

OFFICE/FLEX FOR LEASE AIRPARK BUSINESS CENTER

598 Airport Blvd, Suite 700, Morrisville, NC 27560



COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM



PROPERTY HIGHLIGHTS

- Suite 700: 3,692 SF Total Available
- 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
- 2 Miles to RDU International Airport
- 3 Miles to Research Triangle Park
- Lease Rate: \$15.95 SF/yr (NNN)
- TICAM: 4.00/SF (estimated for 2022)

LOCATION DESCRIPTION

Located 2 miles from RDU International Airport and 3 miles from Research Triangle Park. Direct access to I-40 via Airport Boulevard exit. Centrally located between Raleigh, Durham, Cary and Chapel Hill.

AVAILABLE SPACE

Available SF:	3,692 SF
Lease Rate:	\$15.95 SF/yr (NNN)
TICAM:	\$4.00/SF (estimated for 2022)
Available Date:	Immediately

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Will Judy
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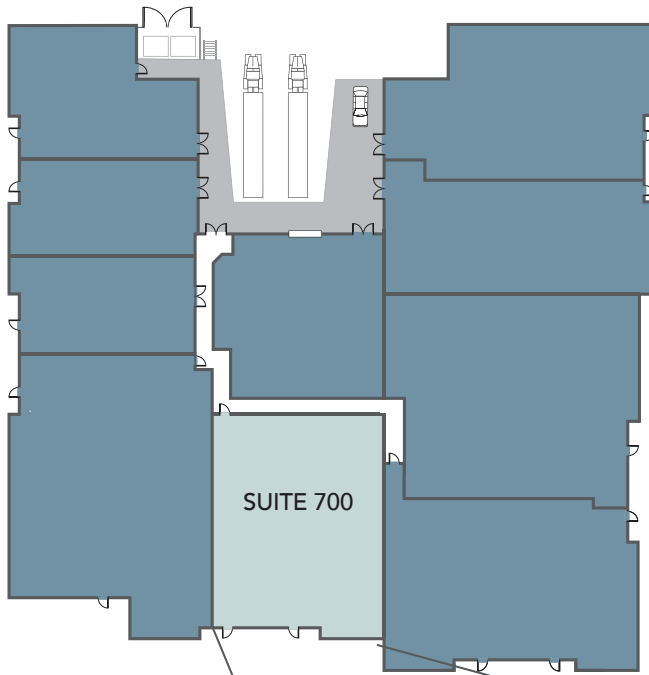
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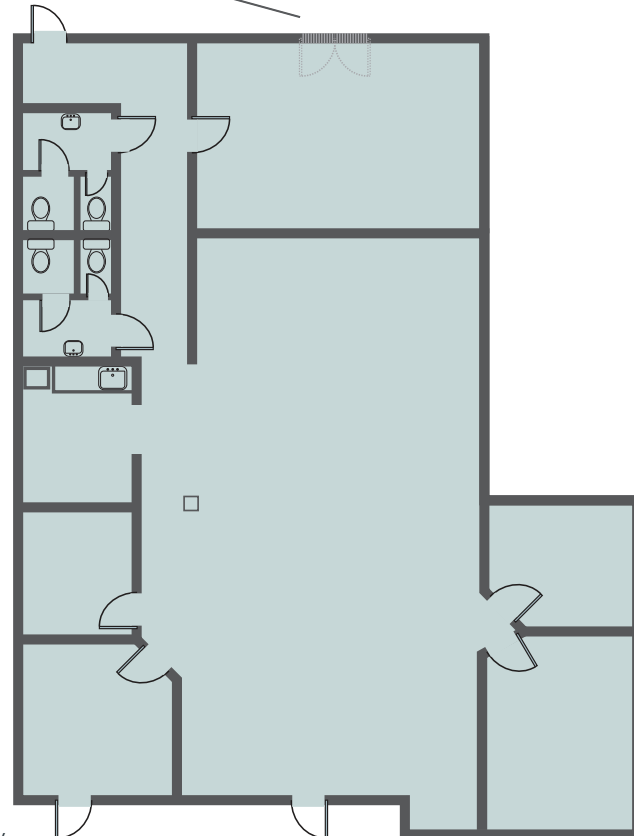
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SUITE 700



SUITE 700
3,692 RSF
AVAILABLE

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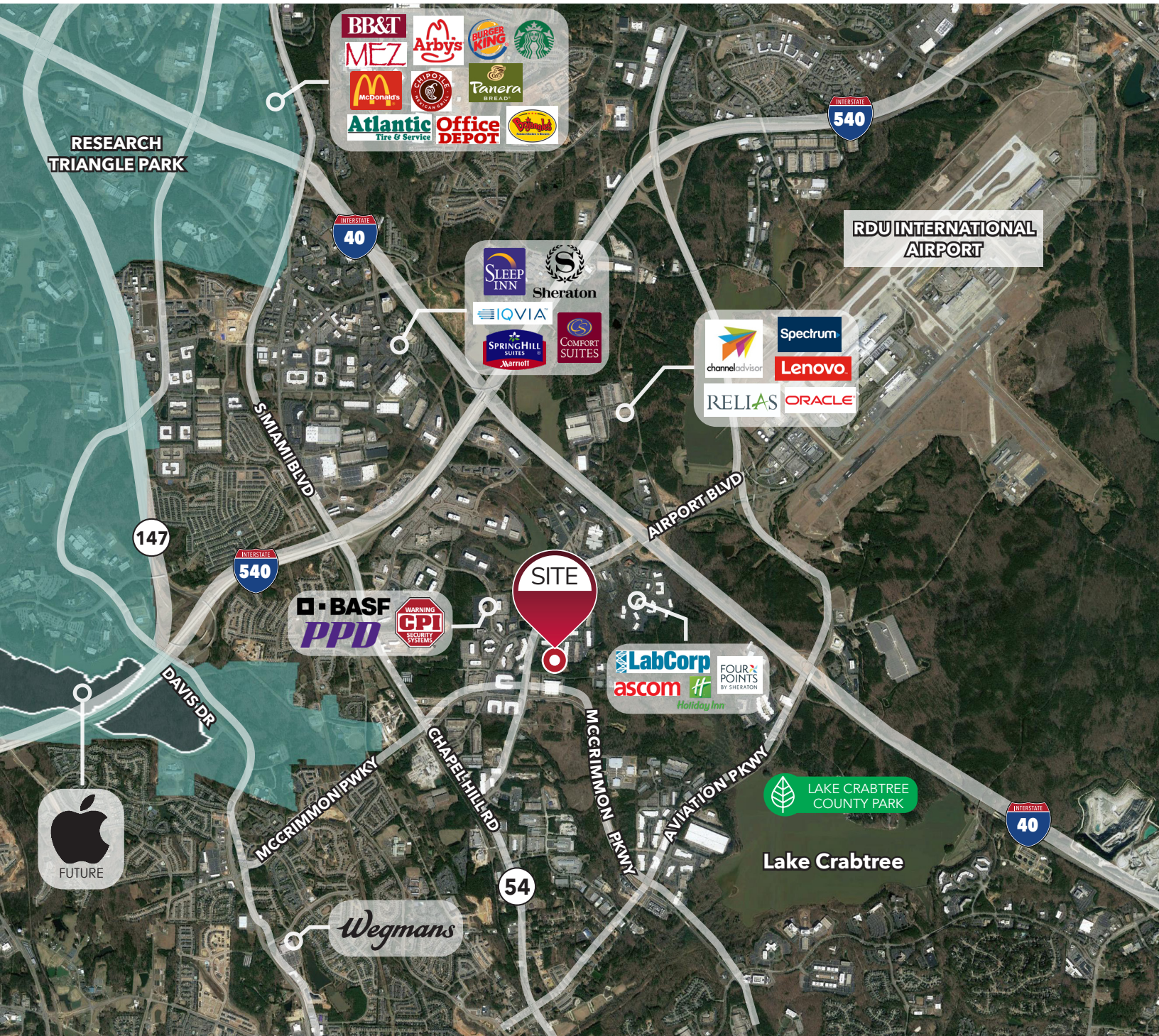
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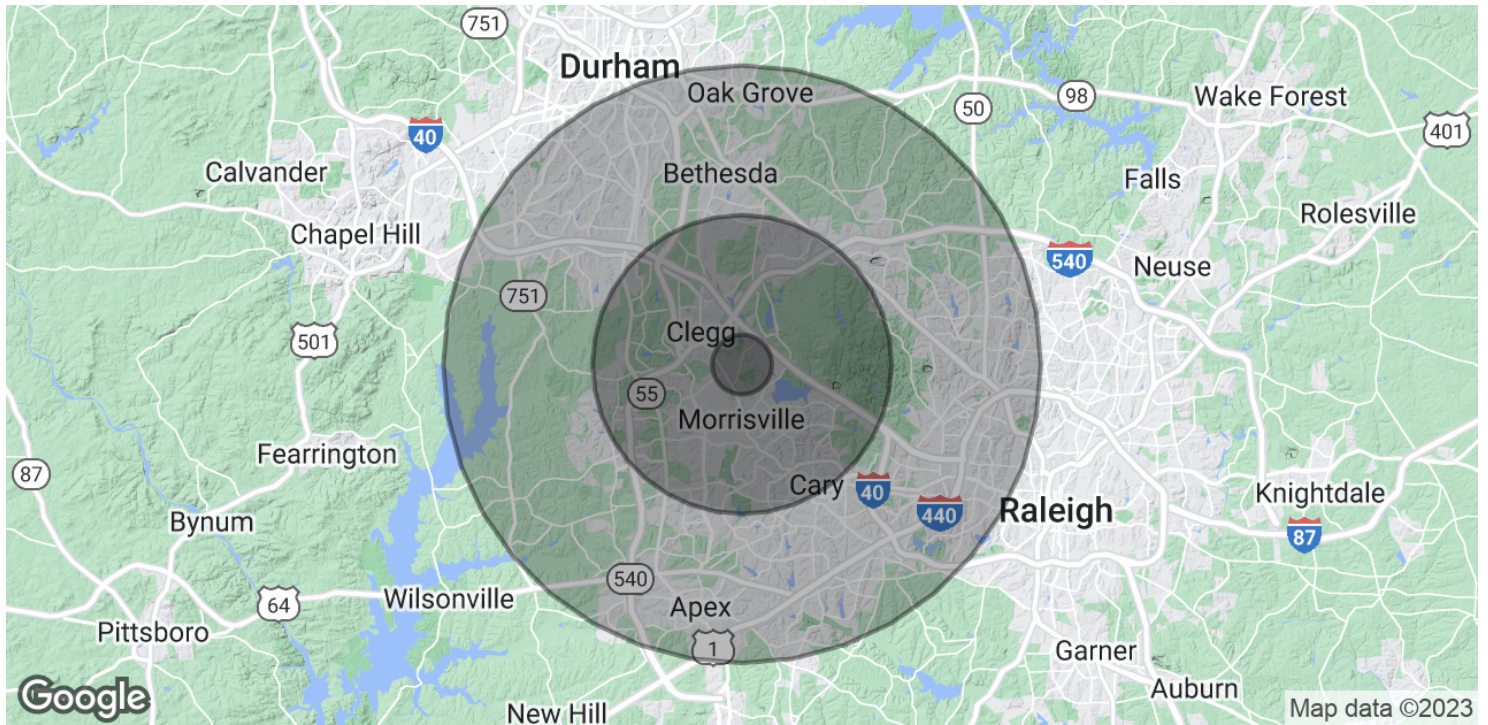
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	608	85,620	425,879
Average age	35.2	34.2	34.6
Average age (Male)	35.2	34.1	33.9
Average age (Female)	32.7	34.2	35.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	264	34,944	172,199
# of persons per HH	2.3	2.5	2.5
Average HH income	\$76,849	\$99,380	\$88,727
Average house value	\$235,825	\$326,566	\$285,241

* Demographic data derived from 2020 ACS - US Census

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