



FOUNDRY
COMMERCIAL

RDU CENTER III
2121 RDU CENTER DRIVE

MORRISVILLE, NORTH CAROLINA 27560

CLASS A OFFICE SPACE FOR LEASE

±10,365 - 29,140 SF

RDU CENTER III

CLASS A OFFICE SPACE FOR LEASE



LOCATION & NEARBY AMENITIES

- Superior, central location between Raleigh and Durham
- Exceptional access to I-40, I-440 and I-540
- Closest Class A office building to the RDU International Airport
- Less than one mile away from Lake Crabtree and Umstead State Park (running/biking trails and picnic areas)

PROPERTY FEATURES

- Silver LEED Certified Office Building
- On-site amenities include a fitness center & showers
- Beautiful lobby with Class A+ finishes throughout
- Underground parking area
- Electric car charging station
- Strong ownership prepared to quickly execute

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
(919) 987 2912
patrick.blackley@foundrycommercial.com

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2301 Sugar Bush Road, Suite 220
Raleigh, NC 27612

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BUILDING STATS	
PROPERTY TYPE	Class A Office
LOCATION	2121 RDU Center Drive, Morrisville, NC 27560
BUILDING SIZE	114,518 SF
FLOORS	Four (4)
LEASING RATE	\$26.00/SF Full Service
PARKING	3.5/1,000 SF
AVAILABLE SPACE	Suite 200*: 18,775 SF Available 7/1/20 Plug & Play
	Suite 210*: 10,365 SF
	*Contiguous for a total of 29,140 SF



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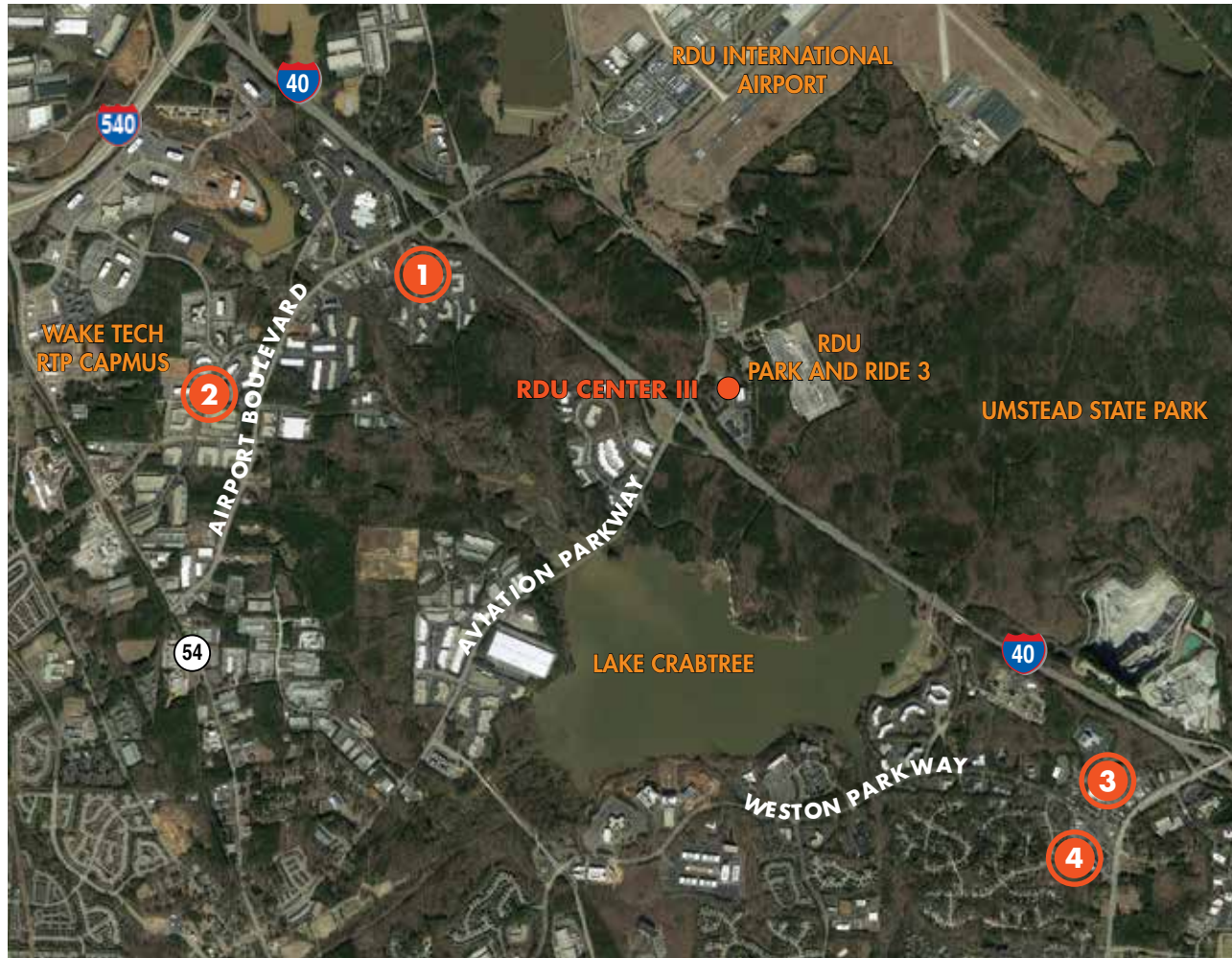
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NEARBY AMENITIES



- 1 AIRPORT BLVD AT I-40**
2 MILES

Jersey Mike's Subs	KFC
Cracker Barrel	Four Points by Sheraton
Texas Steakhouse	Bojangles
Extended StayAmerica	Days Inn
LaQuinta Inn & Suites	Hampton Inn
Courtyard Marriott	Holiday Inn
Taco Bell	
- 2 AIRPORT BLVD & MCCRIMMON PKWY**
3 MILES

 - Dim Sum House
 - Babymoon Cafe
 - Godavari
- 3 HARRISON SQUARE**
1 MILE

Bass Pro Outdoor	Tropical Smoothie Cafe
Enterprise Rent-A-Car	Yum Yum Thai Cuisine
Nationwide Insurance	
Subway	
- 4 ARBORETUM AT WESTON**
1 MILE

Bonefish Grill	Moe's Southwest Grill
BurgerFi	Ruckus Pizza
Cafe Carolina	Ruth's Chris Steak House
Cary Flow Yoga	Starbucks

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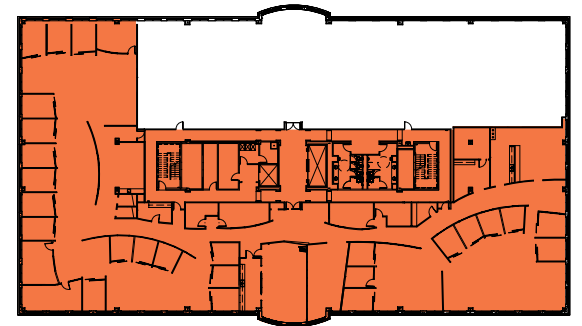
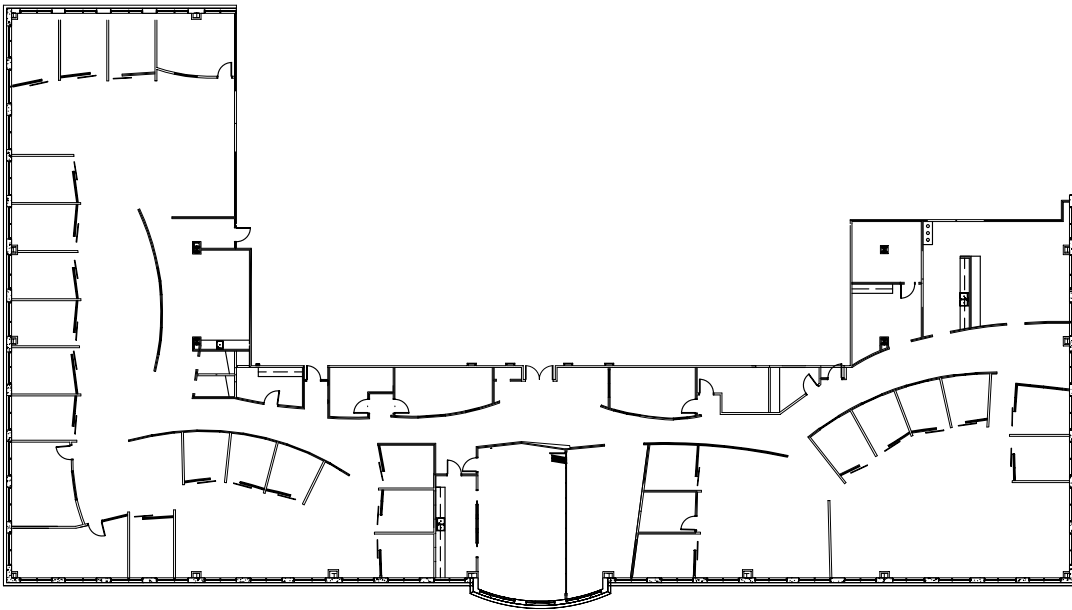
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CLASS A OFFICE SPACE FOR LEASE

SECOND FLOOR

SUITE 200 | ±18,775 SF
AVAILABLE 7/1/20
PLUG & PLAY



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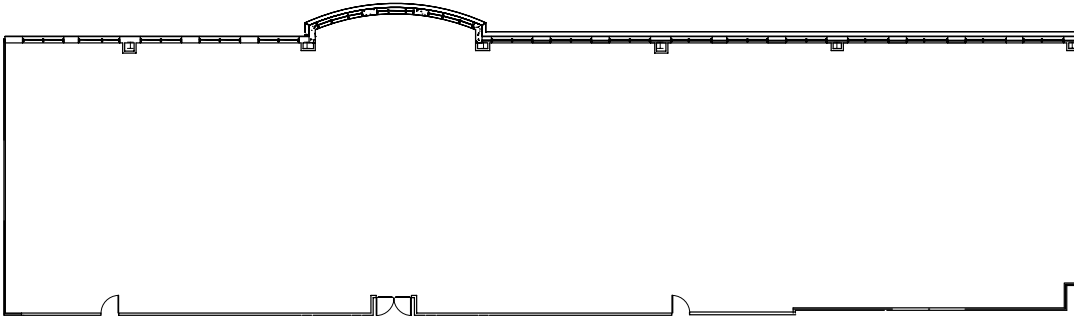
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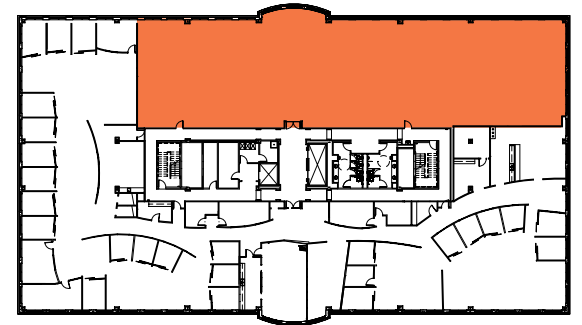
CLASS A OFFICE SPACE FOR LEASE

SECOND FLOOR

SUITE 210 | ±10,365 SF
WHOLE FLOOR AVAILABLE 7/1/20



- EXPANSIVE GLASSLINE
- SHELL CONDITION READY FOR UPFIT
- STRONG OWNERSHIP PREPARED TO QUICKLY EXECUTE



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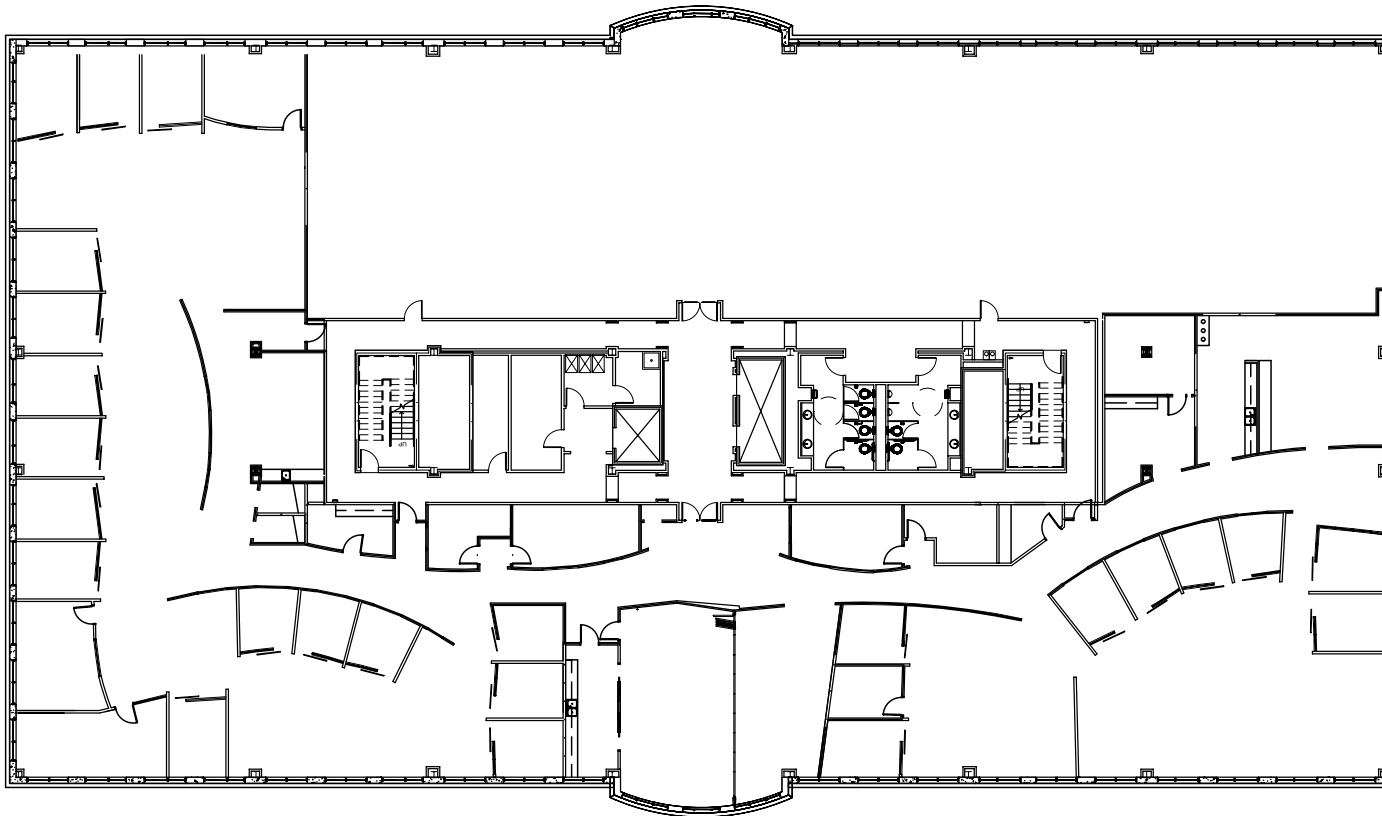
RDU CENTER III

CLASS A OFFICE SPACE FOR LEASE

SECOND FLOOR

SUITES 200 & 210 | ±29,140 SF

FULL FLOOR AVAILABLE 7/1/20



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