

For Sale or For Lease

1307
Copeland Oaks Drive
Morrisville, NC 27560



±2,130 SF Fully Conditioned Flex Unit With Dock High Door

Property Summary



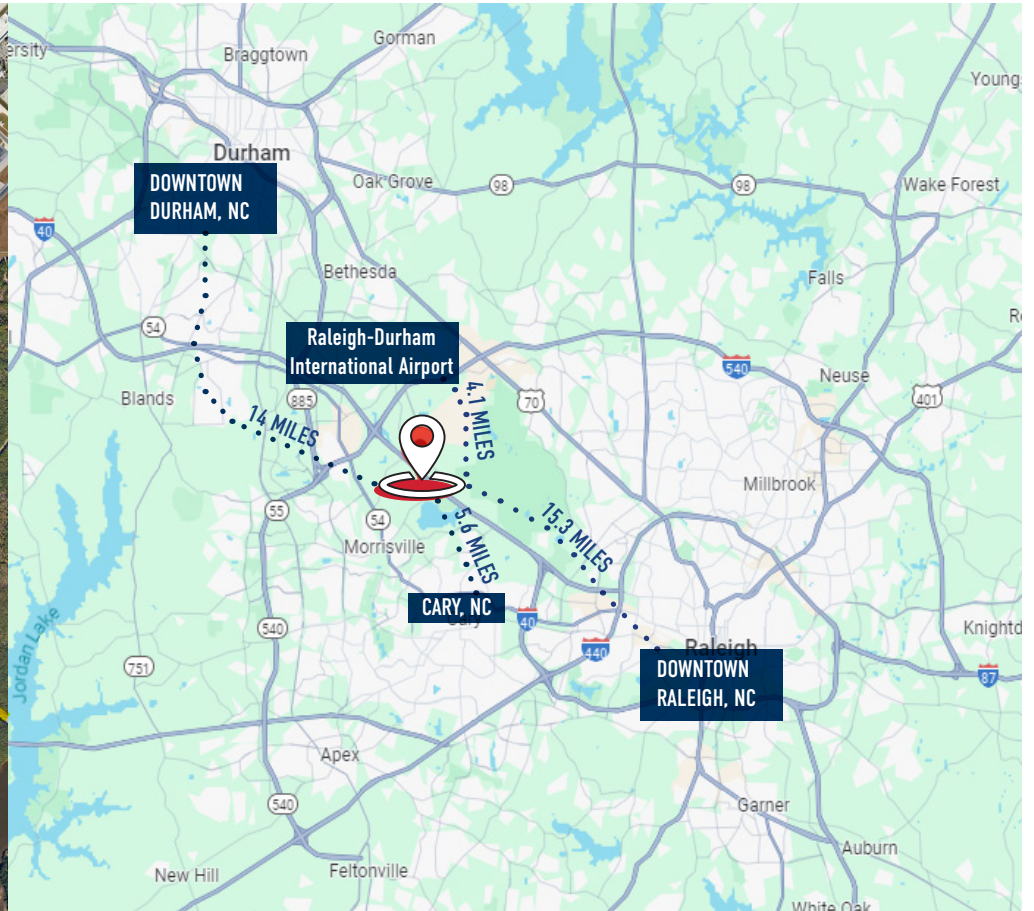
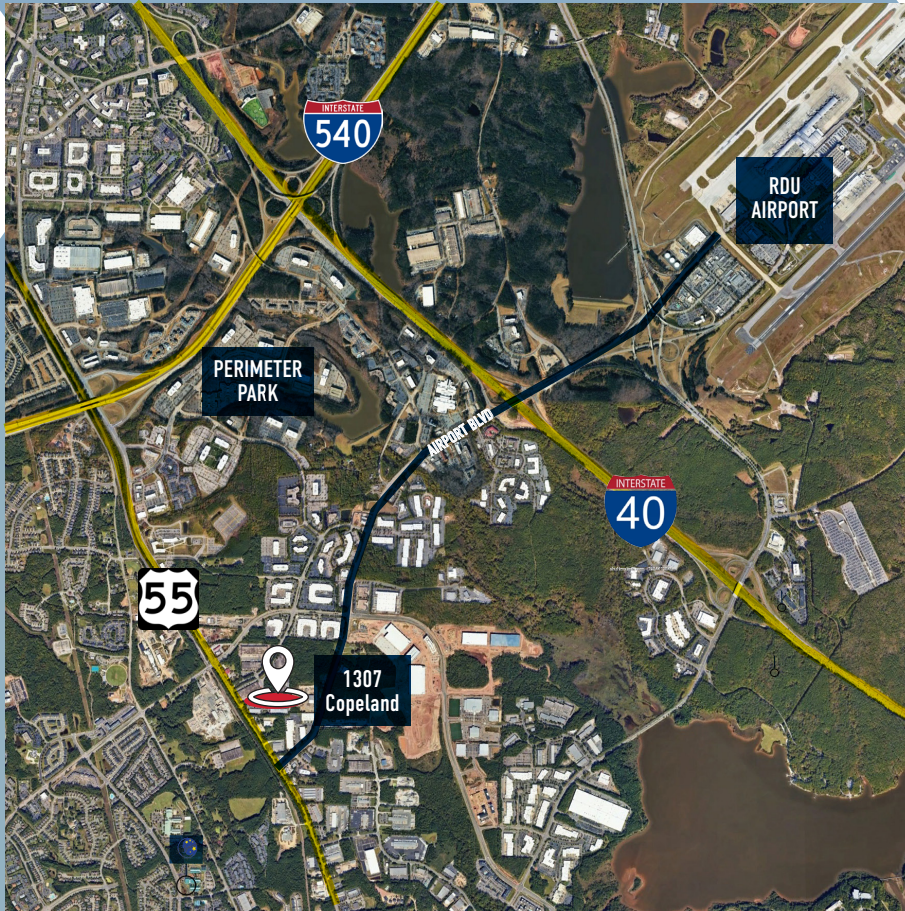
This ±2,130 SF fully conditioned flex unit is part of Copeland Oak Center, an established flex-condominium business park at the heart of Morrisville. The park is comprised of four buildings totaling approximately 85,000 square feet across an 8.5-acre campus, and sits directly on Highway 54 / Chapel Hill Road with close proximity to RDU and RTP. The setting gives a small user the best of both worlds: an efficient, ownership-grade individual unit backed by the stability, professional appearance, and shared infrastructure of a well-maintained multi-building park. The unit is in shell condition though fully conditioned - providing flexible future configurations. Existing tenants across the park range from technology firms and construction-service providers to personal-service businesses.

Address	1307 Copeland Oaks Drive Morrisville NC 27560
Sale Price	\$525,000
Lease Rate	\$10.00 PSF, NNN
TICAM	Estimated \$4.50 PSF
Association Dues	\$200 Monthly
Building SF	20,250
Available SF	2,130
Year Built	2000
Parking Ratio	Free Surface
Dock Doors	One Dock High Door
Signage	Exterior Building Signage
Roof and HVAC	Metal System & 2019 5-Ton Ground Unit
Configuration	Conditioned Shell Space
Zoning	CC

Property Photos



Location Overview



Market Overview

Morrisville, NC



Morrisville Submarket

Morrisville sits at the geographic heart of North Carolina's Research Triangle, bordering Research Triangle Park to the west and just minutes from both Raleigh and Durham. One of the most diverse and economically strong towns in the region, Morrisville has grown from a small railroad community into a hub for technology, life sciences, and global business. It is home to Lenovo's North American headquarters and a dense cluster of tech, biotech, and pharmaceutical employers, supported by direct access to Raleigh-Durham International Airport and Interstates 40 and 540.



\$125,396
Median
Household
Income



Retail

Morrisville's retail scene is anchored by Park West Village, the town's premier lifestyle center, with more than 627,000 square feet of shopping, dining, and apartments. Major tenants include Target, TJ Maxx, Five Below, Bath & Body Works, and a deep lineup of restaurants such as Firebirds, CAVA, Shake Shack, and Crumbl Cookies. Owners have proposed adding office, retail, and residential space to mirror successful mixed-use centers like Fenton in Cary. A highly educated, high-income, and growing international population keeps consumer demand strong, supporting both established centers and a wave of new ground-floor commercial space.



55,00 +
Total Employees

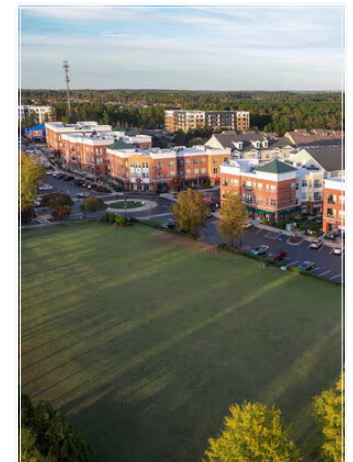


300+
Total Businesses



Expansion

Morrisville's economy continues to expand through technology, life sciences, and town-center redevelopment. Lenovo and FUJIFILM Diosynth Biotechnologies anchor a corporate base tied to the 7,000-acre Research Triangle Park next door, home to 300+ companies and over 55,000 workers. After nearly two decades of planning, the town broke ground in late 2025 on its long-awaited Town Center — a 25-acre live/work/play district around Town Hall Drive, opening with a 215-unit mixed-use building, ground-floor retail, and a community Town Green for live music and gatherings. The build-out gives Morrisville its first true downtown destination while continued residential and commercial growth reinforces its position as one of the Triangle's strongest submarkets. RDU International Airport.



Market Overview

RALEIGH-CARY-DURHAM-CHAPEL HILL RESEARCH TRIANGLE AT A GLANCE

The Research Triangle (the “Triangle”) is distinctly known as a national front runner in economic and population growth. This region in the North Carolina Piedmont incorporates the Raleigh-Cary-Durham-Chapel Hill CBSAs which has grown to over 2.4 million residents. The Raleigh-Cary metro area has experienced remarkable growth of 10.2% since 2020, reaching 1.6 million people, while Durham-Chapel Hill grew 6.6% to approximately 621,000 residents during the same period.

Projections through 2030 indicate the region will continue as one of the nation’s leaders in population growth, with some Triangle counties experiencing a cumulative five-year population change of 56.8%.

The Triangle is best known and aptly named for the triangular proximity of its renowned major universities—University of North Carolina in Chapel Hill, Duke University in Durham and North Carolina State University in Raleigh. As demand for talent escalates, global employers are finding a home in the area to access this professional, highly-educated workforce, but also due to the relative cost savings they can achieve when compared to gateway cities such as New York, Boston, and Washington D.C.

Companies are going to where they can find the best employees for their money, and the Triangle is leading the nation, as evidenced by the fact that the area is one of the nation’s fastest growing “large city” populations in the country. People from all over the country are migrating to the Triangle for the work-life balance and central location with drive times of just two hours to coastal beach fronts and three hours to mountain retreats. The region is home to 7,000+ companies, including 700+ international corporations, with nearly \$3 billion in R&D funding annually and 65,000 bachelor’s degrees awarded each year.

#1	#	#3	#5	#4	#8
Raleigh named Best Large City in America <i>WalletHub (2025)</i>	Raleigh ranks #1 Best City for Recent College DP <i>(2025)</i>	Raleigh is 3rd Happiest City in America <i>SmartAsset (2025)</i>	Raleigh is #5 Among STEM Job Growth Index <i>RCLCO STEMdex (2025)</i>	Raleigh is #4 out of 50 Best Places to Live in the US <i>Money (October 2022)</i>	Raleigh is #8 Safest Large City in the US <i>Far & Wide (2024)</i>



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