

OFFICE FOR LEASE
630 DAVIS DRIVE
MORRISVILLE, NC 27560



NATRI PROPERTIES

PROPERTY OVERVIEW

This Keystone Park Class A office building, located adjacent to Research Triangle Park and I-885, has recently undergone extensive renovations. With spec suites available for immediate occupancy and customizable suites, there is ample space for teams ranging from 3,341 – 8,053 RSF. Unparalleled access to networking and collaboration opportunities for businesses in the tech and science industries.

ADDRESS	630 Davis Drive, Morrisville, NC 27560
BUILDING SIZE	Approximately 65,443 RSF
AVAILABLE SPACE	SPEC Suite 150: 7,098 RSF, divisible to 3,341 RSF Suite 205: 5,718 RSF Suite 250: 8,053 RSF
RENTAL RATE	\$27.75/SF, Full Service
PARKING RATIO	Ratio of 4 spaces per 1,000 SF
HIGHLIGHTS	<ul style="list-style-type: none">• On-site fitness center• Showers and lockers• Outdoor pation seating• Monument signage available• Revitalized lobby and common areas• Minutes to both Imperial Center and Parkside Town Commons• Convenient to I-40, I-540 and I-885/NC-147

CONTACT

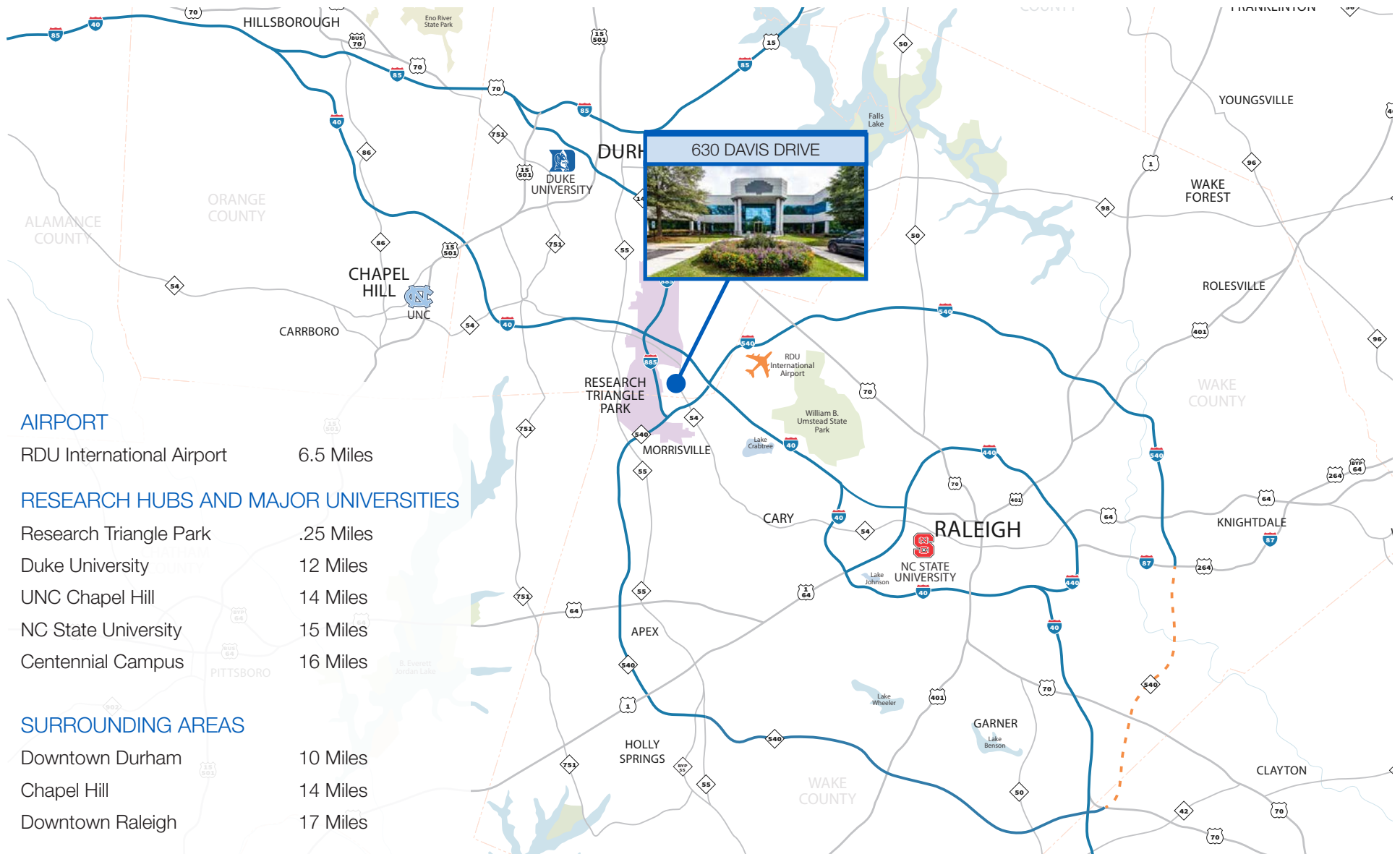
EMILY PFEIFFER | 252.945.9240 | epfeiffer@triprop.com

LEE BISHOP | 919.609.6331 | lbishop@triprop.com

NAITRI PROPERTIES



TRIANGLE REGION



AIRPORT

RDU International Airport 6.5 Miles

RESEARCH HUBS AND MAJOR UNIVERSITIES

Research Triangle Park .25 Miles
 Duke University 12 Miles
 UNC Chapel Hill 14 Miles
 NC State University 15 Miles
 Centennial Campus 16 Miles

SURROUNDING AREAS

Downtown Durham 10 Miles
 Chapel Hill 14 Miles
 Downtown Raleigh 17 Miles

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SURROUNDING BUSINESSES



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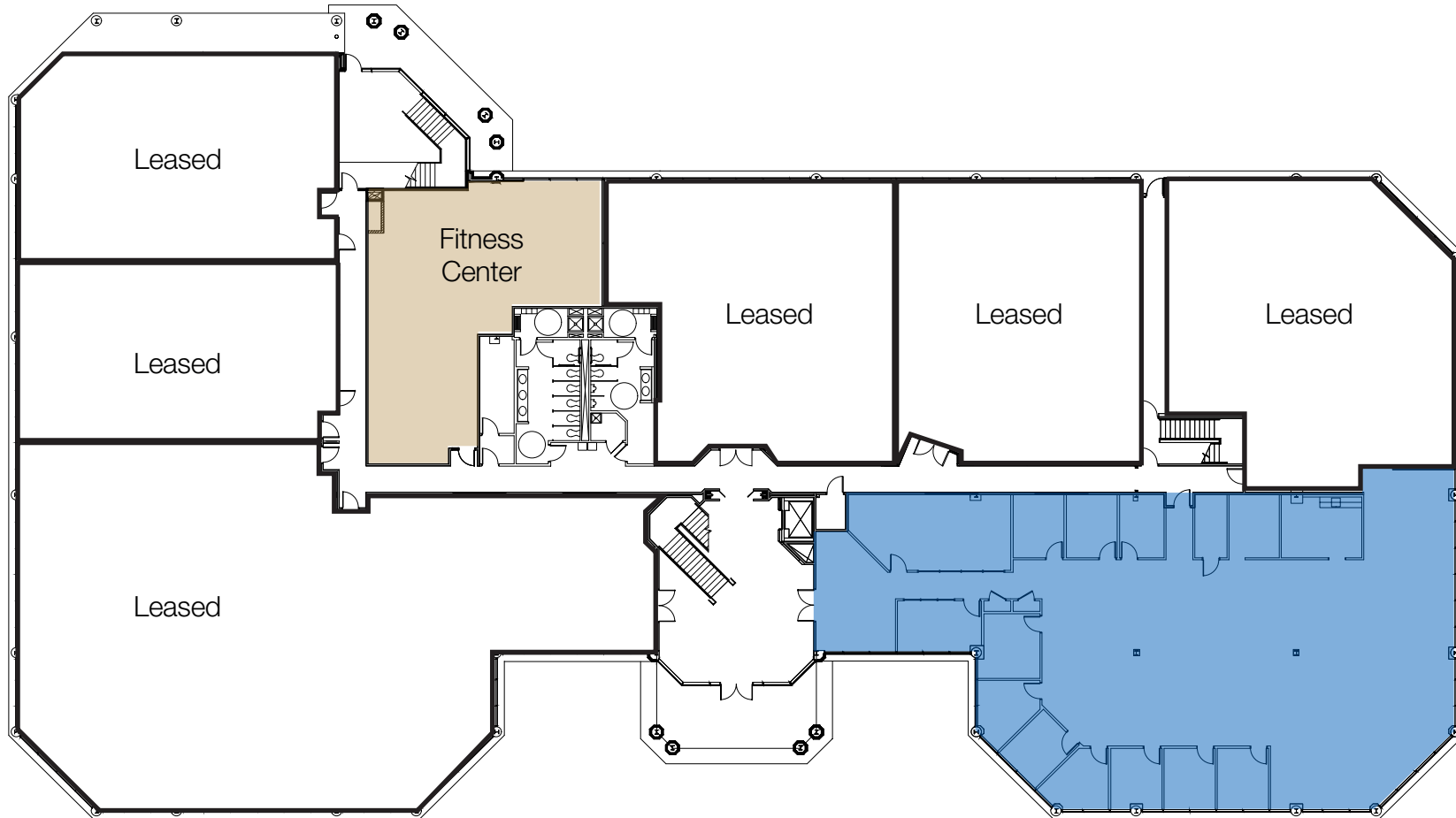
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NAI TRI PROPERTIES

FLOOR PLAN

1st Floor



SPEC SUITE
SUITE 150
7,098 RSF



CLICK OR
SCAN FOR
VIRTUAL TOUR

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FLOOR PLAN

1st Floor
Suite 150
Sample Test Fits



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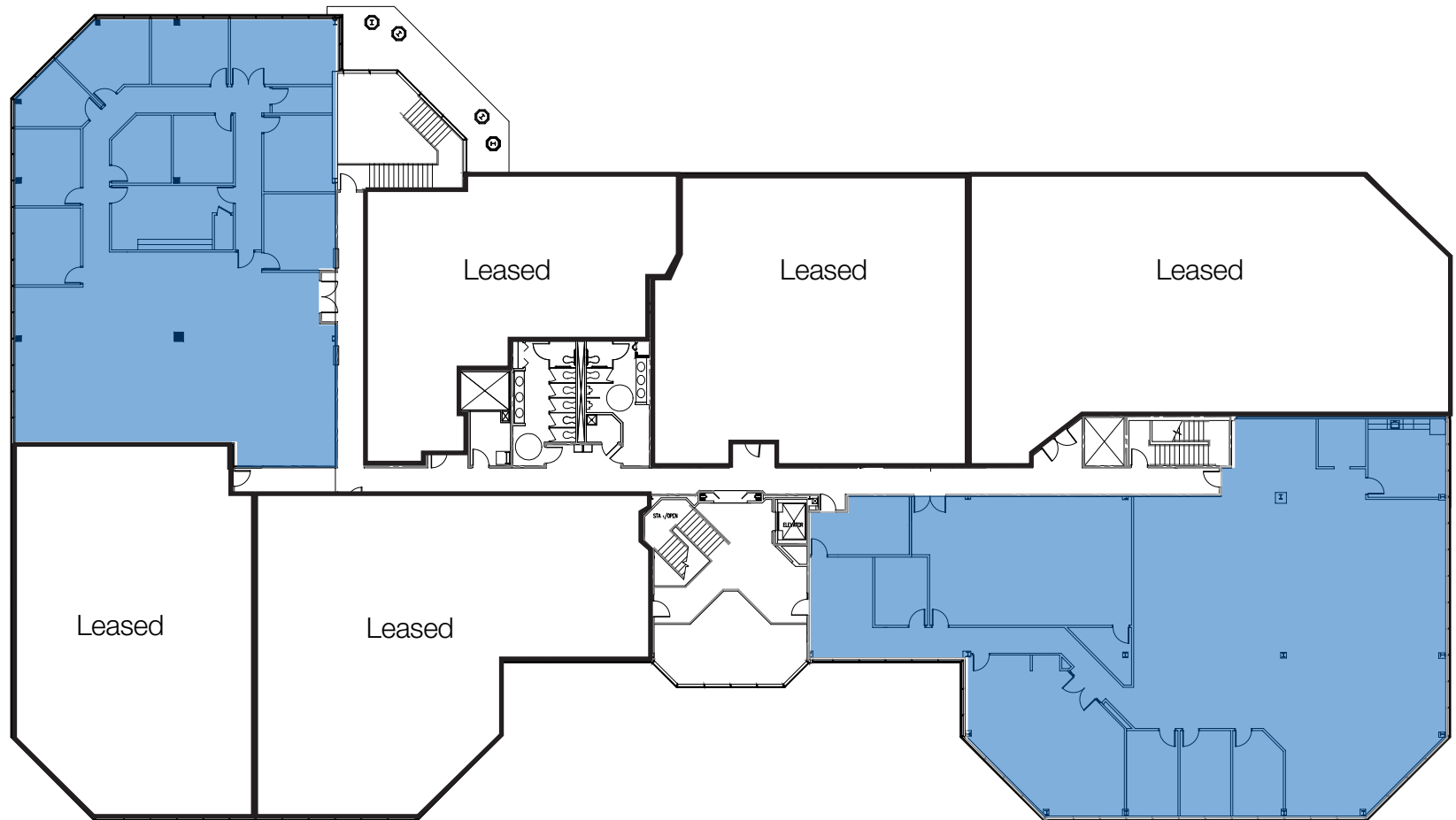
FLOOR PLAN

2nd Floor

SUITE 205
5,718 RSF



CLICK OR
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SUITE 250
8,053 RSF

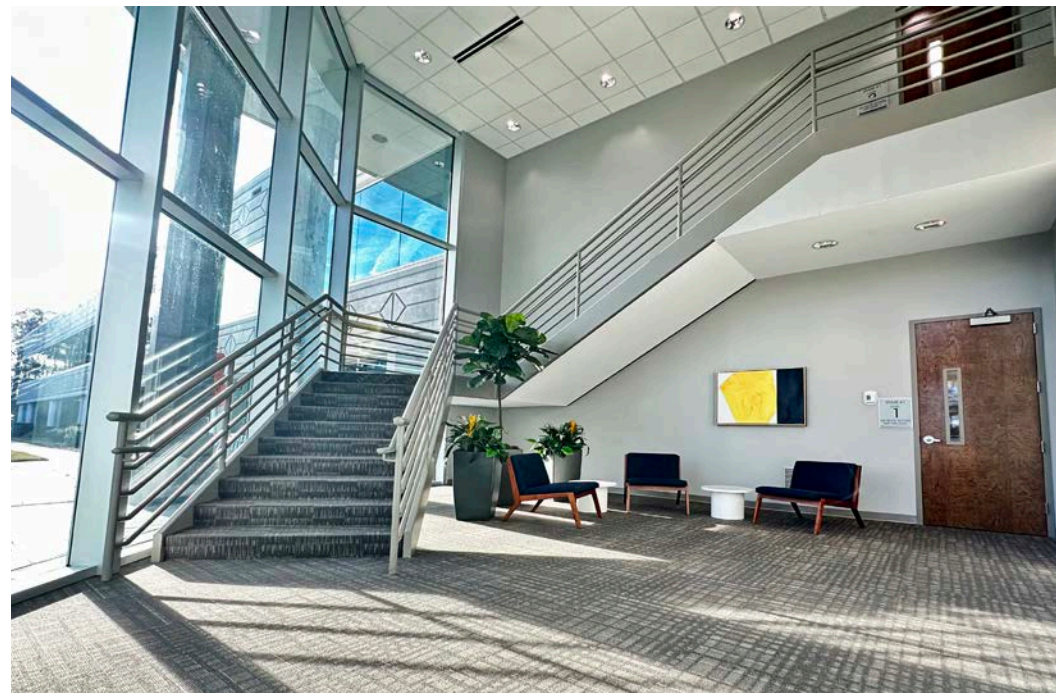
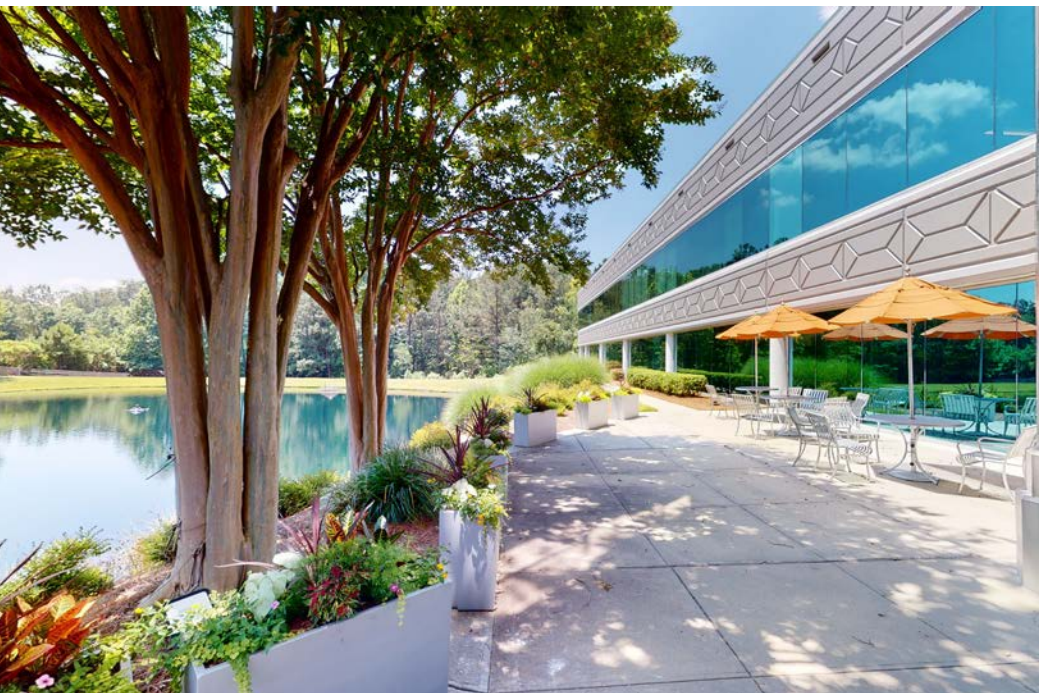
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WATER VIEWS



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AMENITIES



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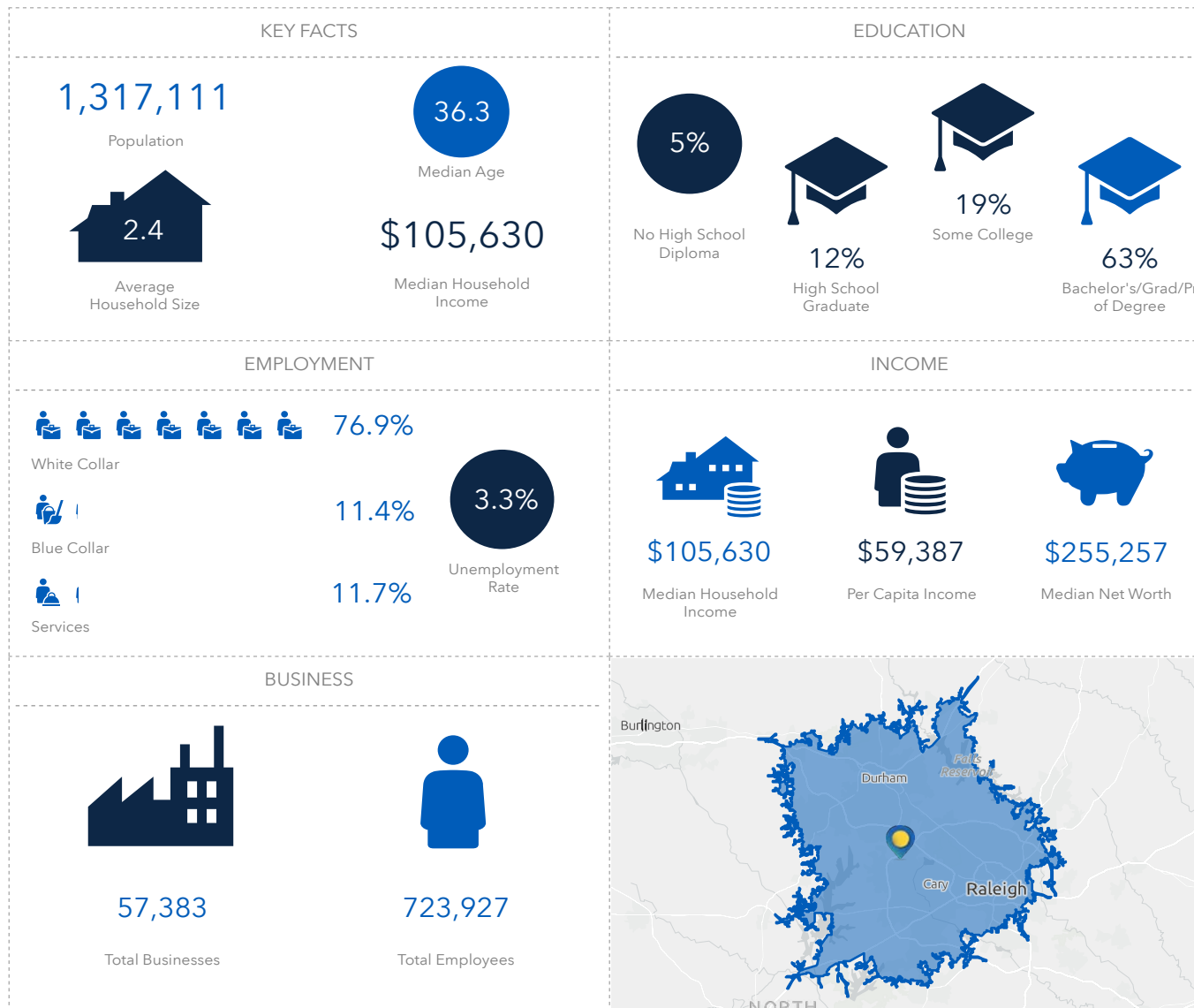
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DEMOGRAPHICS

27 MINUTE AVERAGE COMMUTE DRIVE TIME



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