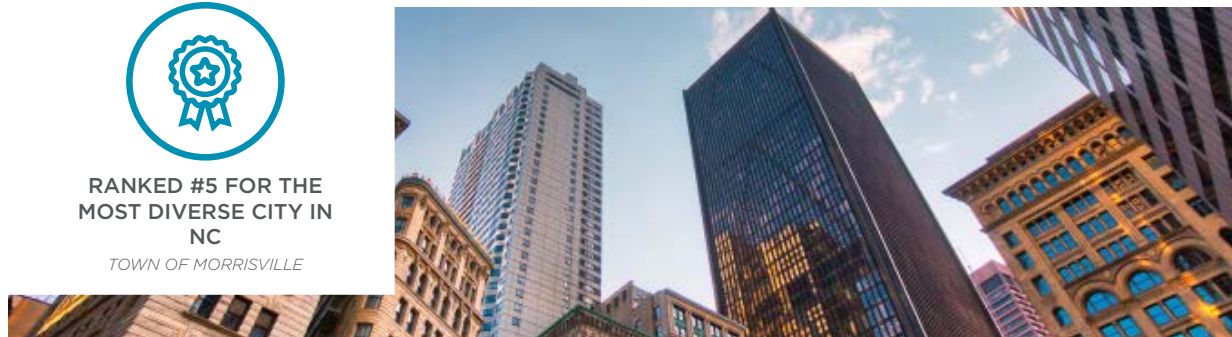
**HOME FOR CULTIVATING NEW  
LIFE SCIENCE GROWTH**

*OVER 2 MILLION SF UNDER CONSTRUCTION*



**RANKED #5 FOR THE  
MOST DIVERSE CITY IN  
NC**

*TOWN OF MORRISVILLE*





Owned By:



Operated By:

**WEXFORD**  
SCIENCE+TECHNOLOGY

Leased By:



**CUSHMAN &  
WAKEFIELD**

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