

OFFICE/FLEX FOR LEASE

SOUTHPORT BUSINESS PARK - 175 SOUTHPORT DRIVE, SUITE 100

Morrisville, NC 27560



COMMERCIAL REAL ESTATE SERVICES

RALEIGH DURHAM



PROPERTY HIGHLIGHTS

- 5,541 RSF available for immediate occupancy
- Corner unit with abundant storefront window line
- One drive-in grade level door
- Professional Business Park with on site management, monitored fire protection sprinkler systems and mature landscaping
- New Cyber Café & office getaway called, "The Port"
- Individual tenant entrances with signage
- Fitness center on-site with shower facility
- Village Deli on-site
- Lease rate: \$12.50 PSF, NNN per annum "as is"
- TICAM: \$3.65 PSF (est. for 2020)

LOCATION DESCRIPTION

Southport Business Park is a 17-building full service business park with just under a million square feet of office, flex, industrial, and R&D space. The park offers easy access to I-40, located 1 mile north of the park, 2 miles to RDU International Airport, 5 minutes to the Research Triangle Park and is centrally located between Raleigh, Durham, and Chapel Hill. Southport's location provides its tenants access to an extensive choice of amenities including hotels, restaurants, shopping, apartments, and many other personal and business conveniences

AVAILABLE SPACE

Available SF:	5,541 SF
Lease Rate:	\$12.50 SF/yr (NNN)
TICAM:	\$3.65 PSF (est. for 2020)

Aldene "Dee" Creech Osborne, SIOR

dcreech@lee-associates.com

O: 919.576.2500

C: 919.622.7272

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.

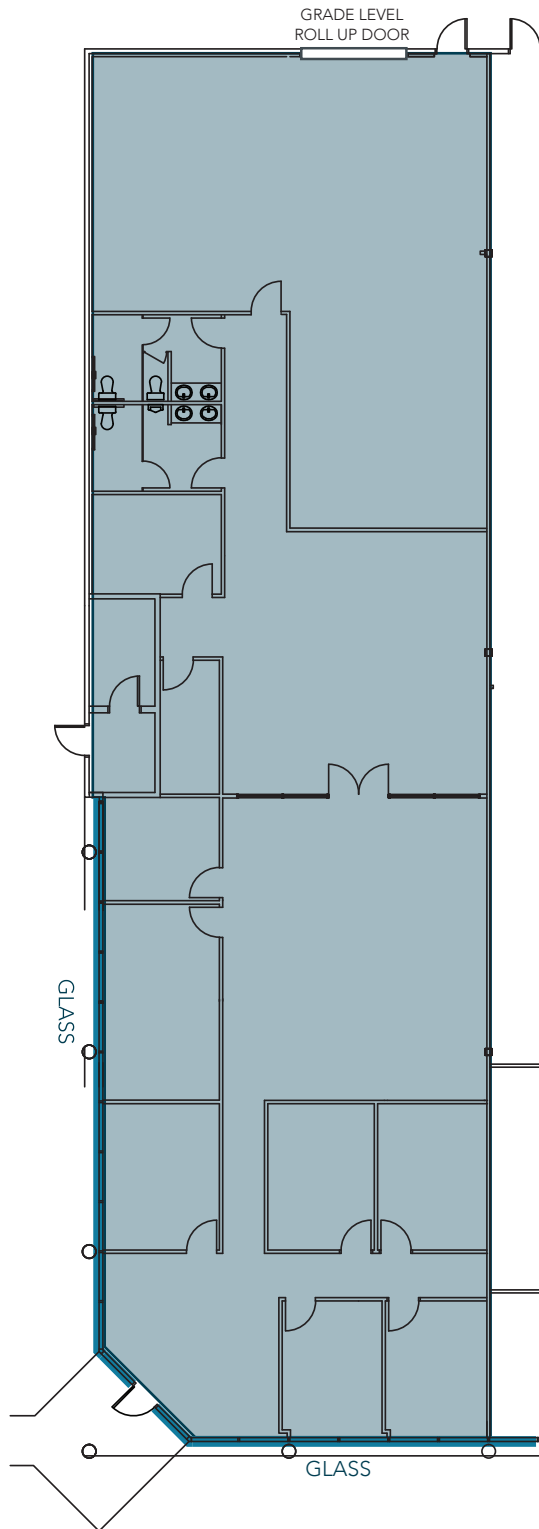
OFFICE/FLEX FOR LEASE

SOUTHPORT BUSINESS PARK - 175 SOUTHPORT DRIVE, SUITE 100

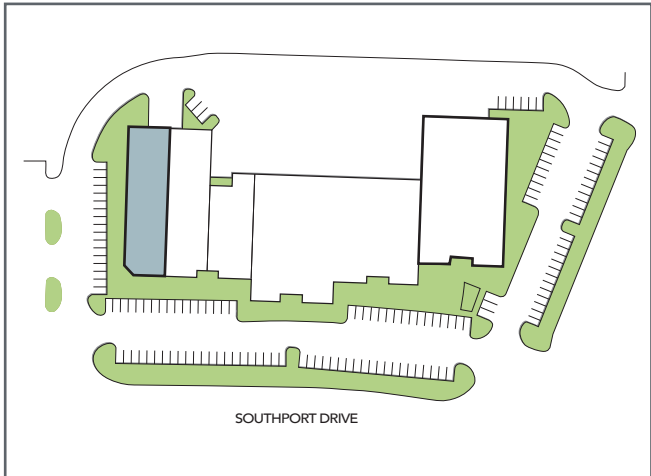
Morrisville, NC 27560



COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM



SUITE 100
5,541 RSF AVAILABLE



Aldene "Dee" Creech Osborne, SIOR

dcreech@lee-associates.com

O: 919.576.2500

C: 919.622.7272

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/FLEX FOR LEASE

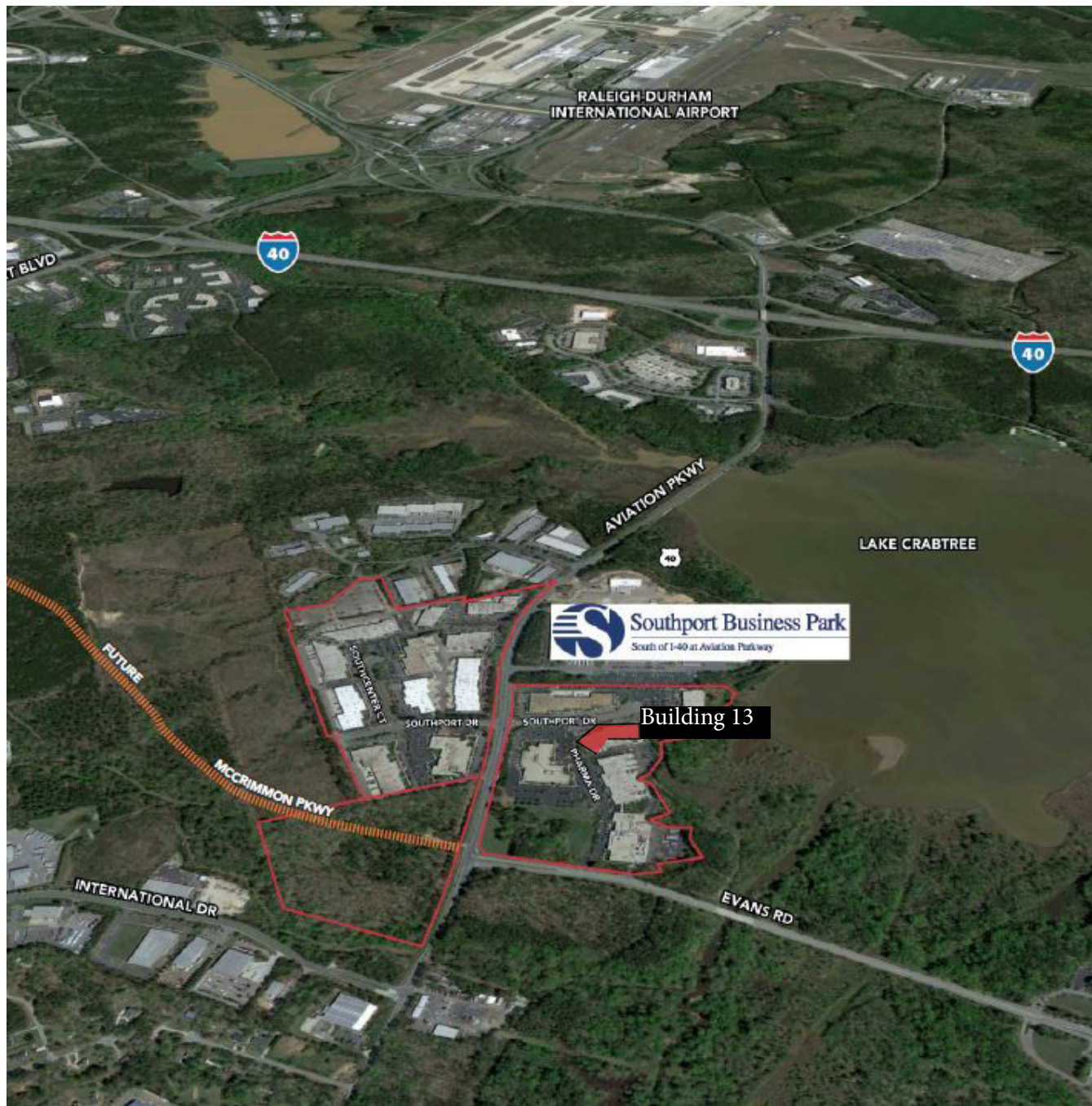
SOUTHPORT BUSINESS PARK - 175 SOUTHPORT DRIVE, SUITE 100

Morrisville, NC 27560



COMMERCIAL REAL ESTATE SERVICES

RALEIGH DURHAM



Aldene "Dee" Creech Osborne, SIOR

dcreech@lee-associates.com

O: 919.576.2500

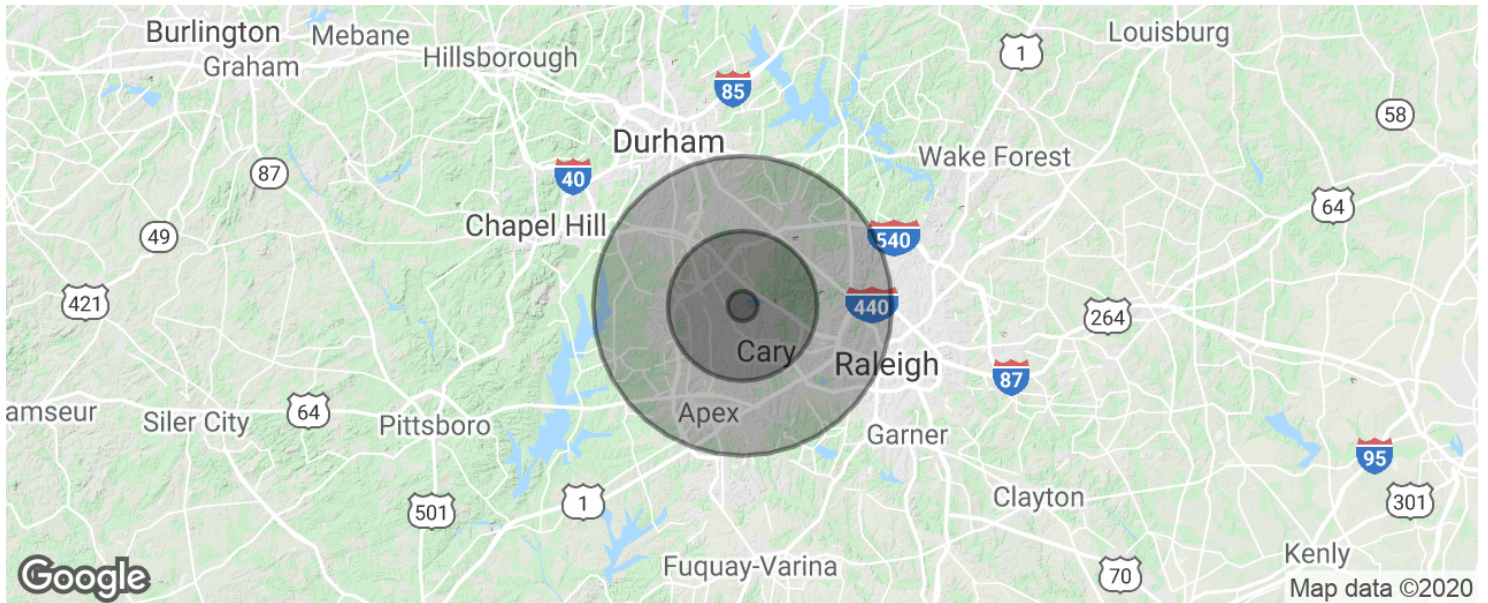
C: 919.622.7272

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/FLEX FOR LEASE

SOUTHPORT BUSINESS PARK - 175 SOUTHPORT DRIVE, SUITE 100

Morrisville, NC 27560



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	1,844	105,704	437,609
Median age	32.4	34.9	34.5
Median age (Male)	32.1	34.4	34.0
Median age (Female)	32.4	35.1	35.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	760	42,314	176,122
# of persons per HH	2.4	2.5	2.5
Average HH income	\$102,172	\$96,064	\$90,850
Average house value	\$353,008	\$305,496	\$312,061

* Demographic data derived from 2010 US Census

Aldene "Dee" Creech Osborne, SIOR

dcreech@lee-associates.com

O: 919.576.2500

C: 919.622.7272

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.