

PERIMETER SIX



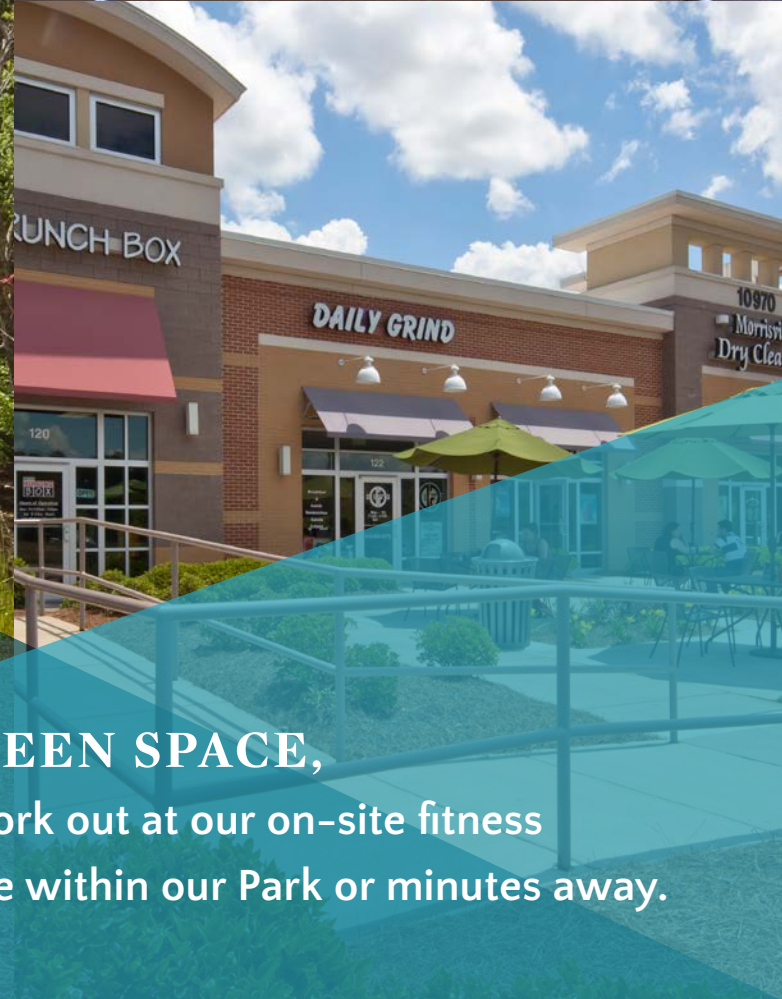

PERIMETER
—PARK—

1010 SYNC STREET
MORRISVILLE, NC
PERIMETERPARKOFFICE.COM

PERIMETER



PERIMETER PARK is a master-planned development featuring the area's most modern office buildings. We're now leasing Perimeter Six - featuring efficient floor plans, bright lobbies, striking glasslines, and above standard parking, with prominent signage and branding potential.



THE PARK

WORK AMID BEAUTIFULLY LANDSCAPED GREEN SPACE, lakes, and over seven miles of walking trails within the Park. Work out at our on-site fitness centers and enjoy restaurants, shops, services, hotels, and more within our Park or minutes away.



FULLY LEASED
P4

PRE-LEASING
P7

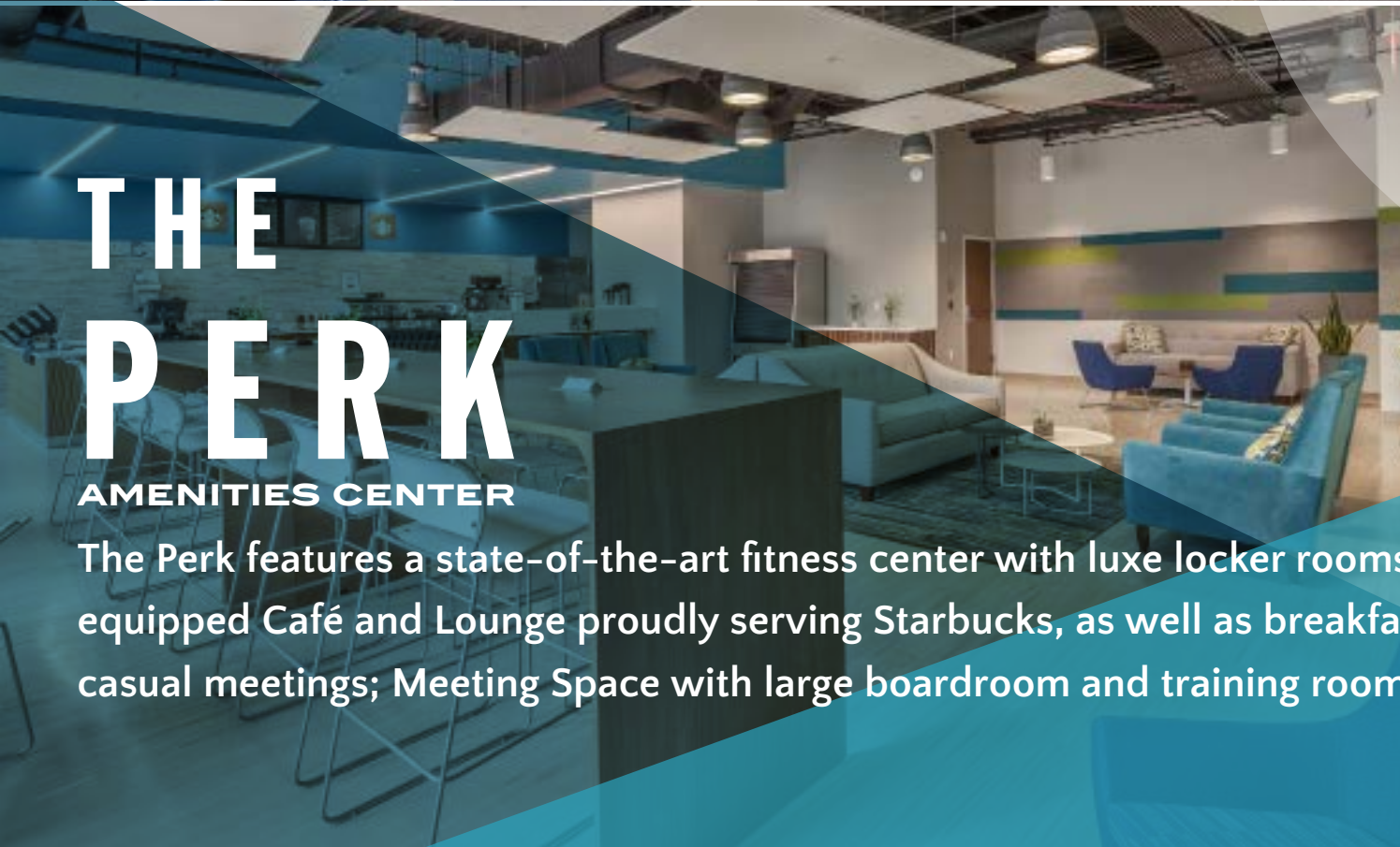
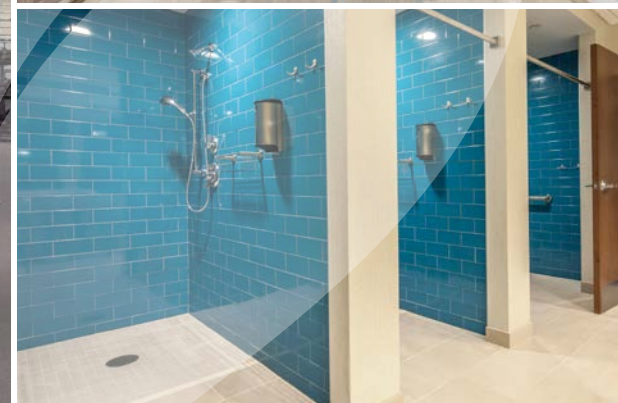
FULLY LEASED
P5

NOW LEASING
P6

FULLY LEASED
P2

SITE PLAN

PERIMETER SIX is just steps away from Perimeter Park's amenities, including a pocket park, plaza space, and The Perk amenities center which includes our state-of-the-art fitness center, café and lounge, and meeting space.



THE PERK

AMENITIES CENTER

The Perk features a state-of-the-art fitness center with luxe locker rooms and showers; WiFi equipped Café and Lounge proudly serving Starbucks, as well as breakfast and lunch - ideal for casual meetings; Meeting Space with large boardroom and training room, and dedicated parking.



FRONT DOOR GREEN SPACE

Pocket park and plaza space for meetings, casual gatherings, lunch, and games.



WORK SMART

PERIMETER PARK is a campus full of innovators in the heart of the Triangle. Surround yourself with leading corporate neighbors and the amenities you need to work smart.

NEIGHBORS





AIRPORT

TO RTP



TO RALEIGH

4000 PARAMOUNT PARKWAY

PARAMOUNT PARKWAY



CARRINGTON MILL BLVD

3300 PARAMOUNT PARKWAY

TO DURHAM AND CHAPEL HILL

STAY CONNECTED

LOCATED OFF I-40 AND I-540, and minutes from Raleigh-Durham International Airport, Perimeter Six is easily accessible from Chapel Hill, Durham, Raleigh, and the surrounding suburbs.

TO CARY

CHAPEL HILL RD / HWY

PERIMETER PARK DRIVE

AIRPORT BLVD

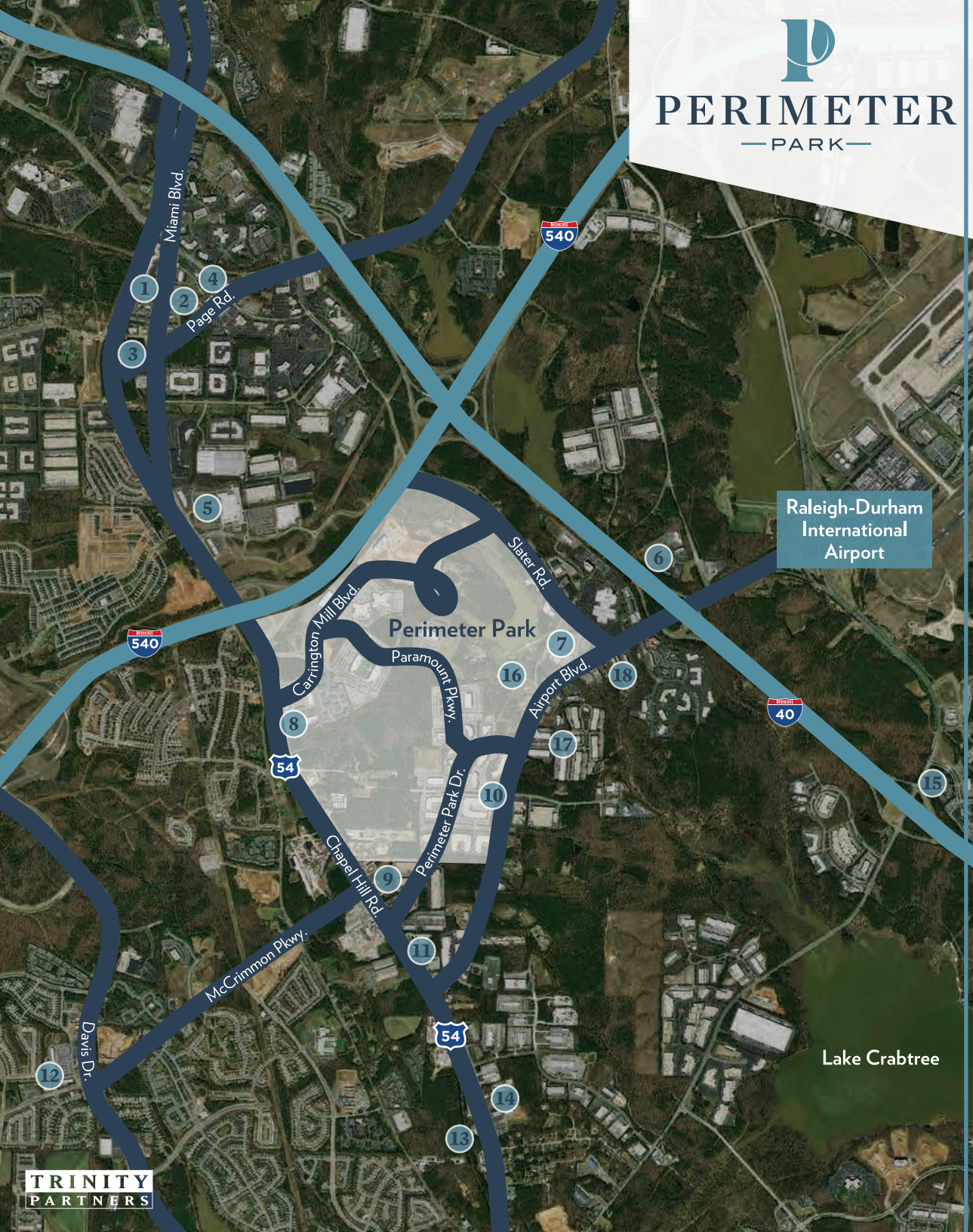


PERIMETER PARK Site Plan

- 1** The Green
Pocket Park with Putting Green, Bocce Court, and Plaza with Patio Seating
- 2** Residential Apartments
Cortland Perimeter Park
- 3** The Perk
Fitness Center, Cafe & Lounge, Meeting Space Conference Ctr. Located in Perimeter Four
- 4** Food Truck & Car Detailing Area
- 5** Kiddie Academy Daycare
- 6** Residential Apartments
Carrington Park
- 7** Retail / Restaurants
- 8** Hyatt House
- 9** Noah's Event Center
- 10** Fitness Center
Located in 3800 Paramount
- 11** Western Wake Tech Campus
-  Go Triangle Bus Stop
-  Sidewalks / Trails



PERIMETER — PARK —



AMENITIES

- | | |
|---|--|
| <p>1 Atlantic Tire 🛒
Cilantro 🍴
Subway 🍴
Wendy's 🍴</p> <p>2 Arby's 🍴
BB&T Bank \$
Bojangles 🍴
McDonald's 🍴
Quiznos 🍴
Randy's Pizza 🍴
Serena Gastropub 🍴
Tropical Smoothie Cafe 🍴</p> <p>3 Burger King 🍴
Office Depot Retail 🛒</p> <p>4 Fed Ex Retail 🛒
Jimmy John's 🍴
Mez Mexican 🍴
Page Road Grill 🍴
Starbucks 🍴</p> <p>5 Bruegger's 🍴
Concentra +
Jake's Wayback Burgers 🍴
McDonald's 🍴
Neo Japan Express 🍴
QD Nails & Spa 🌿
Sam's Club 🛒
Verizon 🛒
Wal-Mart 🛒</p> <p>6 Cambria Suites 🏠
Chop House 🍴
Country Inn & Suites 🏠
Hyatt Place 🏠</p> <p>7 Four Points Sheraton 🏠
Holiday Inn 🏠
Jersey Mike's Subs 🍴
Schlotzsky's 🍴</p> <p>8 Brunch Box 🍴
Duke Medicine +
Hyatt House 🏠
Morrisville Dry Cleaners 🧺
Sai Krishna Bhavan 🍴
Shiloah Animal Hospital +
Teriyakin' 🍴
The Daily Grind 🍴</p> | <p>9 Sheetz 🛒</p> <p>10 Oh' Mulligans 🍴
Babymoon Cafe 🍴</p> <p>11 USPS Post Office 📧</p> <p>12 AT&T 🛒
BB&T Bank \$
Harris Teeter 🛒
Great Clips ✂
Randy's Pizza 🍴
Red Dragon Chinese 🍴
Subway 🍴
Tossed 🍴
Two Guys Grille 🍴
Wendy's 🍴
Wells Fargo Bank \$</p> <p>13 Champions Bar 🍴
Neomonde Baking Co. 🍴
Paradise India Cuisine 🍴</p> <p>14 Subway 🍴</p> <p>15 Hilton Garden Inn 🏠
Cracker Barrel 🍴
Days Inn 🏠
LaQuinta 🏠
Stay America 🏠
Texas Steakhouse 🍴
Waffle House 🍴</p> <p>16 Bojangles 🍴
Hampton Inn 🏠
Holiday Inn Express 🏠
Hooters 🍴</p> <p>17 Courtyard Marriott 🏠
KFC 🍴
Staybridge Hotel 🏠
Taco Bell 🍴</p> |
|---|--|

🍴 Restaurant	📧 Post Office
\$ Bank	🛒 Retail
🏠 Hotel	🛒 Gas Station
+ Medical	🌿 Spa
🧺 Dry Cleaner	✂ Salon

DETAILS

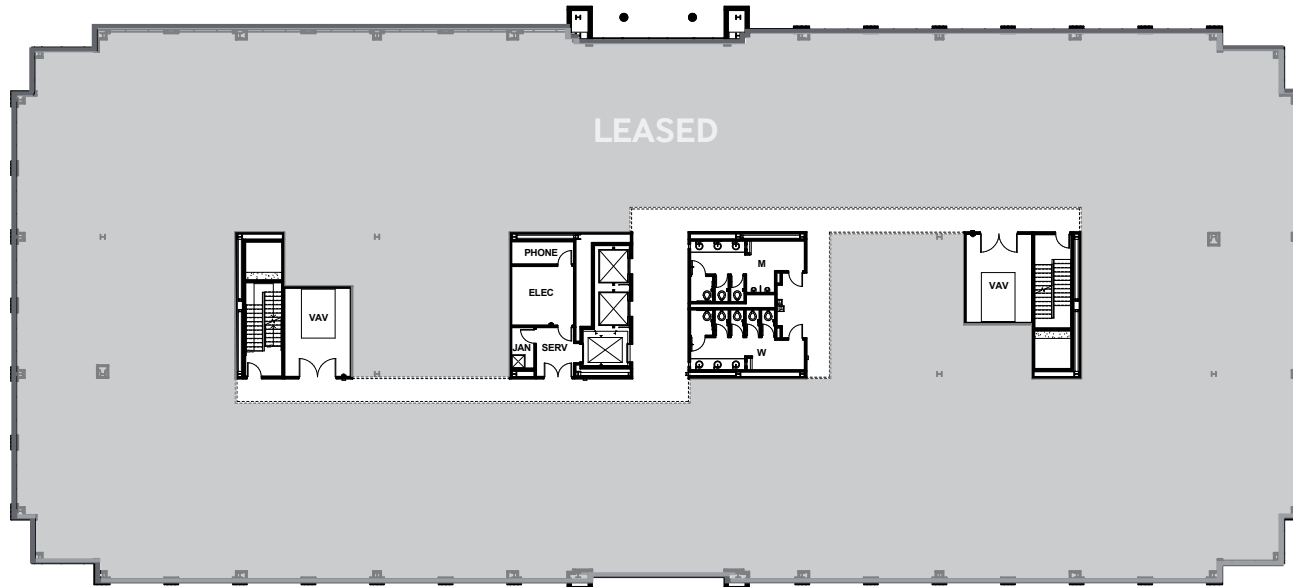
OWNER & DEVELOPER	Trinity Capital Advisors
DESIGN TEAM	Architect: LS3P
LOCATION	Perimeter Park / 1010 Sync Street, Morrisville, NC 27560
BUILDING SIZE	195,687 sf
TOTAL AVAILABLE	65,047 sf
LEASE RATE	\$29.50/sf, full service
TOTAL FLOORS	6 Floors
FLOOR PLATES	33,300 sf
PARKING	5 spaces per 1,000 sf leased
CEILING HEIGHTS	10'-0" first floor, 9'-0" upper floors
EXTERIOR WALL	Precast & glass skin
COLUMN SPACING	30' bays
STRUCTURAL	Structural steel frame with concrete slabs
ACCESS	Direct access from Carrington Mill Blvd.
SECURITY	Card access (doors and elevators)
LIFE SAFETY	Fully sprinklered NFPA Fire Alarm System
TENANT LOAD CAPACITY	3W/SF
TENANT ELECTRICAL LOAD CAPACITY	Lighting 2W/SF and convenience power 3W/SF
COOLING SOURCE	High efficiency chilled water system
PERIMETER HEATING	Overhead via electronic fan powered terminal units
BUILDING SERVICES	Property Management located in Perimeter Park with on-site engineers
EXTERIOR SIGNAGE & BRANDING	Building signage provided internally and optional exterior facade signage

FLOOR PLANS

1ST FLOOR

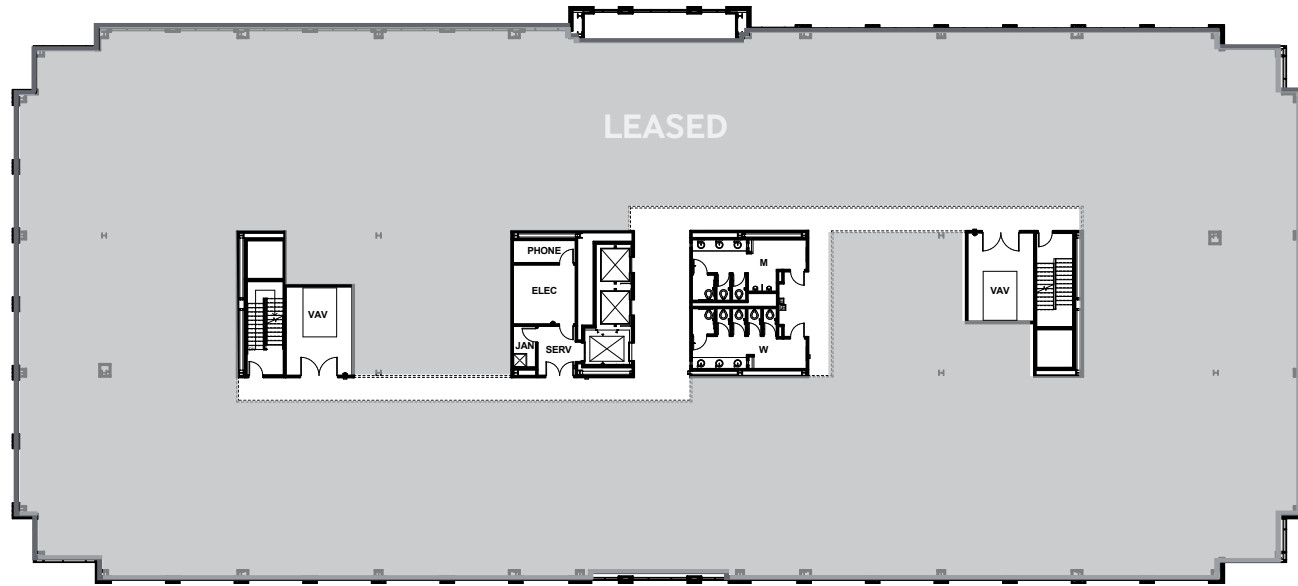


2ND FLOOR



FLOOR PLANS

3RD - 4TH FLOOR



5TH FLOOR



FLOOR PLANS

6TH FLOOR



DEVELOPER

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TRINITY CAPITAL ADVISORS

Trinity Capital Advisors focuses on the acquisition and development of institutional quality office, industrial, and mixed use real estate in the Southeastern United States.

The firm has invested approximately \$1.8 billion since inception. Trinity Capital has acquired or developed some of the most successful real estate projects in the Southeast, including Ally Center, NASCAR Plaza, 400 South Tryon, Perimeter Park, Toringdon Office Park, and Westlake Business Park.

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PERIMETER PARK