



## PROPERTY OVERVIEW

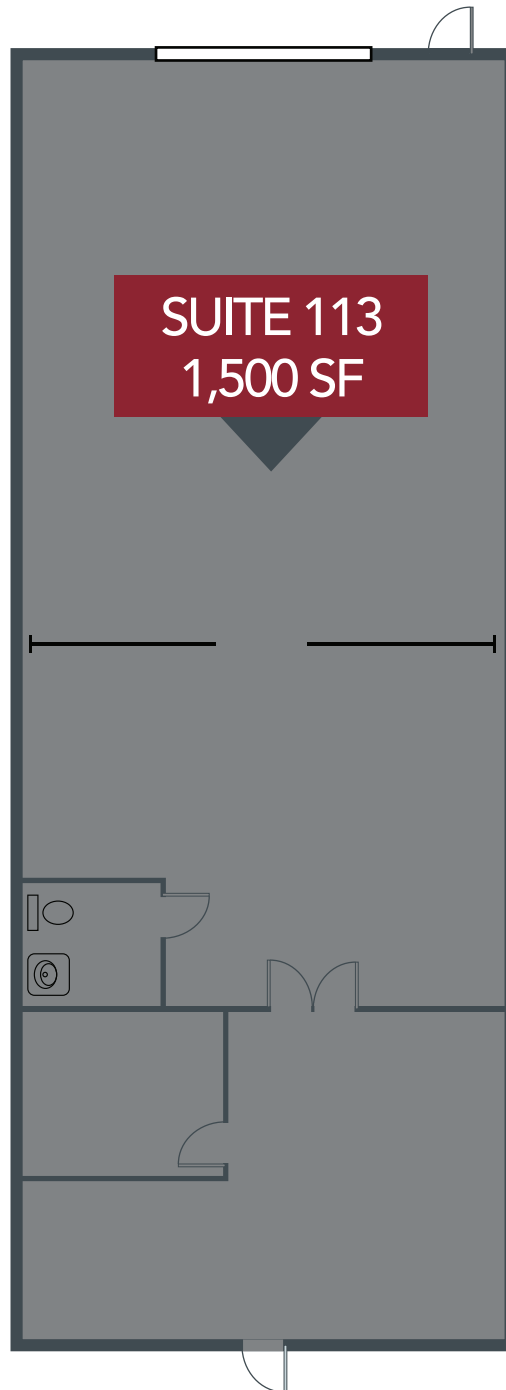
<b>LOCATION</b>	<ul style="list-style-type: none"><li>• Located in the Commonwealth Business Center within 1 mile of I-40 off Aviation Parkway, Approximately 2 miles to RDU International Airport, 1.5 miles to NC Hwy. 54 and 5 minutes to the Research Triangle Park</li></ul>
<b>AVAILABILITY</b>	<ul style="list-style-type: none"><li>• Suite 113: 1,500 SF</li><li>• Timing: Within 30 days of lease execution</li></ul>
<b>LEASE RATE</b>	<ul style="list-style-type: none"><li>• \$18.50/SF, NNN</li></ul>
<b>TICAM</b>	<ul style="list-style-type: none"><li>• \$4.50/SF</li></ul>
<b>MISCELLANEOUS</b>	<ul style="list-style-type: none"><li>• Roughly 30/70 office to warehouse</li><li>• Fully conditioned</li><li>• Utilities separately metered</li><li>• Janitorial by tenant</li></ul>

Will Judy  
wjudy@lee-associates.com  
D 919-576-2513  
C 919-606-1956

Aldene "Dee" Creech Osborne  
dcreech@lee-associates.com  
D 919-576-2500  
C 919-622-7272

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

**OFFICE/FLEX FOR LEASE**  
**251 DOMINION DR.**  
MORRISVILLE, NC 27560



Will Judy  
wjudy@lee-associates.com  
D 919-576-2513  
C 919-606-1956

Aldene "Dee" Creech Osborne  
dcreech@lee-associates.com  
D 919-576-2500  
C 919-622-7272

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

**OFFICE/FLEX FOR LEASE**  
**251 DOMINION DR.**  
MORRISVILLE, NC 27560



Will Judy  
wjudy@lee-associates.com  
D 919-576-2513  
C 919-606-1956

Aldene "Dee" Creech Osborne  
dcreech@lee-associates.com  
D 919-576-2500  
C 919-622-7272

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

**OFFICE/FLEX FOR LEASE**  
**251 DOMINION DR.**  
MORRISVILLE, NC 27560



Will Judy  
wjudy@lee-associates.com  
D 919-576-2513  
C 919-606-1956

Aldene "Dee" Creech Osborne  
dcreech@lee-associates.com  
D 919-576-2500  
C 919-622-7272

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

**OFFICE/FLEX FOR LEASE**  
**251 DOMINION DR.**  
MORRISVILLE, NC 27560



Will Judy  
wjudy@lee-associates.com  
D 919-576-2513  
C 919-606-1956

Aldene "Dee" Creech Osborne  
dcreech@lee-associates.com  
D 919-576-2500  
C 919-622-7272

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.