



**AVISON
YOUNG**



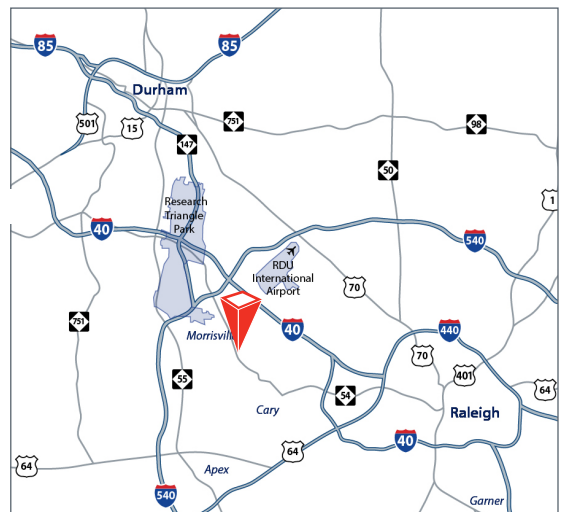
OFFICE SPACE FOR LEASE

133 | **Keybridge Drive**
Morrisville, NC 27560

Partnership. Performance.

Opportunity

Type	Two-story multi-tenant office building
Available	Suite C:* 1,610 sf Suite D:* 1,780 sf Suite G: 1,264 sf (available immediately) *Suite C & D can be combined for 3,390 sf
Location	Close proximity to I-40, RDU Airport and all major transportation arteries; excellent visibility from Highway 54
Rental Rate	Suite C: \$16.75/sf, plus utilities and janitorial Suite D: \$17.25/sf, plus utilities and janitorial Suite G: \$15.50/sf, plus utilities and janitorial



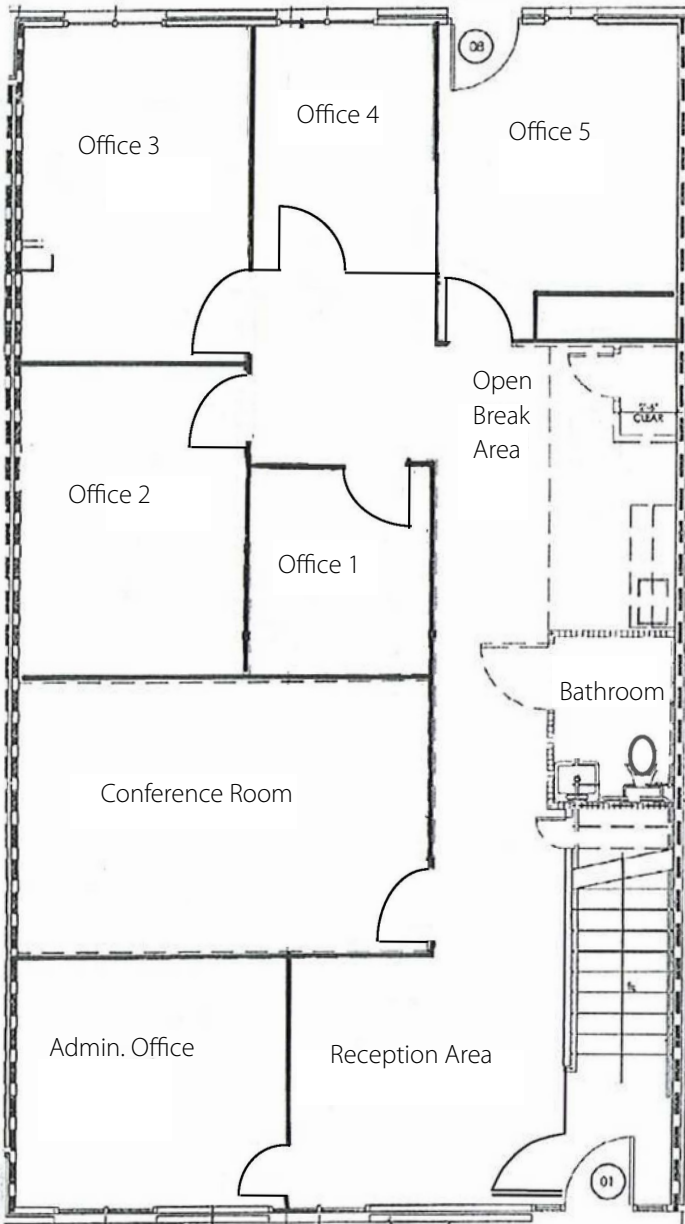
Michael Vulpis
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919.420.1562
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Keybridge Drive

Morrisville, NC 27560

First & Second Floor Suite C -1,610 sf



Amenities

- New LED energy efficient lights installed in every suite
- Excellent access to major transportation corridors
- Building signage available
- Flexible lease terms
- Brick and glass construction
- Parking ratio of 4/1,000 sf

Demographics

	1 Mile	3 Miles	5 Miles
2018 Total Population	10,500	70,801	158,668
2018 Total Households	4,436	28,169	61,188
Avg Household Income	\$116,592	\$119,478	\$119,919

Traffic Counts

2017 Traffic Counts (Per Costar)	Vehicles Per Day
Chapel Hill Road & Keybridge Drive	20,000
Chapel Hill Road & Weston Parkway	18,130



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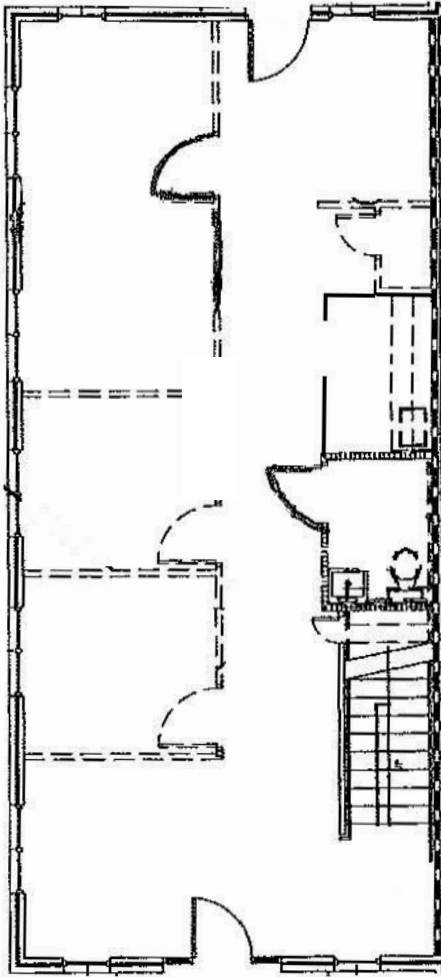
5440 Wade Park Boulevard, Suite 200 | Raleigh, NC 27607 | 919.785.3434 | avisonyoung.com

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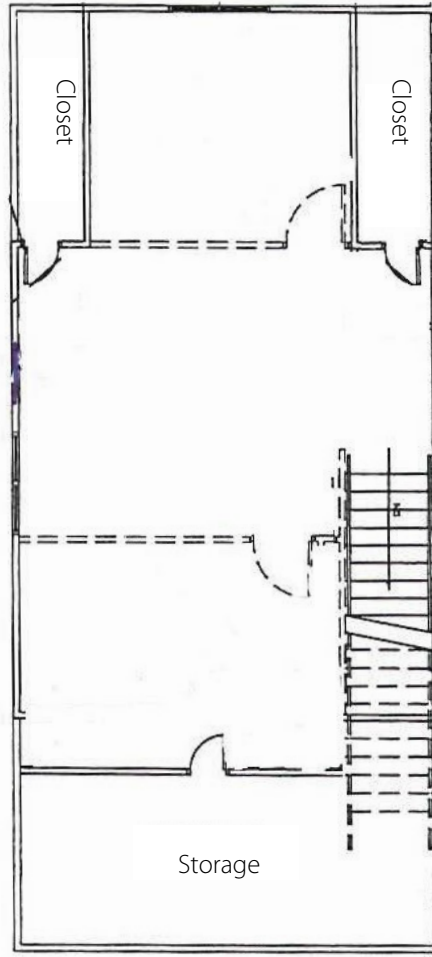
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First & Second Floor Suite D -1,780 sf



First Floor Unit

End unit 3 sides of windows



Second Floor Unit

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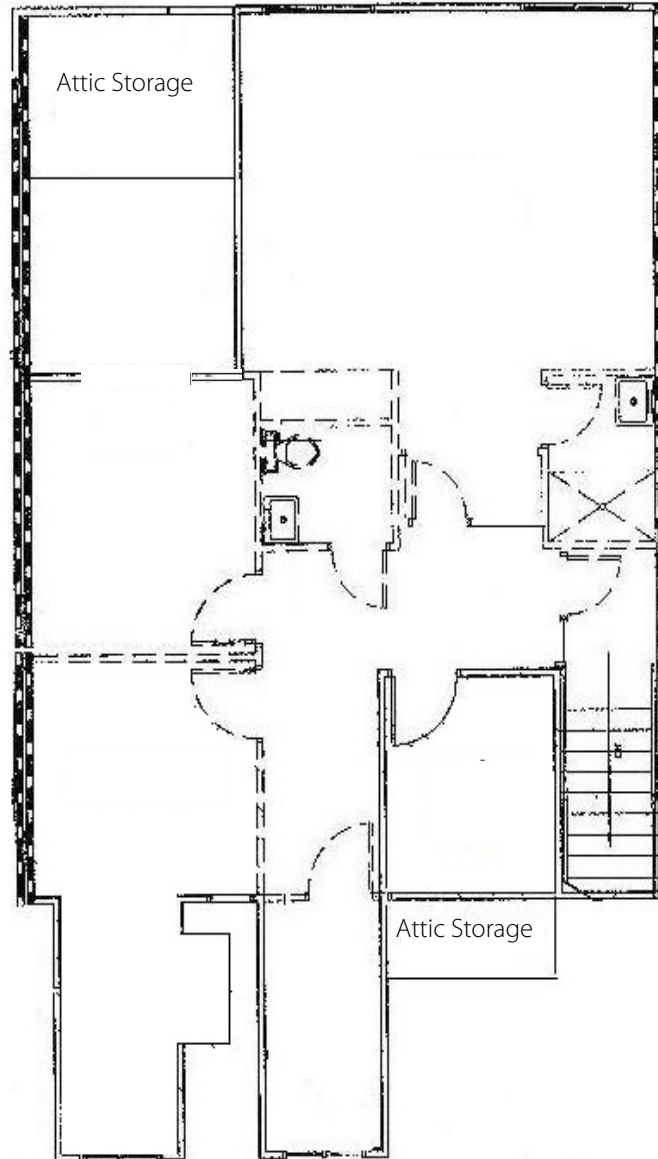
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Keybridge Drive
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Second Floor
Suite G -1,264 sf



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