



FOUNDRY
COMMERCIAL

CONCOURSE LAKESIDE II
2803 SLATER ROAD

MORRISVILLE, NORTH CAROLINA 27560

CLASS A OFFICE SPACE FOR LEASE
±2,571 - 4,417 SF

CONCOURSE LAKESIDE II

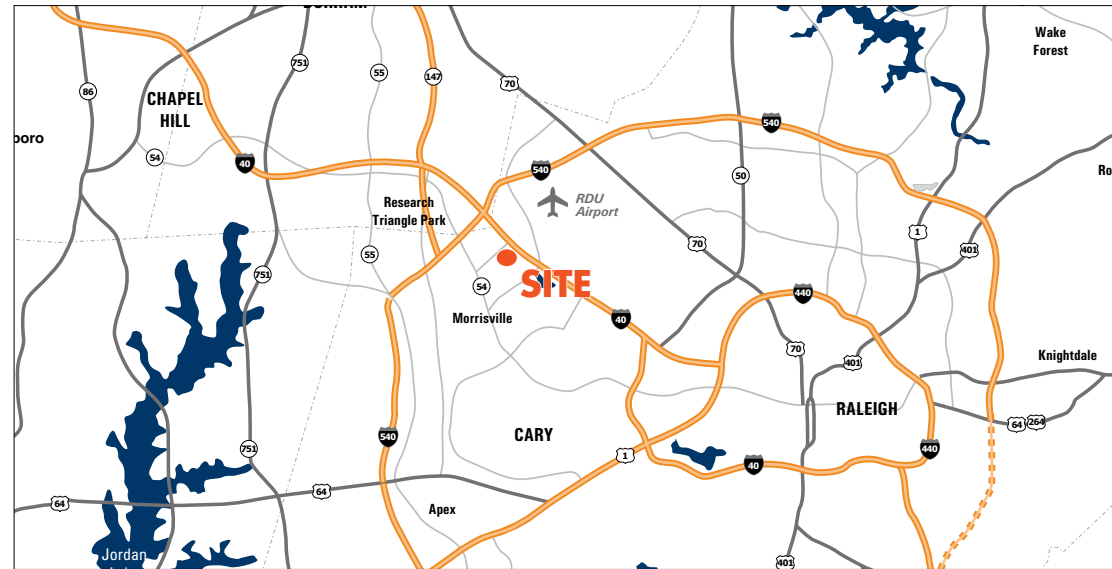
CLASS A OFFICE SPACE FOR LEASE

PROPERTY FEATURES

- Two-building, Class A Office Park totaling 156,067 SF
- Superior ingress/egress off Slater Road to Airport Boulevard providing immediate access to RDU Airport, I-540, I-40, Hwy 54, and the Triangle Expressway
- Adjacent to market-leading residential growth and dynamic new development (McCrimmon Parkway Extension and Wake Tech Community College)

PROPERTY HIGHLIGHTS

- Above-market parking ratio (4.6/1,000); expansive floor plate flexibility (+/- 39,000 SF)
- Quality retail amenity base (1.4 MSF) within a 3-mile radius
- Attractive, two-story glass lobby atrium; Extensive glassline with full height glass
- Property updates completed (lobbies/corridors and outdoor patio amenity area)
- Versatile space availability (2,571 – 11,451 SF)
- **Customer-focused, committed ownership ensuring first-class service**



BUILDING FEATURES

PROPERTY TYPE	Class A Office
LOCATION	2803 Slater Road, Morrisville, NC
BUILDING SIZE	77,687 SF
FLOORS	Two (2)
LEASING RATE	\$26.00/SF Full Service
PARKING	4.6/1,000 SF
AVAILABLE	Suite 205: 4,417 SF Suite 212: 2,571 SF

For more information, please contact:

JORDAN BETZ

Senior Vice President
(919) 830 5060
jordan.betz@foundrycommercial.com

JOHN KELLY, SIOR

Market Leader
(919) 987 1005
john.kelly@foundrycommercial.com

PATRICK BLACKLEY

Senior Associate
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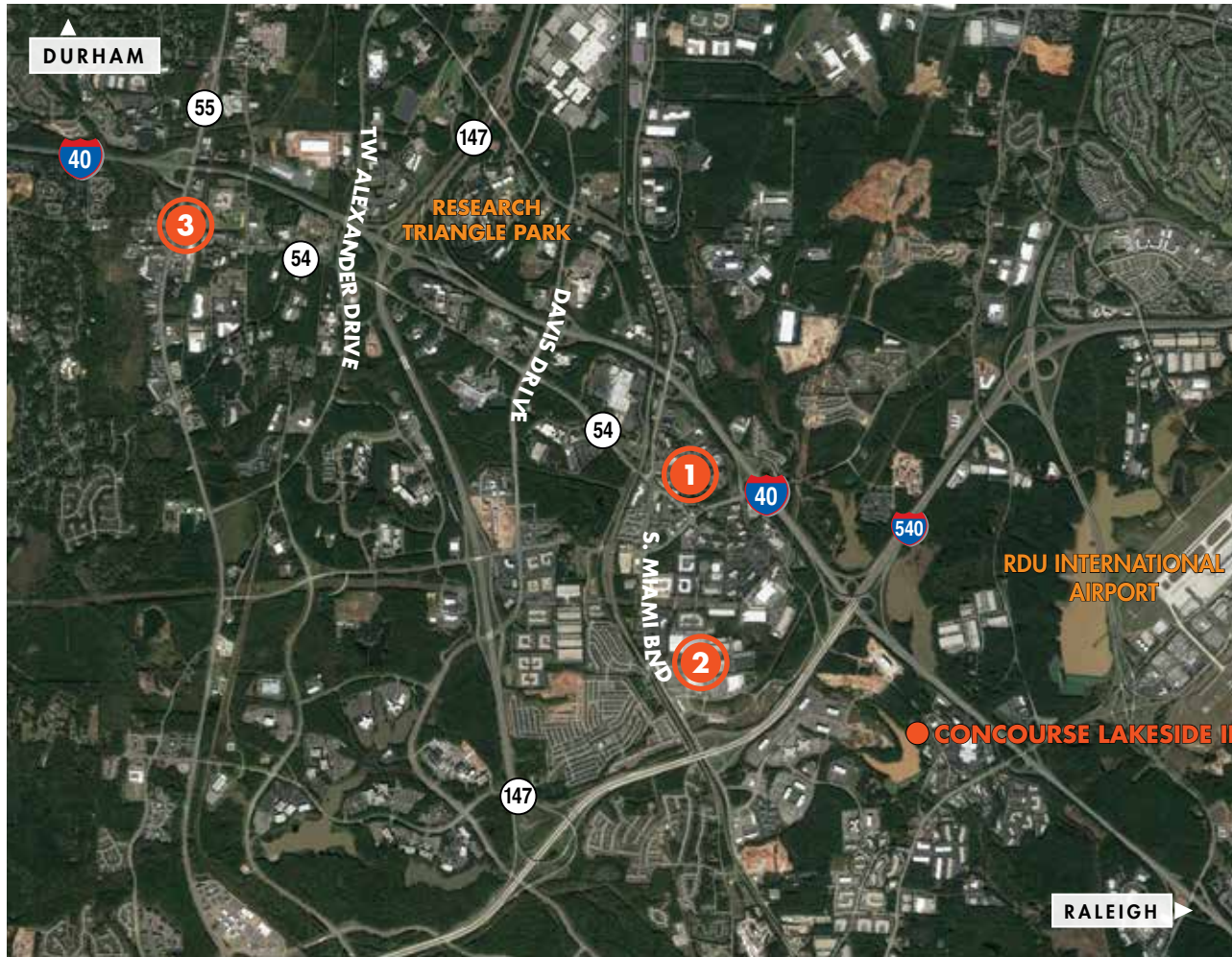
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CONCOURSE LAKESIDE II

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NEARBY AMENITIES



1 NC HIGHWAY 54 & PAGE ROAD 1.9 MILES

Page Road Grill	Bank of America
McDonald's	Starbucks
Bojangles'	Quiznos
Wendy's	Jimmy John's
Arby's	Sheraton Imperial
BB&T	Hilton Garden Inn
Wells Fargo Bank	

2 SHILOH CROSSING 1.5 MILES

Bruegger's Bagels	WalMart
Waback Burgers	Sam's Club
Neo Japan	Great Clips
McDonald's	Dharani South Indian Cuisine
Verizon	

3 NC HIGHWAY 54 & 55 6.2 MILES

Wendy's	State Employees' Credit Union
Chick-fil-A	Starbucks
Brigs at the Park	Food Lion
Papa John's	Courtyard Marriott
Bojangles	Candlewood Suites
PNC	

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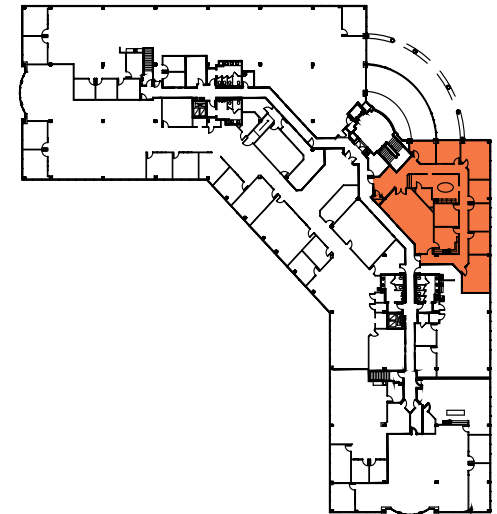
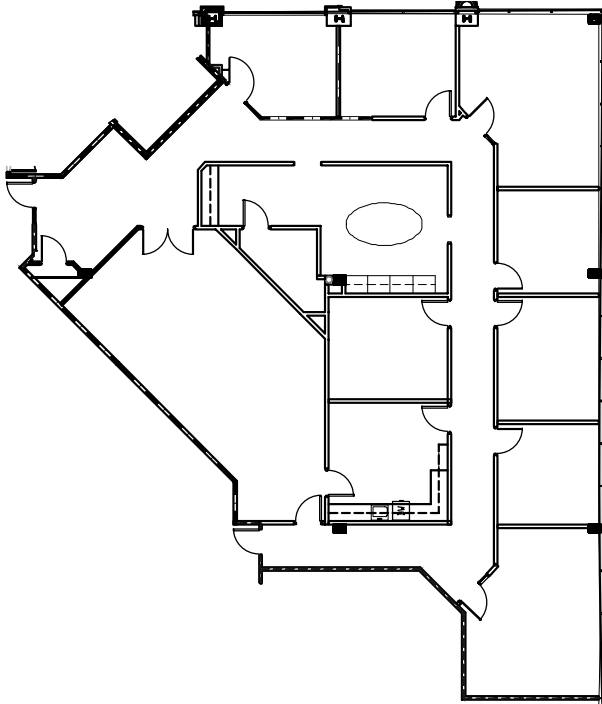
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CONCOURSE LAKESIDE II

CLASS A OFFICE SPACE FOR LEASE

SECOND FLOOR

SUITE 205 | ±4,417 SF



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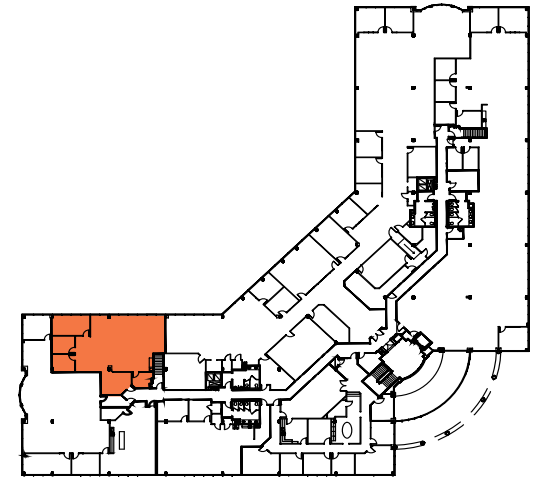
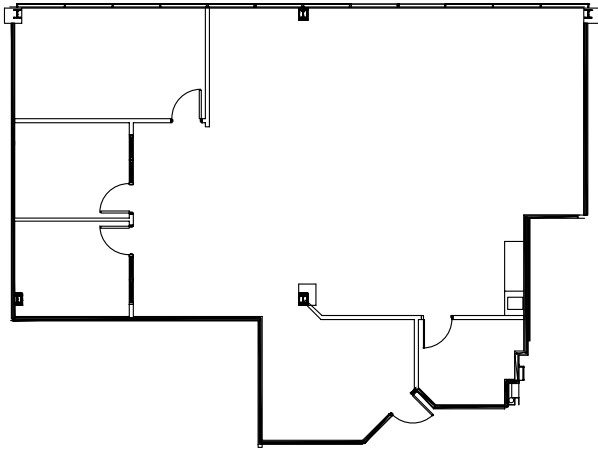
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CONCOURSE LAKESIDE II

CLASS A OFFICE SPACE FOR LEASE

SECOND FLOOR

SUITE 212 | ±2,571 SF
AVAILABLE 10/1/20



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