

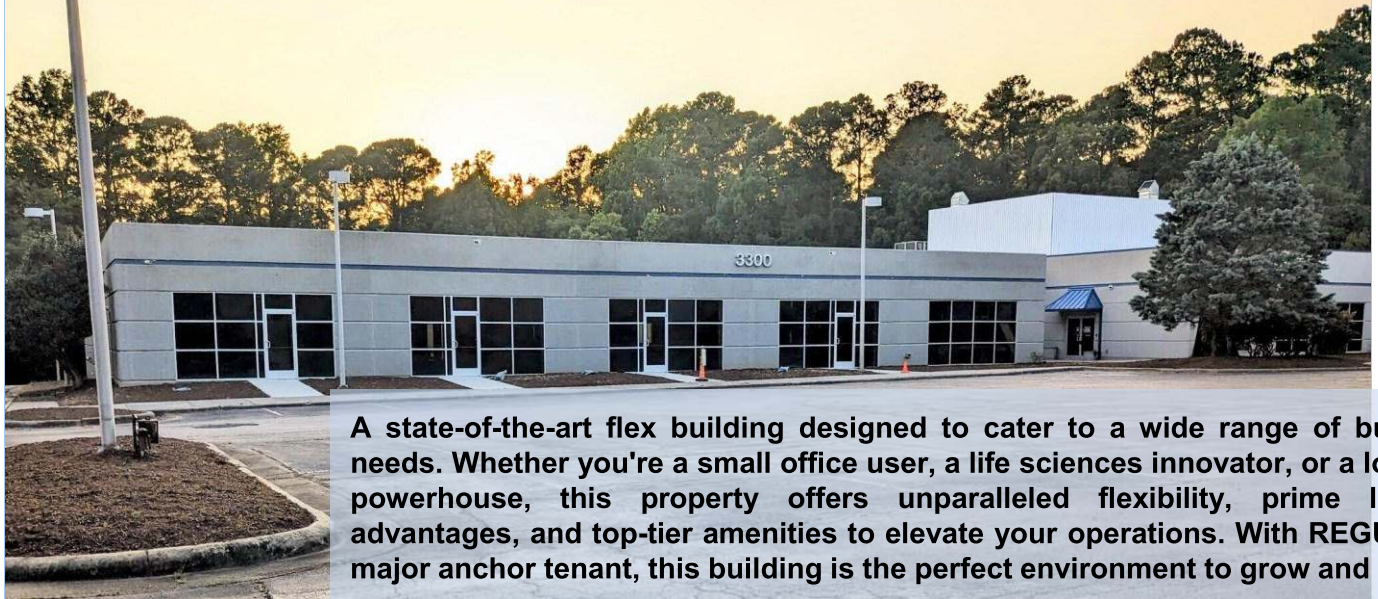
COMMERCIAL LEASE OPPORTUNITY

3300 Gateway Centre Blvd, Morrisville, NC 27560

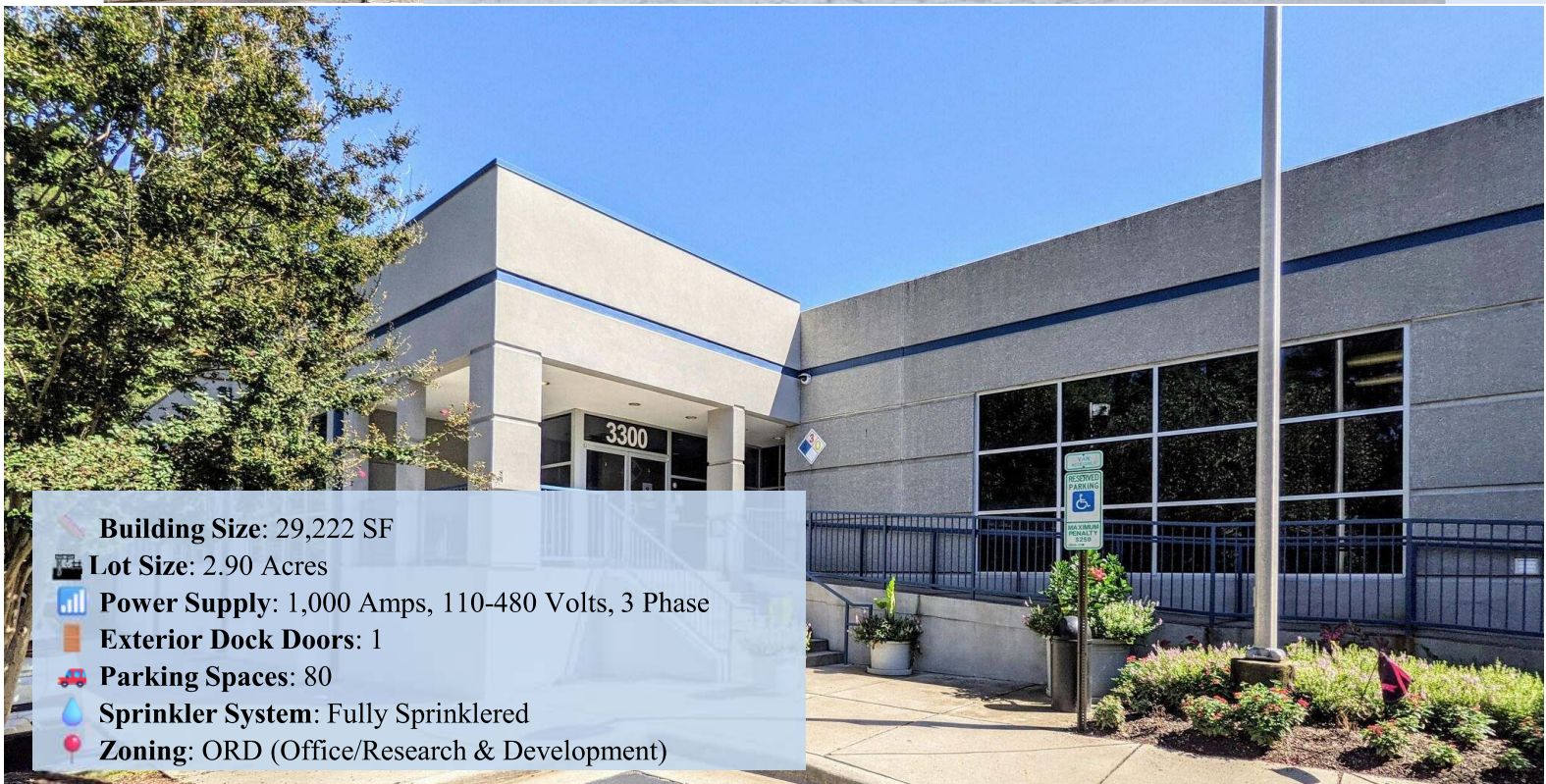
LIFE SCIENCE R&D & FLEX SPACE | 140 - 20,452 SF Available

Prime Location | State-of-the-Art Amenities | Unparalleled Accessibility

Discover a Premier Commercial Opportunity in the Heart of the Raleigh-Durham Triangle!



A state-of-the-art flex building designed to cater to a wide range of business needs. Whether you're a small office user, a life sciences innovator, or a logistics powerhouse, this property offers unparalleled flexibility, prime location advantages, and top-tier amenities to elevate your operations. With REGUS as a major anchor tenant, this building is the perfect environment to grow and thrive.



Building Size: 29,222 SF

Lot Size: 2.90 Acres

Power Supply: 1,000 Amps, 110-480 Volts, 3 Phase

Exterior Dock Doors: 1

Parking Spaces: 80

Sprinkler System: Fully Sprinklered

Zoning: ORD (Office/Research & Development)



Roger N



Email: roger@reitplace.com



Phone: 984-205-3829



**Real Estate
Residential & Commercial**



Ron S



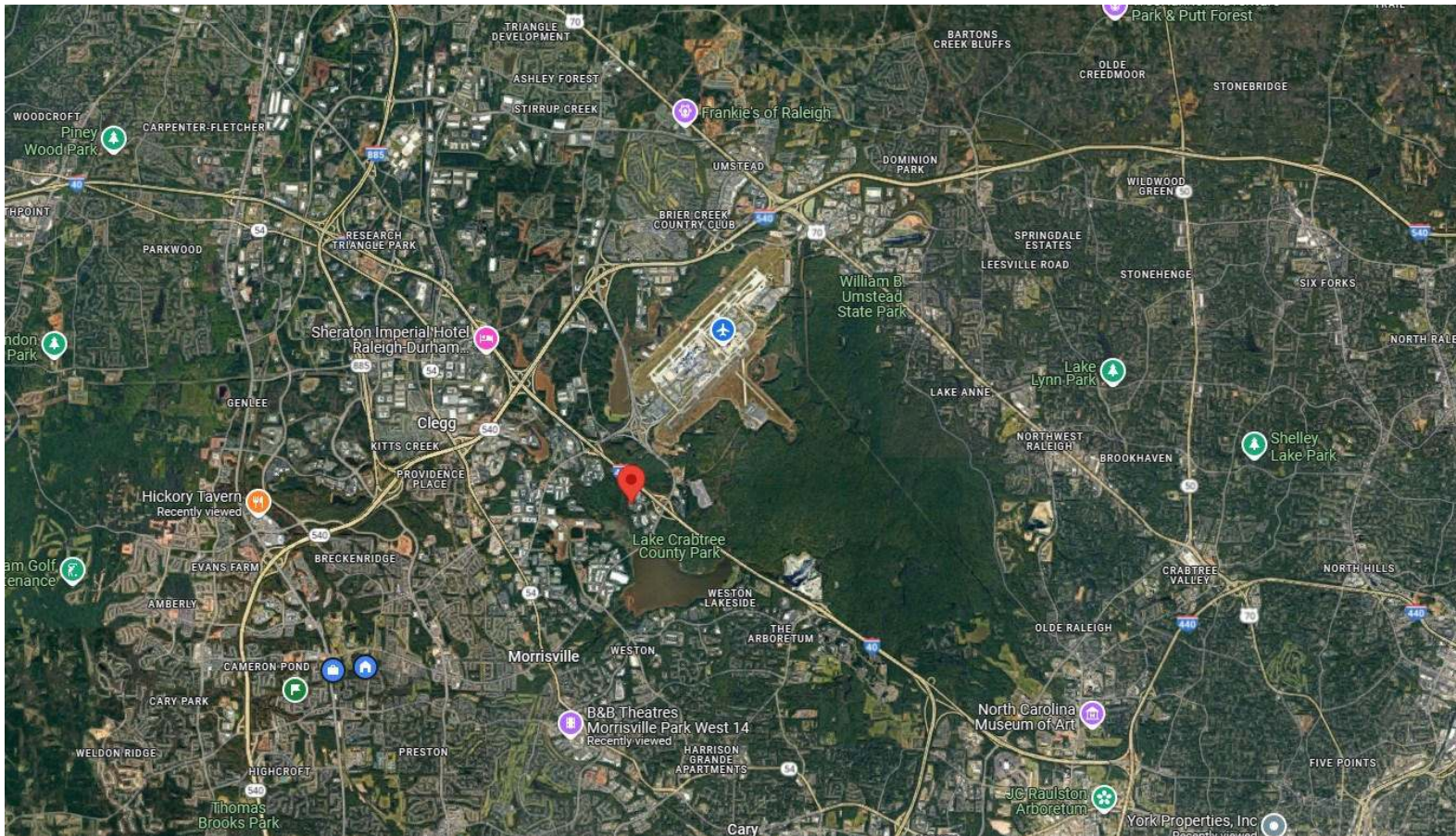
Email: ron@reitplace.com



Phone: 919-228-8098

Prime Location

- ✓ **Strategically Positioned** in the booming Raleigh-Durham Triangle
- ✓ **Adjacent to RDU International Airport & Immediate Access to I-40**
- ✓ **Proximity to World-Renowned Research Institutions & Tech Hubs**



 **Roger N**
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REIT PLACE Real Estate
Residential & Commercial

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Business-Ready Amenities

-  Regus Anchor Tenant: Access to Shared Workspaces, Conference Rooms & Lounges
-  Dock Access: High-Rated Corridors for Seamless Logistics
-  Backup Power: Optional Caterpillar Diesel Generator for Business Continuity
-  On-Site Facilities: Large Restrooms with Shower Access



Surrounding Services & Conveniences

-  Steps from Restaurants, Cafes & Retail
-  Nearby Banking & Professional Services
-  Close to Gyms, Healthcare & Shopping

DEMOGRAPHICS (5-Mile Radius)

-  Population: 170,218
-  Median Household Income: \$126,429
-  High-Income Households : 26.3%
-  Population Density: 2,224 people / sqm

STRATEGIC ADVANTAGES

-  Close to Duke University, UNC Chapel Hill, & NC State
-  Ideal for Life Sciences, R&D, Logistics, & Light Manufacturing
-  ORD Zoning Supports a Wide Range of Business Uses



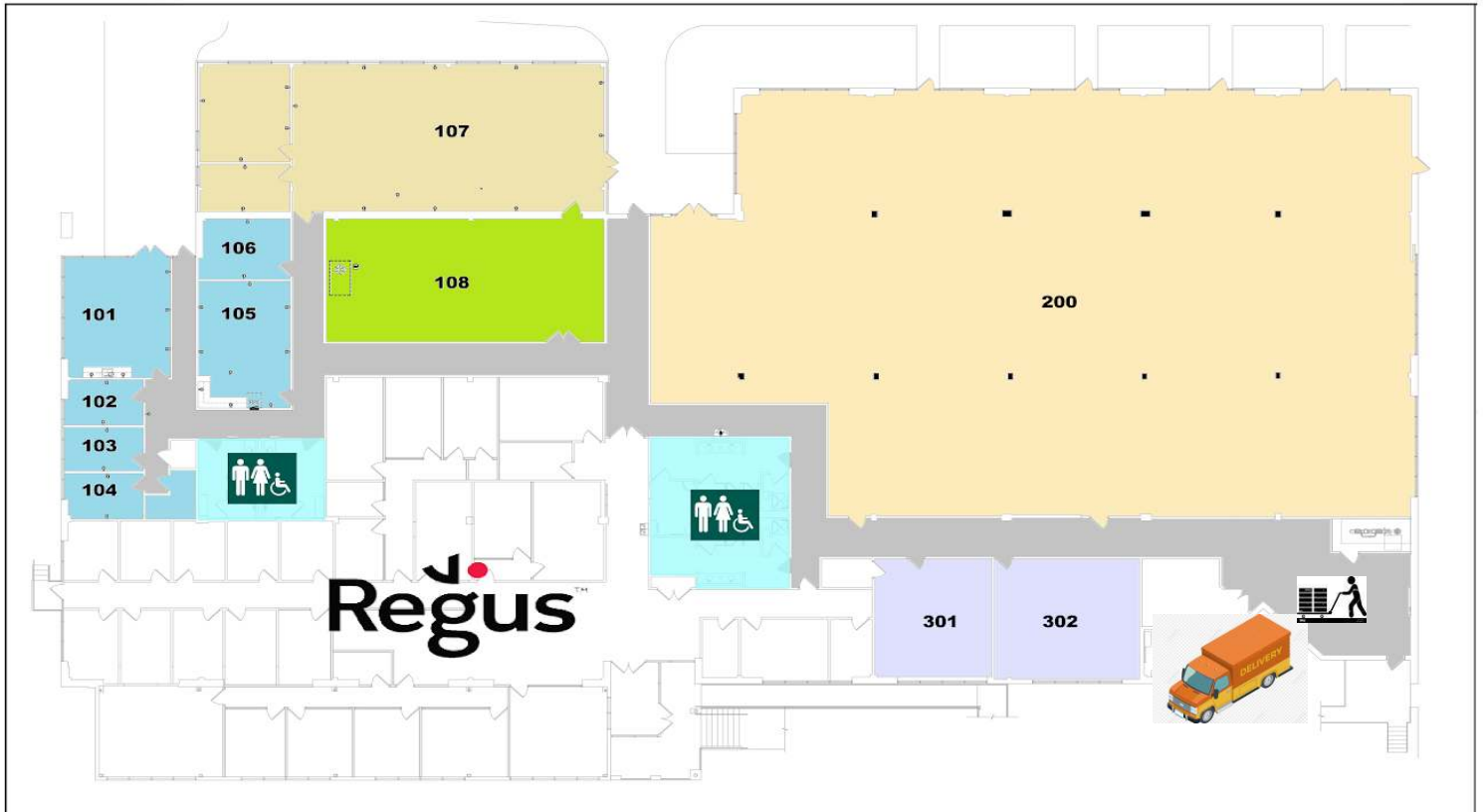
REGIONAL ACCESSIBILITY

-  Raleigh-Durham International Airport: <10 min drive
-  Raleigh, NC: ~15 miles
-  Charlotte, NC: ~156 miles
-  Philadelphia, PA: ~411 miles
-  New York City, NY: ~502 miles

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Suite / Type	Rentable Sq.ft	Base Rate	TICAM	Monthly Total	Lease Type
Regus / Office	8850	Leased			
Space A / Office					
Suite / Type	Rentable Sq.ft	Base Rate	TICAM	Monthly Total	Lease Type
101	715	All Inclusive		\$2,100	Full Service
102	205	All Inclusive		\$625	Full Service
103	200	All Inclusive		\$625	Full Service
104	206	All Inclusive		\$625	Full Service
105	LEASED				
106	270	All Inclusive		\$850	Full Service
107	2792	\$28.00	\$6.75	\$8,086	Modified Gross
108	1485	\$28.00	\$6.75	\$4,300	Modified Gross
Space B / Flex					
Suite / Type	Rentable Sq.ft	Base Rate	TICAM	Monthly Total	Lease Type
201	2728	\$25.00	\$6.75	\$7,217	Modified Gross
202	2359	\$25.00	\$6.75	\$6,241	Modified Gross
203	2460	\$25.00	\$6.75	\$6,510	Modified Gross
204	2359	\$25.00	\$6.75	\$6,241	Modified Gross
205	2489	\$25.00	\$6.75	\$6,587	Modified Gross
Space C / Flex					
301	LEASED				
302	770	All Inclusive		\$2,250	Full Service
* Full Service - All Inclusive including Utilities* Modified Gross - Tenant pays prorated / Sub Metered Electricity + TICAM					

* Full Service - All Inclusive including Utilities* Modified Gross - Tenant pays prorated / Sub Metered Electricity + TICAM