



FOUNDRY  
COMMERCIAL

CONCOURSE LAKESIDE I  
2801 SLATER ROAD

MORRISVILLE, NORTH CAROLINA 27560

CLASS A OFFICE SPACE FOR LEASE

±2,940 - 11,451 SF

# CONCOURSE LAKESIDE I

## 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 complete (lobbies/corridors, fresh food vending, and outdoor patio amenity area)
- Versatile space availability (2,940 – 11,451 SF)
- **Customer-focused, committed ownership ensuring first-class service**

For more information, please contact:

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#### JOHN KELLY, SIOR

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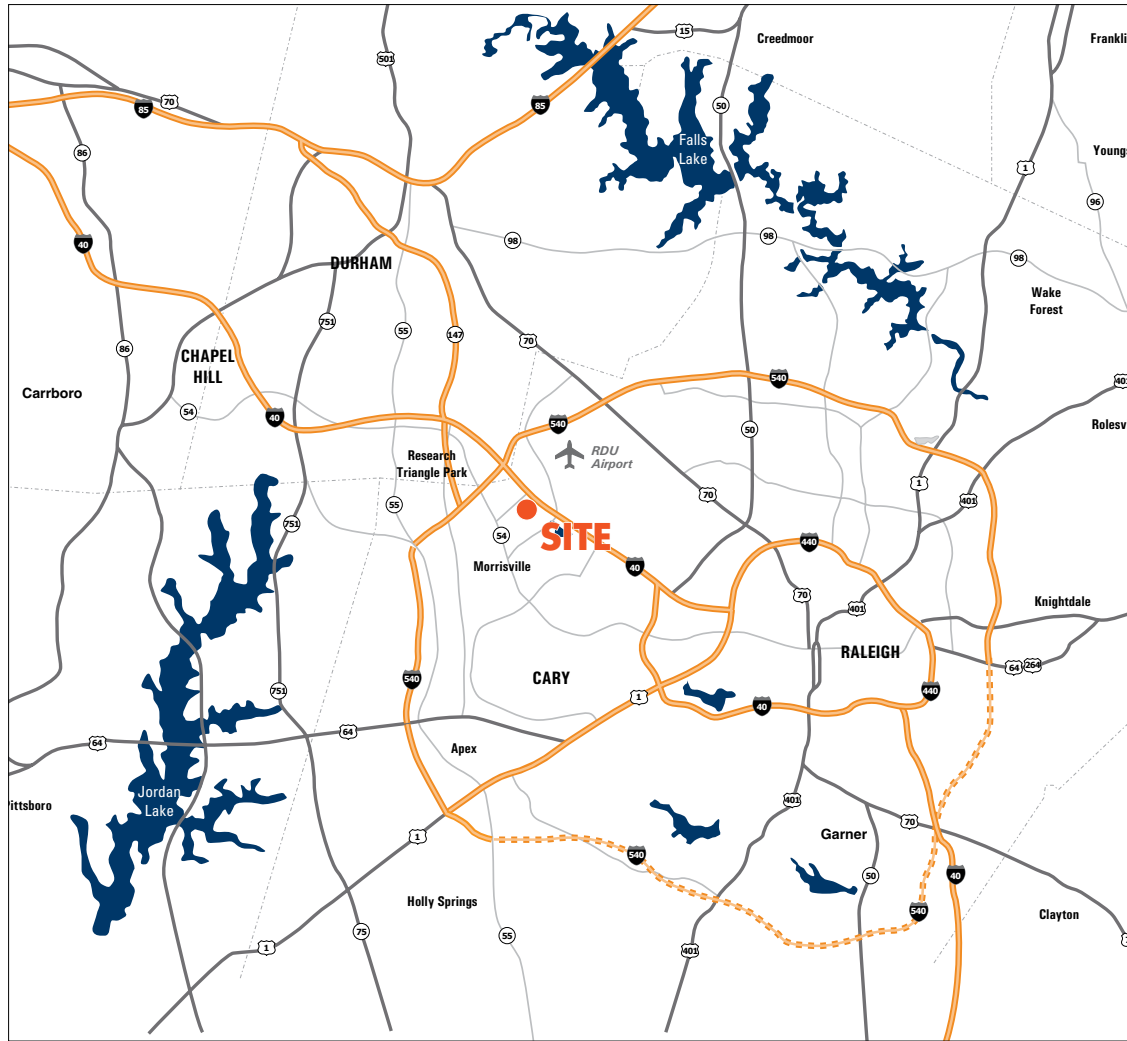
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BUILDING FEATURES	
PROPERTY TYPE	Class A Office
LOCATION	2801 Slater Road, Morrisville, NC
BUILDING SIZE	78,380 SF
FLOORS	Two (2)
LEASING RATE	\$26.00/SF Full Service
PARKING	4.6/1,000 SF
AVAILABLE SPACE	Suite 110: 11,451 SF
	Suite 121: 3,213 SF
	Suite 201: 2,940 SF



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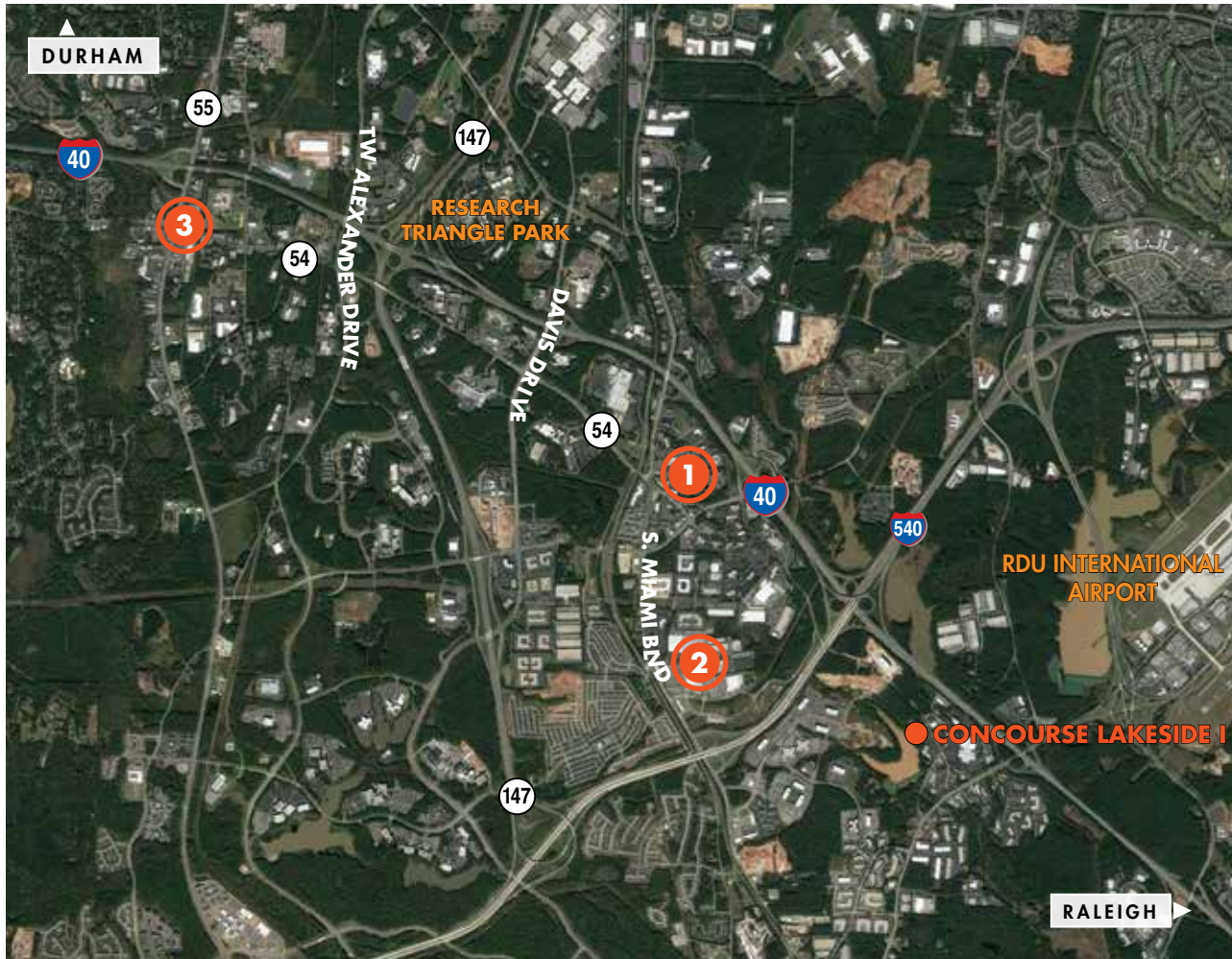
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## CLASS A OFFICE SPACE FOR LEASE

### 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
Wayback 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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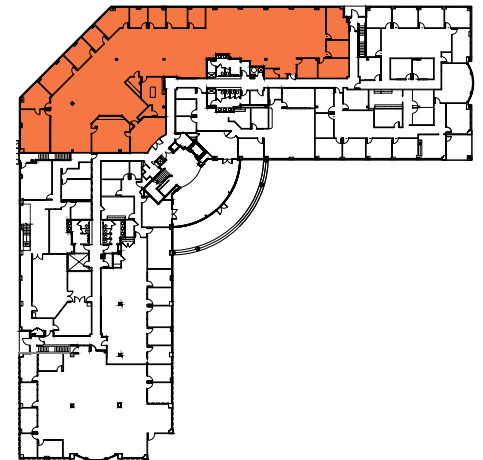
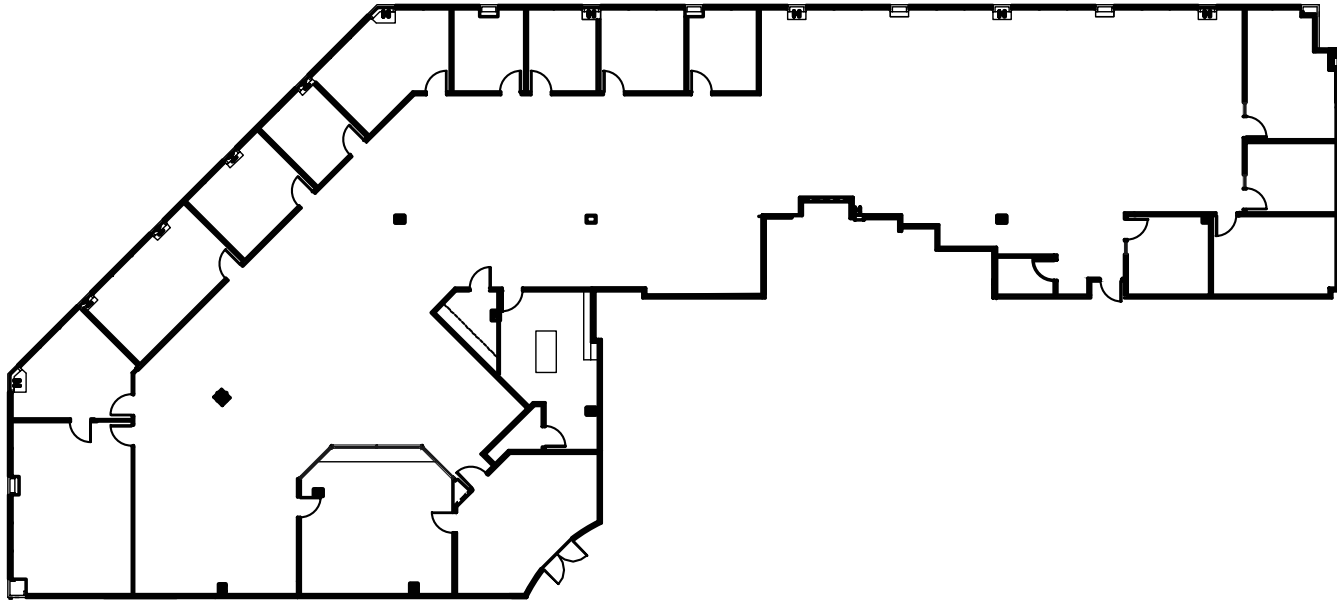
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# CONCOURSE LAKESIDE I

## CLASS A OFFICE SPACE FOR LEASE

### FIRST FLOOR

SUITE 110 | ±11,451 SF



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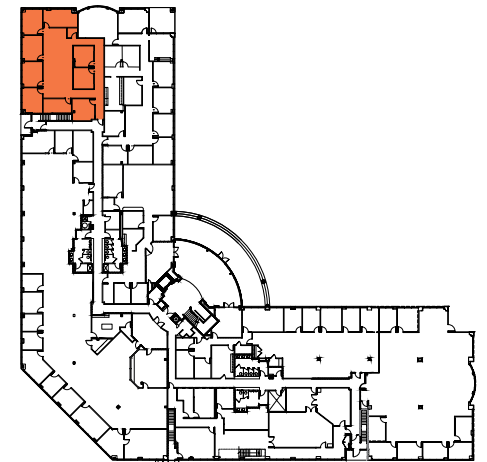
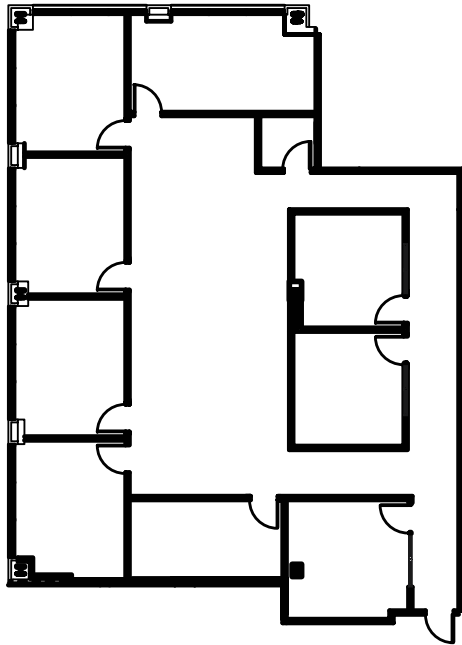
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# CONCOURSE LAKESIDE I

## CLASS A OFFICE SPACE FOR LEASE

### FIRST FLOOR

SUITE 121 | ±3,213 SF



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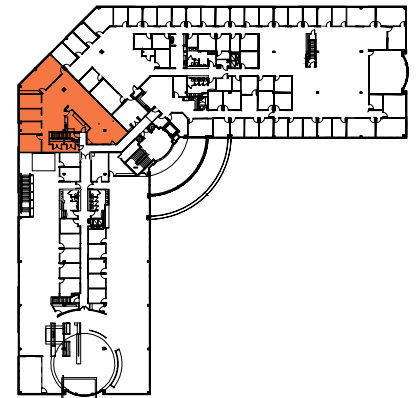
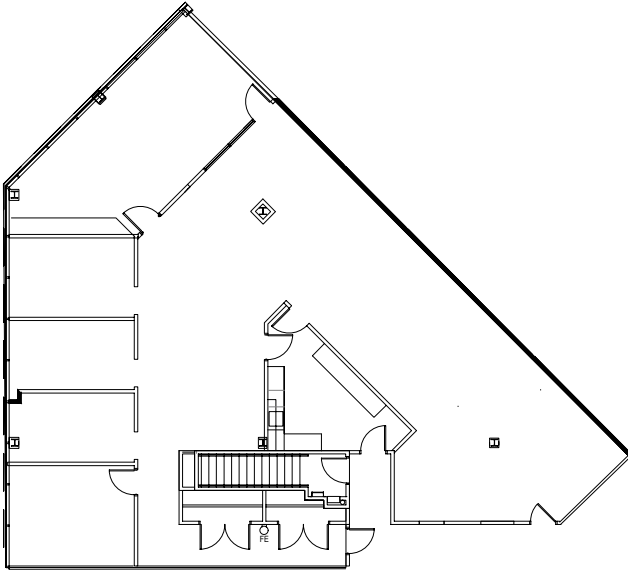
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# CONCOURSE LAKESIDE I

## CLASS A OFFICE SPACE FOR LEASE

### SECOND FLOOR

SUITE 201 | ±2,940 SF



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