

OFFICE/FLEX FOR LEASE

AIRPARK BUSINESS CENTER

AIRPORT BLVD., MORRISVILLE, NC 27560



AVAILABILITY

- Bldg. 598, Suite 1200: 1,858 RSF, \$17.95/SF, NNN
- Bldg. 600, Suite 300: 1,882 RSF, \$17.95/SF, NNN
- TICAM: \$5.04/SF (2025 Estimate)

PROPERTY HIGHLIGHTS

- 100% conditioned Flex/Office space
- Access to shared dock & shared drive-up ramp
- City water, sewer, and natural gas
- Tenant improvements negotiable
- Abundant neighborhood amenities including restaurants, hotels, shopping, convenience stores and much more
- Located at the intersection of Airport Blvd. and McCrimmon Pkwy. with direct access to I-40 via Airport Blvd.
- Approximately 2 miles from RDU International Airport and 3 miles from the Research Triangle Park

DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------|-----------|-----------|-----------|
| Population | 1,330 | 55,857 | 149,643 |
| AVG. HH Income | \$113,790 | \$152,013 | \$163,517 |
| No. of Business | 556 | 2,673 | 6,466 |
| No. of Employees | 16,396 | 54,551 | 112,387 |
| Daytime Population | 14,282 | 86,154 | 199,201 |

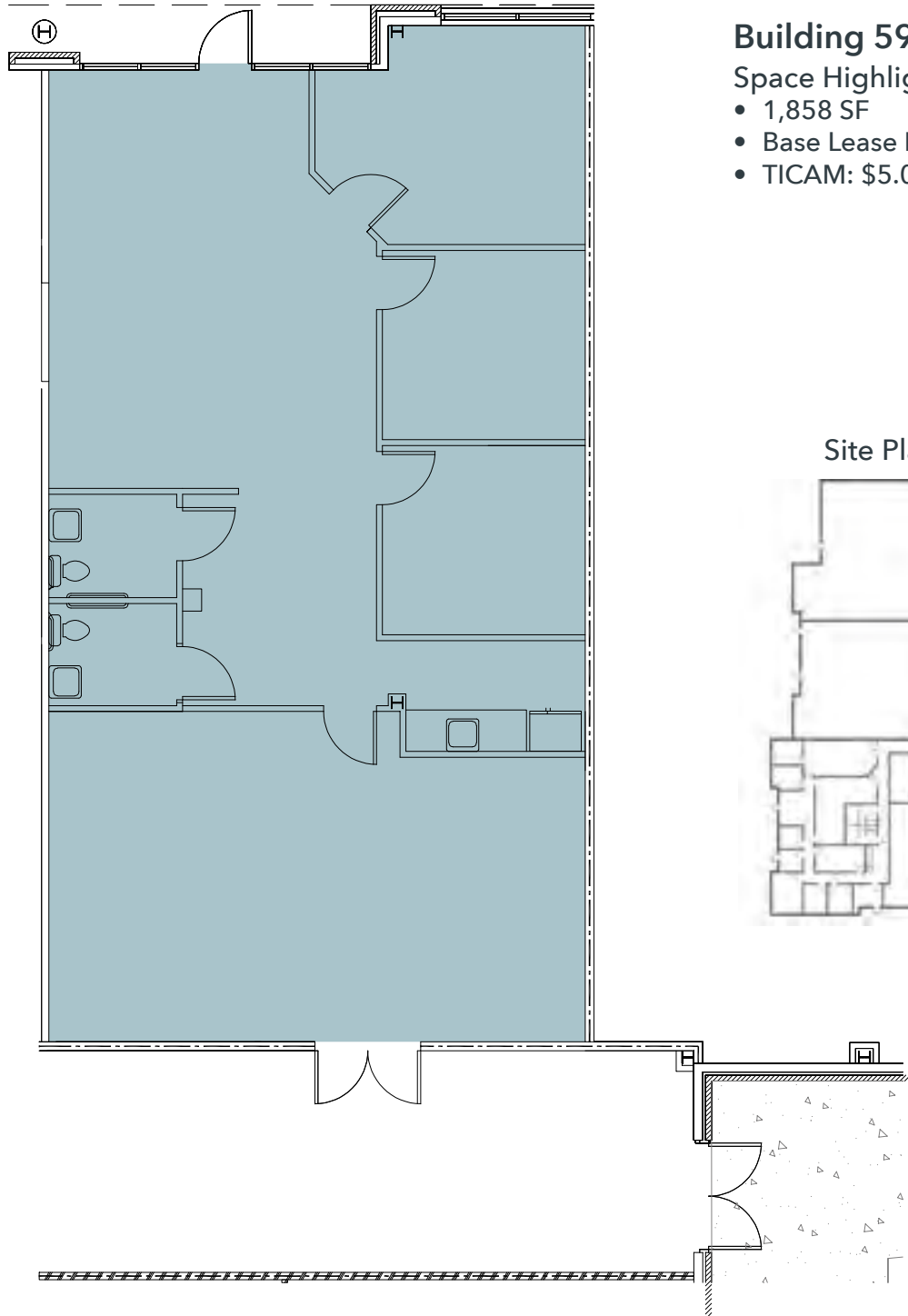
ESRI 2024

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OFFICE/FLEX FOR LEASE
AIRPARK BUSINESS CENTER
598 AIRPORT BLVD., MORRISVILLE, NC 27560



Building 598 - Suite 1200

Space Highlights

- 1,858 SF
- Base Lease Rate: \$17.95/SF, NNN
- TICAM: \$5.04/SF (2024 Estimate)

Site Plan Key



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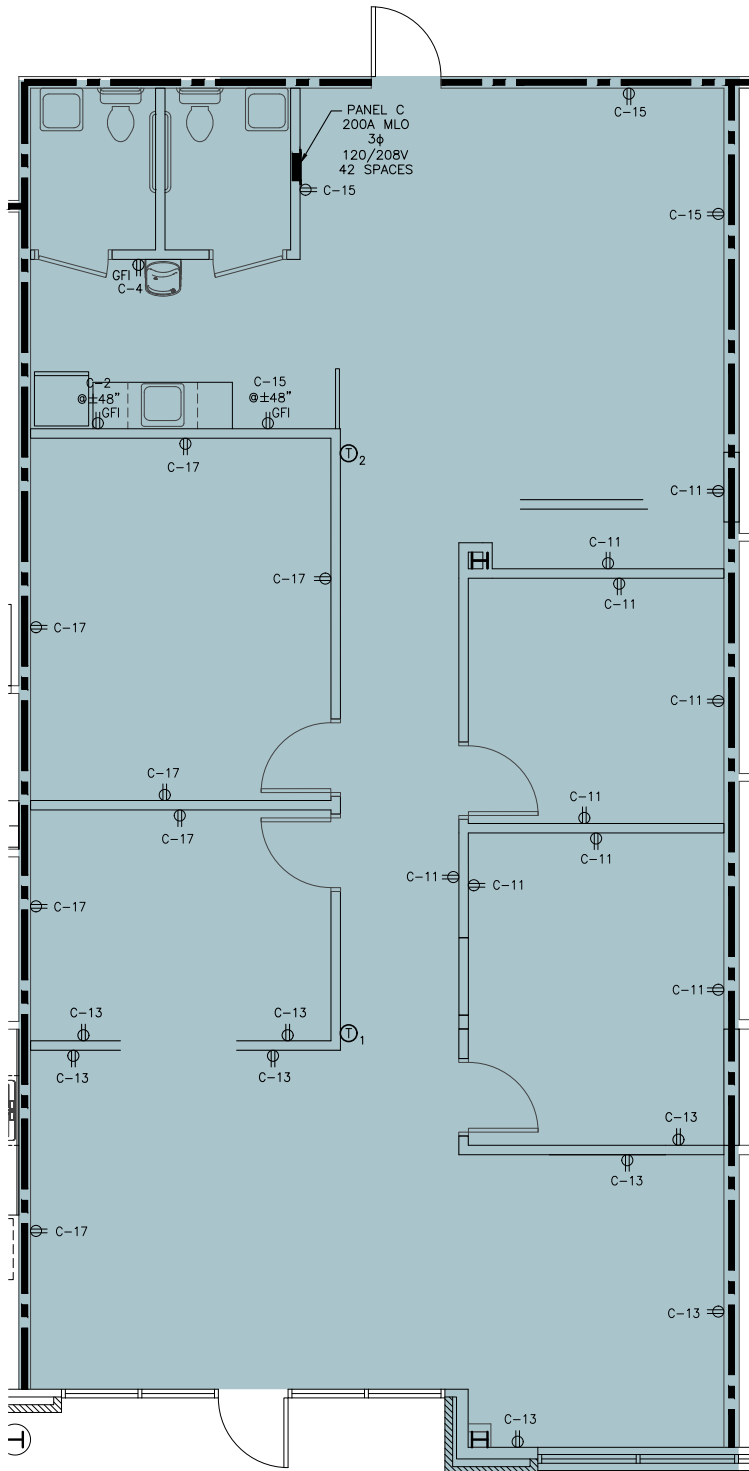
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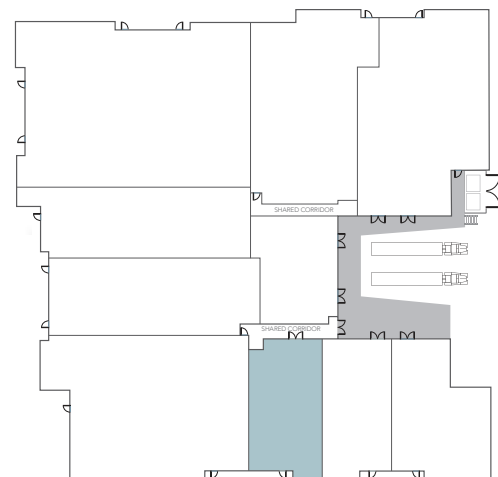


Building 600 - Suite 300

Space Highlights

- 1,882 SF
- Base Lease Rate: \$17.95/SF, NNN
- TICAM: \$5.04/SF (2024 Estimate)

Site Plan Key



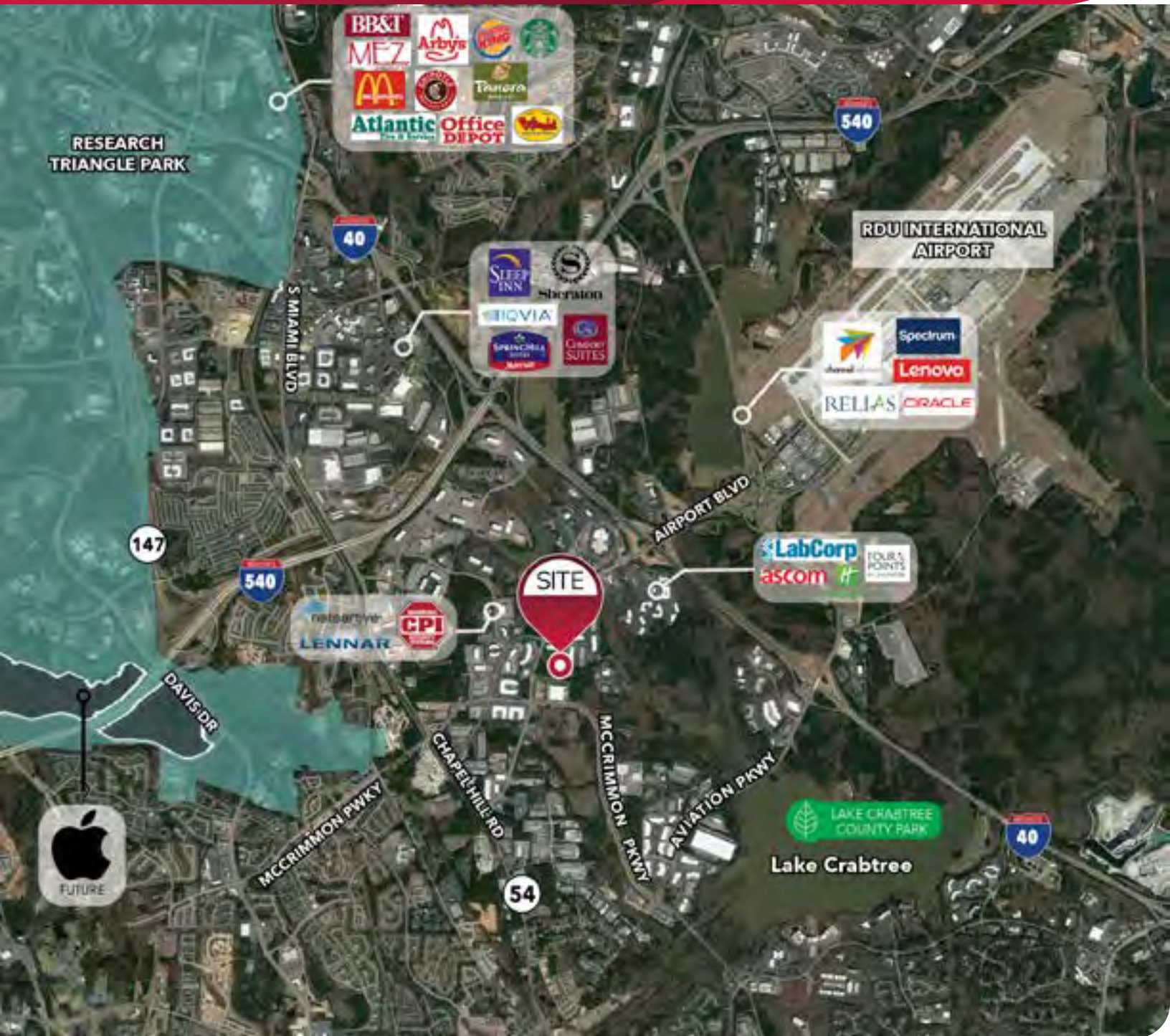
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