



**AVAILABILITY**

- Suite H: 400 SF, \$750/month  
Full Service  
2nd Floor walkup suite
- Suite E: 710 SF, \$1,065/month  
2nd Floor walkup suite  
Modified Gross

**PROPERTY HIGHLIGHTS**

- Brick and glass construction
- Parking ratio: 4/1,000
- Google Fiber available
- Located in prominent Morrisville location with excellent access to Hwy. 540 & I-40
- Easy access to RDU International Airport via Aviation Parkway

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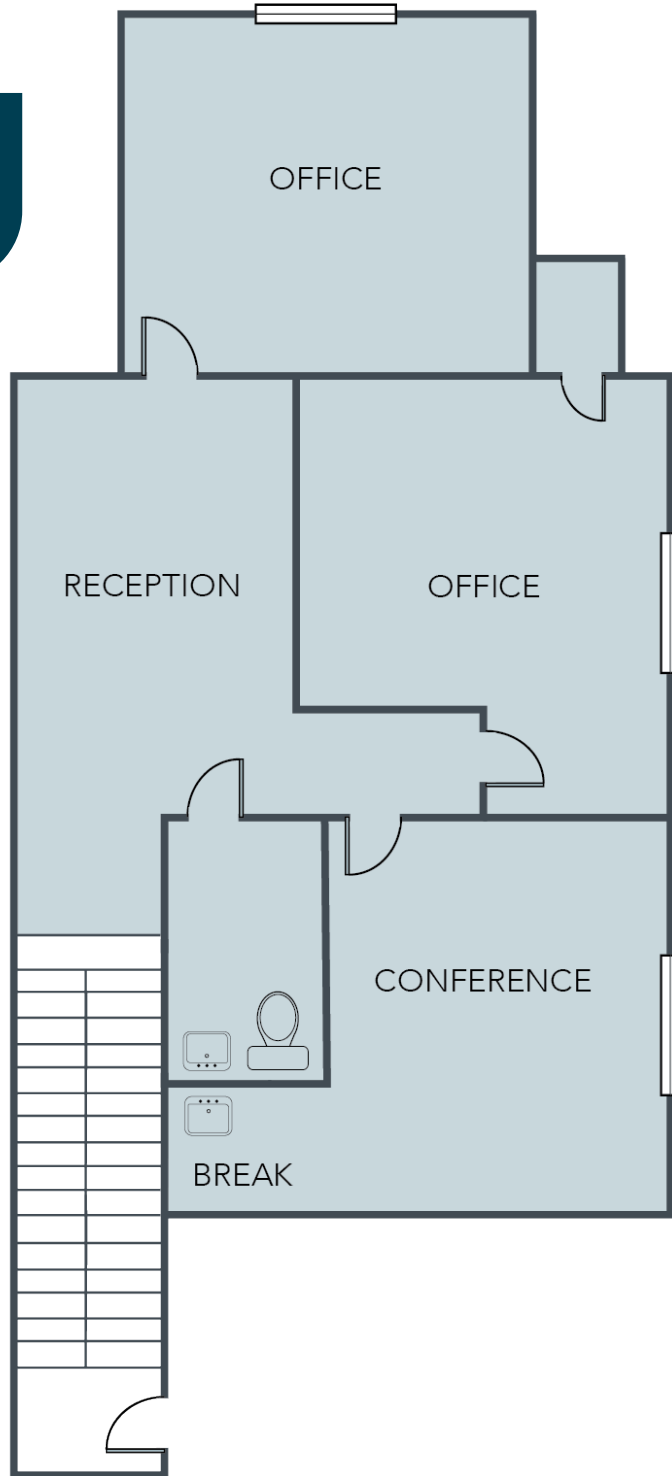
**DEMOGRAPHICS**

	1 Mile	3 Miles	5 Miles
<b>Population</b>	12,345	74,883	179,234
<b>Average HH Income</b>	\$132,870	\$146,638	\$145,572
<b># Of Businesses</b>	526	3,506	7,539
<b># Of Employees</b>	7,326	47,590	95,440
<b>Daytime Population</b>	12,320	89,927	197,493

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 FOR LEASE**  
**133 KEYBRIDGE DRIVE**  
MORRISVILLE, NC 27560

**Suite E - 710 SF**  
**\$1,065/month**  
**Modified Gross**

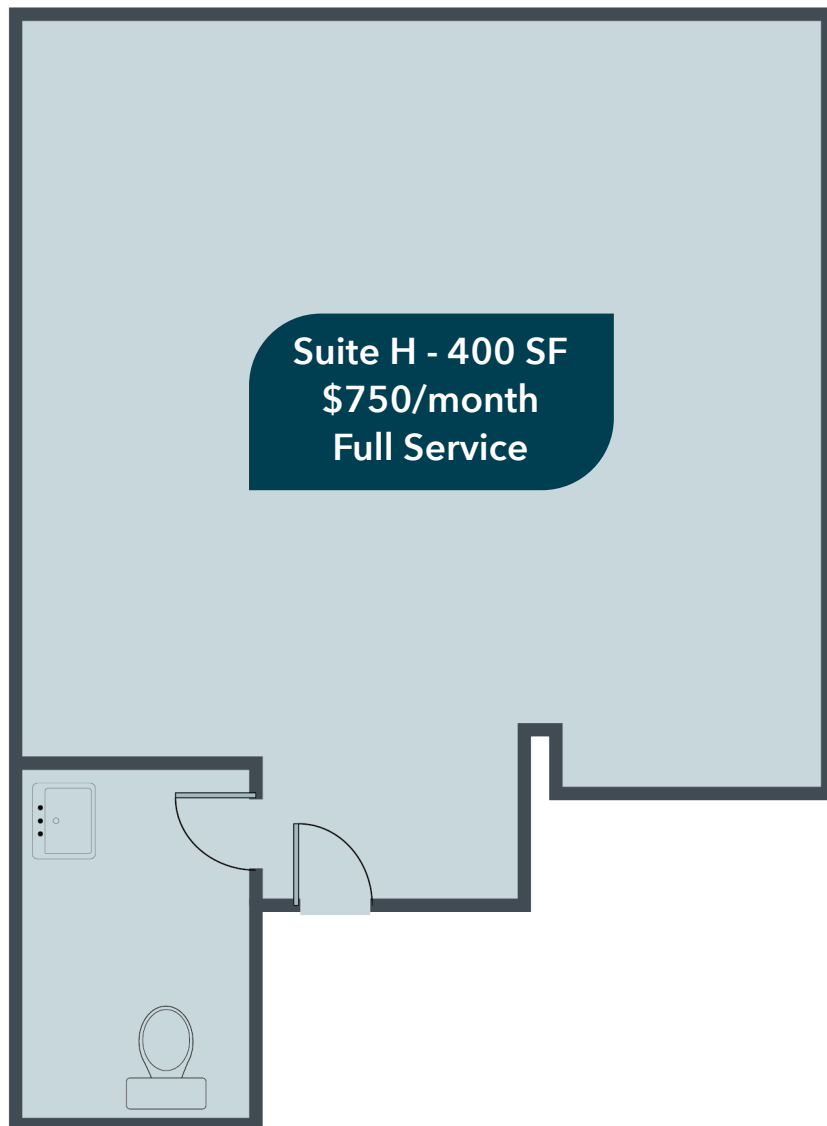


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**LEE &  
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COMMERCIAL REAL ESTATE SERVICES  
RALEIGH DURHAM



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**DISTANCES**

I-40:	3.0 miles
RDU International Airport:	4.8 miles
Research Triangle Park:	8.3 miles
Downtown Raleigh:	14.1 miles
Downtown Durham:	15.7 miles



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