



CLASS A OFFICE AVAILABLE NEAR RDU INTERNATIONAL AIRPORT

FOR LEASE

RDU Galleria

1550 Aviation Parkway, Morrisville, NC 27560

**AVISON
YOUNG**

Property highlights

Class A office space with veranda on two sides of building

- Dedicated first floor office entrance
- Two common area conference rooms (second floor)

Overview

Lease Rate:	\$33.00/sf, Full Service
Building Size:	31,500 sf
Available SF:	2,632 - 6,946 sf
Parking Ratio:	3.50 per 1,000 sf

First floor food court:

- Krispy Krunchy Chicken
- Gloria Jean Coffee
- Which-Wich Superior Sandwiches
- Wayback Burger
- Pizza Hut Express
- Mex-Café
- Classic bar/lounge
- Shell gas & convenience store
- Covered outside seating & gazebos



Food court on
first floor



Common area
conference rooms and
separate office entrance

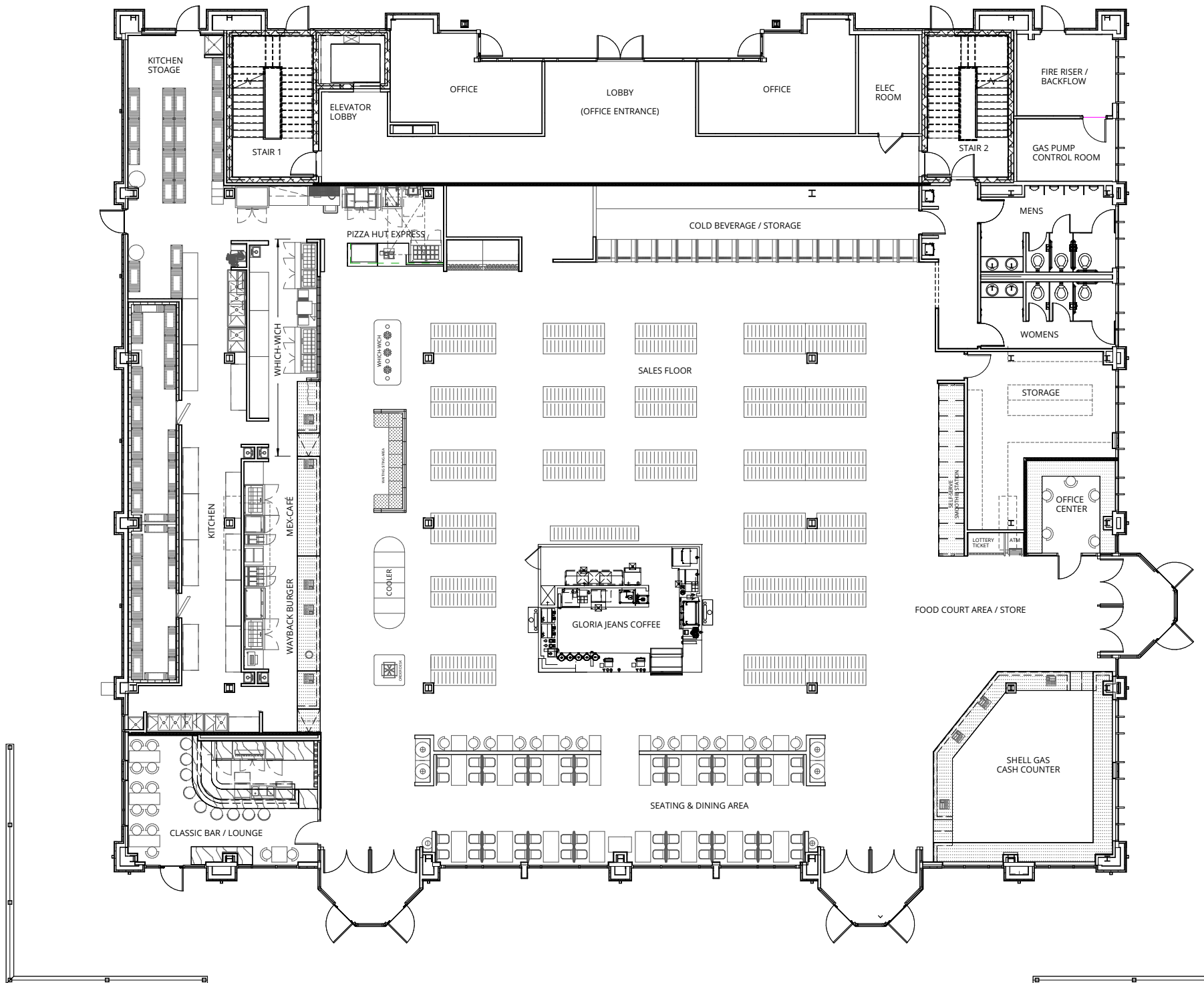


Easy access to I-40, I-540,
and Raleigh-Durham
International Airport

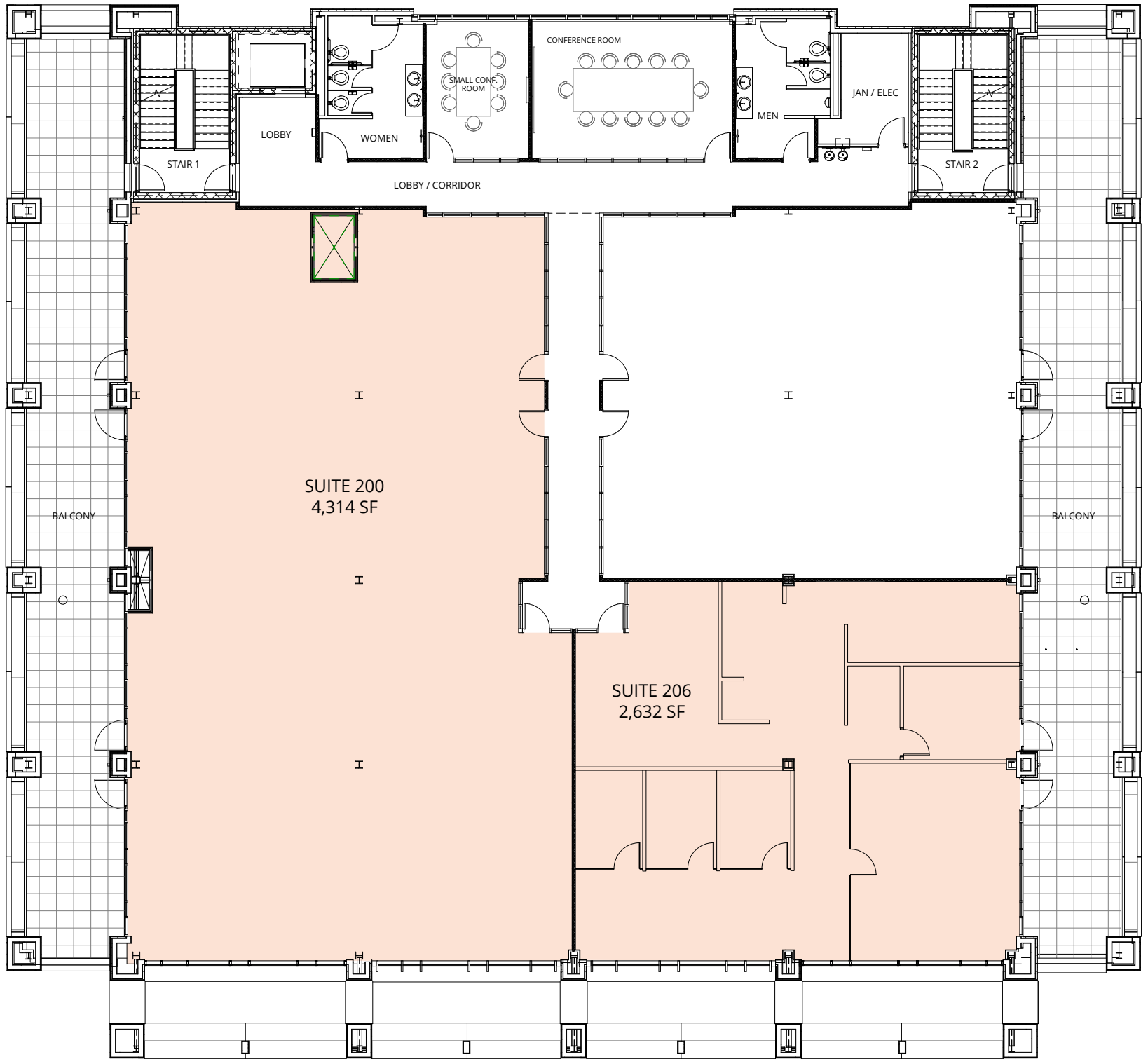


Adjacent to
Hilton Garden Inn

Ground Floor Plan



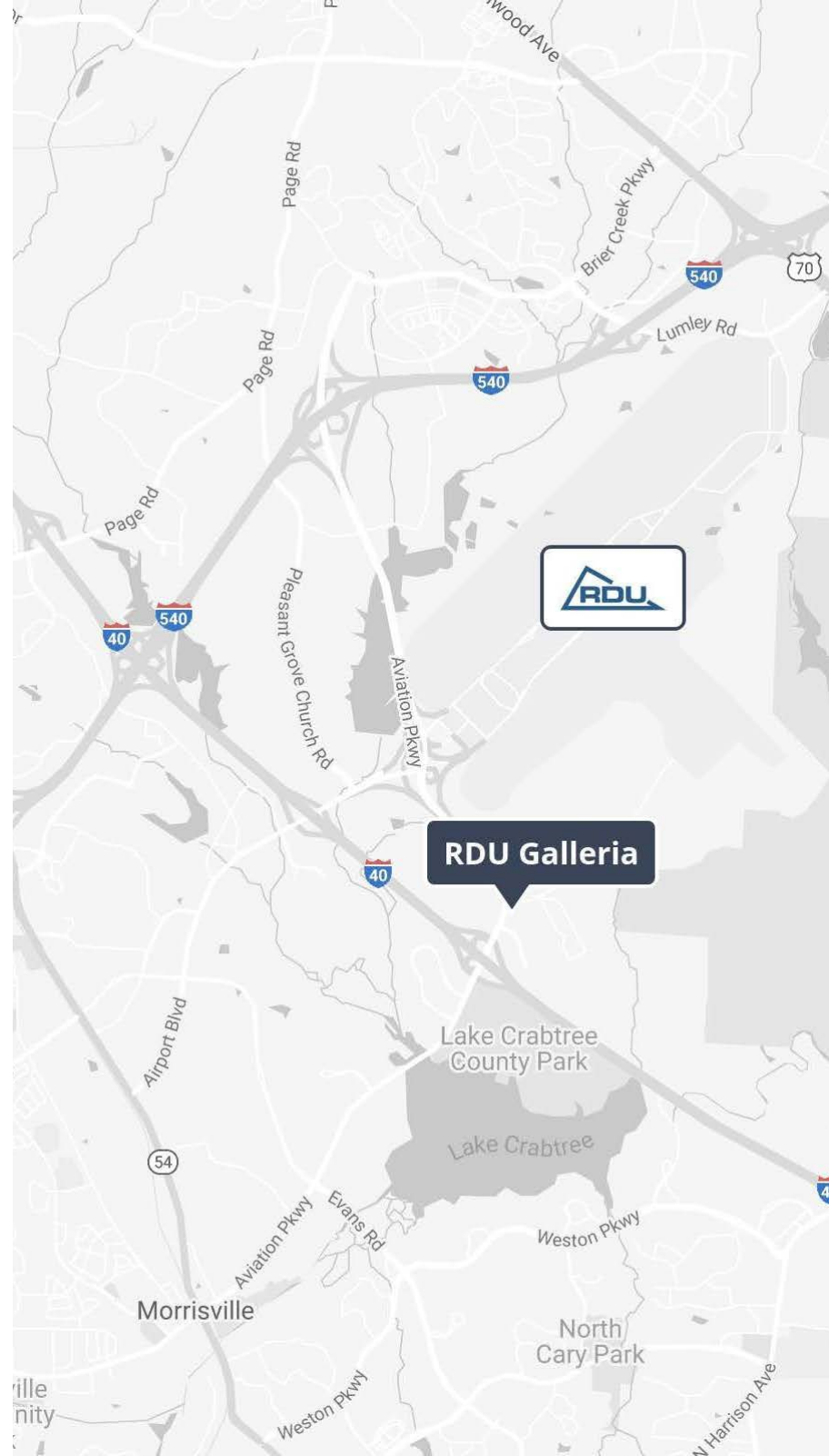
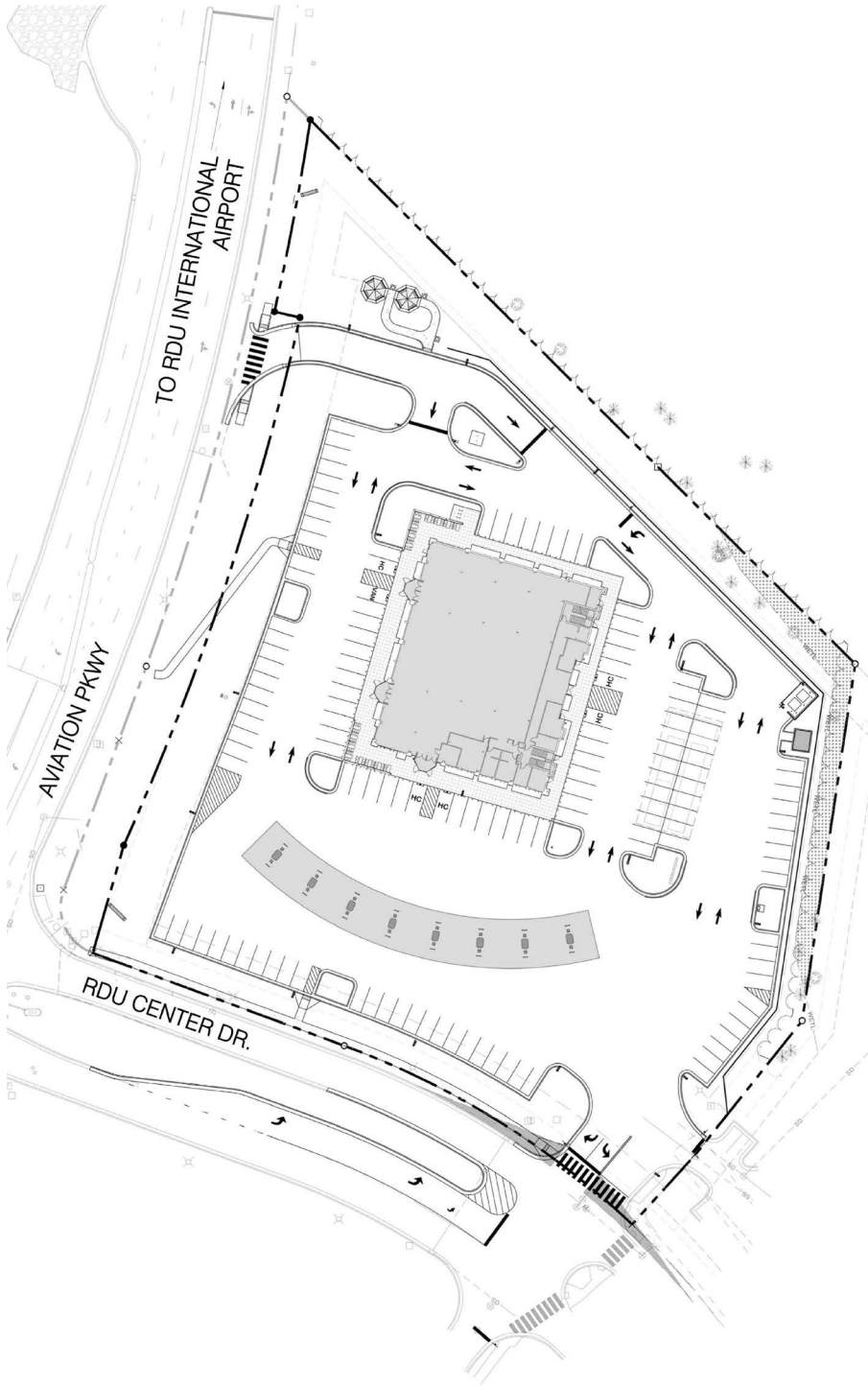
Second Floor Plan





Site Plan & Map

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Demographics

145,347

Total population
within a five-mile
radius

9,017

Total businesses
within a five-mile
radius

108,507

Total employees
within a five-mile
radius

70,580

Total housing units
within a five-mile
radius

\$157,346

Avg. hh income
within a three-mile
radius

\$520,239

Median home value
within a three-mile
radius

Let's talk.

Arnold Siegmund

Principal, Landlord Representation

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