



OFFICE SITE FOR SALE

Town Hall Commons, Morrisville



SITE

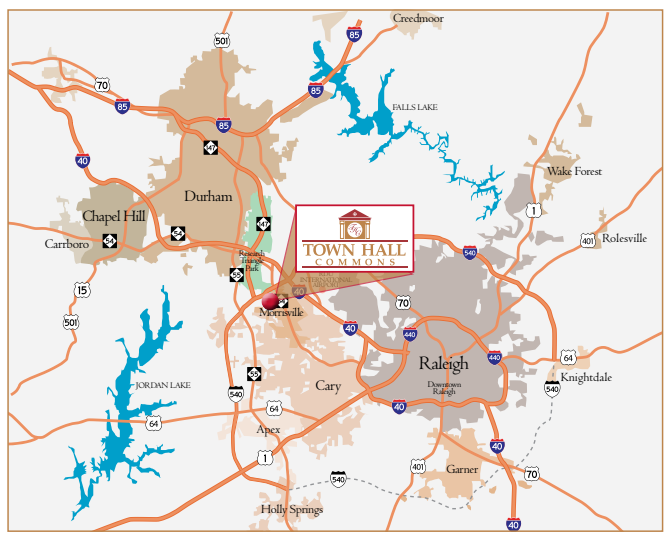
± 6.33 ACRES FOR SALE

Convenient to NC-54, I-540 & I-40 in Town Hall Commons. Minutes from Cary, Raleigh, Durham and RDU International Airport.

- PRICE** \$9.00 per square foot
- SIZE** 6.33 Acres
- ZONING** Neighborhood Activity Center (NAC)
- UTILITIES** Water, sewer, gas, power, fiber, phone, and cable available
- FRONTAGE** Harris Mill

- OPPORTUNITY**
 - Approved and vested site plan for 73,700 RSF office building

- AMENITIES**
 - Adjacent to RTP
 - Five (5) minute drive from RDU International Airport
 - Close proximity to retail, banking and accommodations



Contact:

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TRI PROPERTIES | **NAI Carolantic Realty**
 5425 Page Road, Suite 100
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All information provided herein is from sources deemed reliable. However, all information is subject to verification. Tri Properties does not independently verify nor warrant the accuracy of the information.

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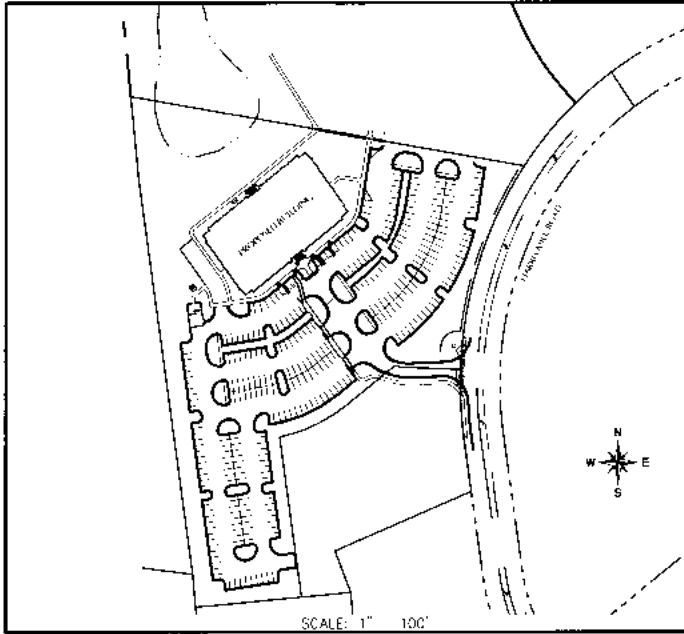
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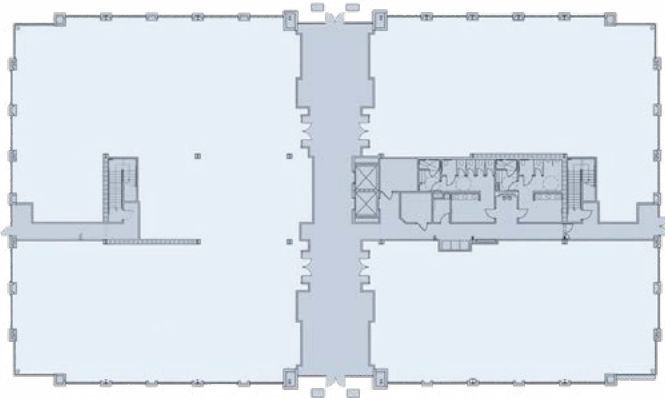
SITE PLAN



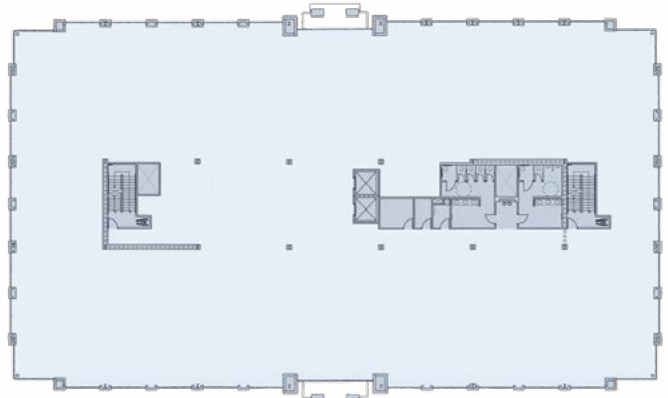
BUILDING ELEVATIONS



FLOOR PLANS



First Floor Plan
22,700 rentable square feet



Typical Floor Plan
25,500 rentable square feet

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