



FOUNDRY
COMMERCIAL

1400 PERIMETER PARK DRIVE

MORRISVILLE, NORTH CAROLINA 27560

CLASS A OFFICE SPACE FOR LEASE

±21,582 - 44,000 SF

1400 PERIMETER PARK DRIVE

CLASS A OFFICE SPACE FOR LEASE



LOCATION & NEARBY AMENITIES

- Located in Perimeter Park, Raleigh-Durham's premier business park
- Superior ingress/egress off Perimeter Park Drive to Airport Boulevard providing immediate access to RDU Airport (five minute drive time), I-540, I-40, Highway 54 and the Triangle Expressway
- Adjacent to market-leading residential growth and dynamic new development (McCrimmon Parkway and Evans Road extensions)
- Quality retail amenity base (1.4 MSF) within a 3-mile radius

PROPERTY FEATURES

- Above market parking ratio (4.8/1,000)
- Attractive property renovations underway (expanded vestibule/lobby, common area upgrades and all new landscaping)
- Large block opportunity (21,582 SF - 44,104 SF)
- Building and monument signage opportunities
- Emergency generator
- Excellent glass line
- Outdoor balcony
- Customer-focused, committed ownership ensuring first class service

For more information, please contact:

JORDAN BETZ

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JOHN KELLY, SIOR

Market Leader
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2301 Sugar Bush Road, Suite 220
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BUILDING STATS	
PROPERTY TYPE	Class A Office
LOCATION	1400 Perimeter Park Drive, Morrisville, NC 27560
BUILDING SIZE	44,104 SF
FLOORS	Two (2)
LEASING RATE	\$26.50/SF Full Service
PARKING	4.8/1,000 SF
AVAILABLE SPACE	Suite 100: 21,582 SF
	Suite 200: 22,522 SF
	*Contiguous for a total of 44,104 SF



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1400 PERIMETER AMENITIES

Tenants will have access to the Perimeter Park Amenities including the conference center, fitness centers and café.



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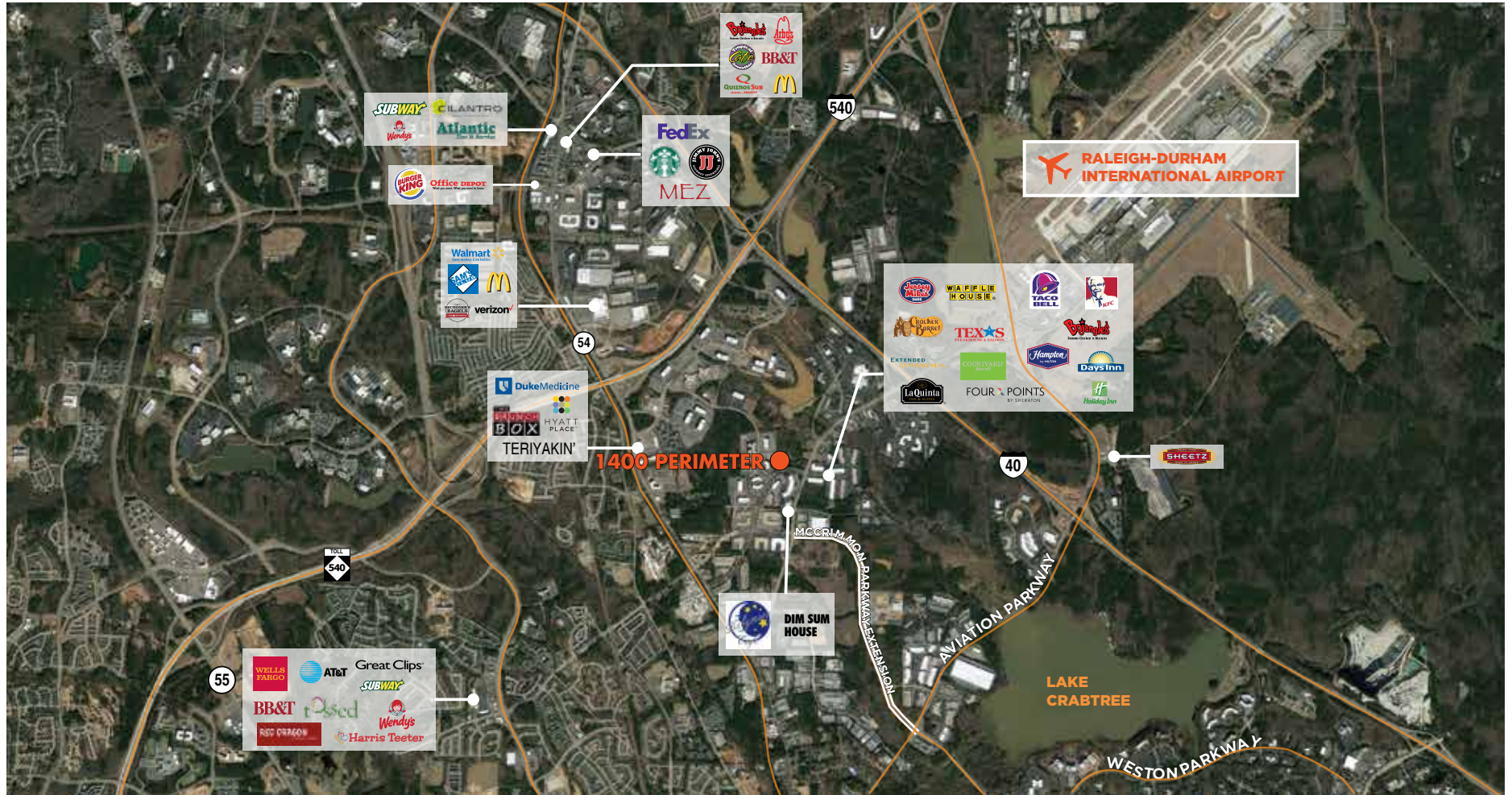
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NEIGHBORHOOD AMENITIES



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1400 PERIMETER PARK DRIVE

CLASS A OFFICE SPACE FOR LEASE

FIRST FLOOR - CREATIVE TEST FIT

±21,582 SF

66 WORKSTATIONS

8 OFFICES

8 CONFERENCING/MEETING ROOMS



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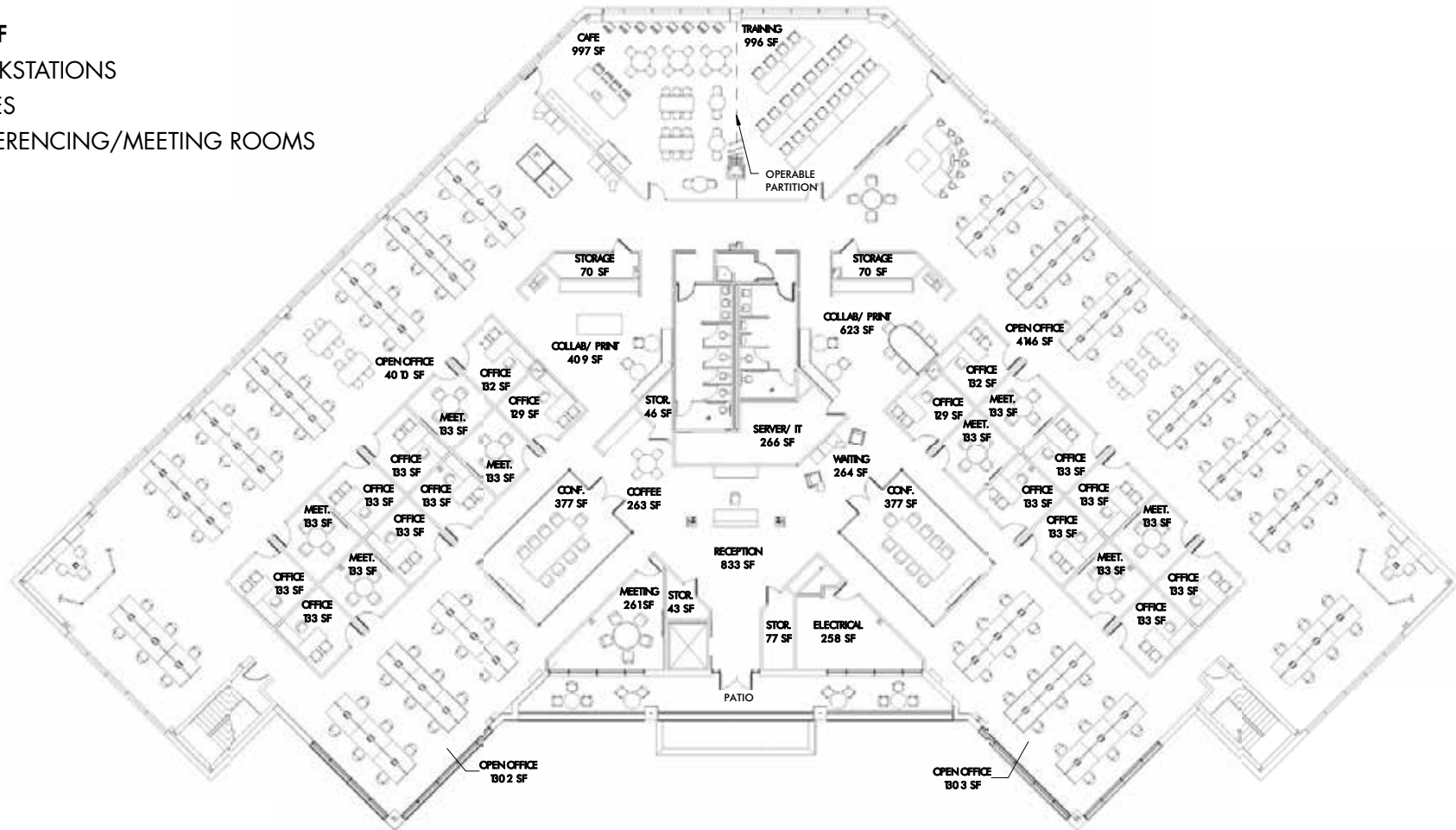
SECOND FLOOR - TECH TEST FIT

±22,522 SF

120 WORKSTATIONS

16 OFFICES

12 CONFERENCING/MEETING ROOMS



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