

FLEX FOR LEASE

3000 BEAR CAT WAY

MORRISVILLE, NC 27560



NAITRI PROPERTIES

PROPERTY OVERVIEW

Rare opportunity to lease a small Flex space ideally situated on Bearcat Road in Morrisville, NC, offering convenient access to I-40, RDU International Airport, and the greater RTP submarket

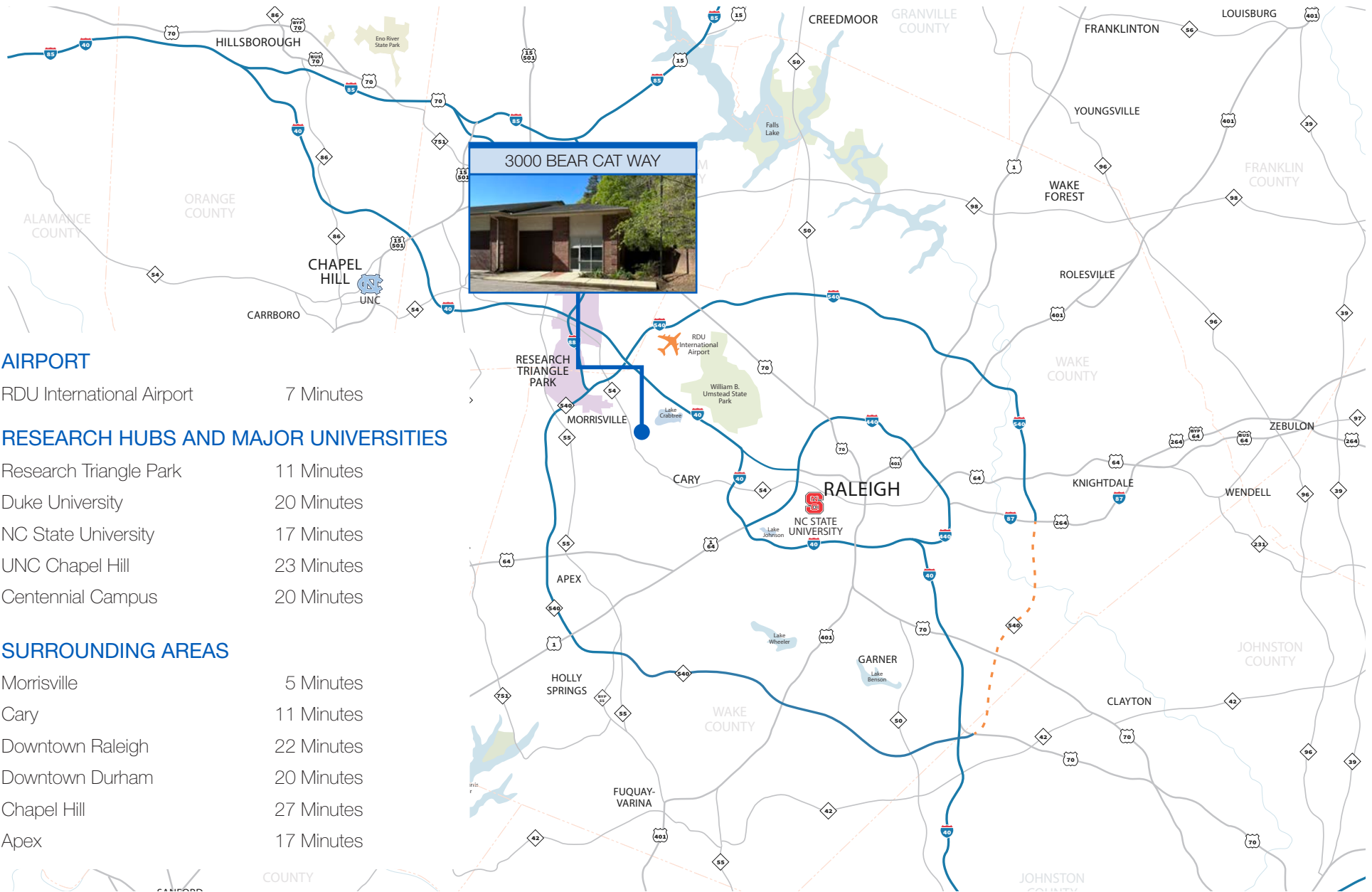
ADDRESS	3000 Bear Cat Way Morrisville, NC 27560
AVAILABLE SF	Suite 110: 1,150 RSF
BASE RATE	\$2,950.00/Month, Modified Gross
ZONING	C-OI (Conditional Office and Institutional)
CLEAR HEIGHT	16'
GRADE LEVEL DOORS	1 (12'x12') grade-level door with automatic lift
WATER/SEWER	Paid by HOA
POWER	Duke Energy
GAS	Enbridge Gas
TELECOM AVAILABLE	Variety of providers
FEATURES	• End cap unit • Plumbing allows for potential Lab use • 100% conditioned

CONTACT

HUNT WYCHE | 919.740.4406 | hwyche@triprop.com



TRIANGLE REGION



AIRPORT

RDU International Airport 7 Minutes

RESEARCH HUBS AND MAJOR UNIVERSITIES

Research Triangle Park 11 Minutes
 Duke University 20 Minutes
 NC State University 17 Minutes
 UNC Chapel Hill 23 Minutes
 Centennial Campus 20 Minutes

SURROUNDING AREAS

Morrisville 5 Minutes
 Cary 11 Minutes
 Downtown Raleigh 22 Minutes
 Downtown Durham 20 Minutes
 Chapel Hill 27 Minutes
 Apex 17 Minutes

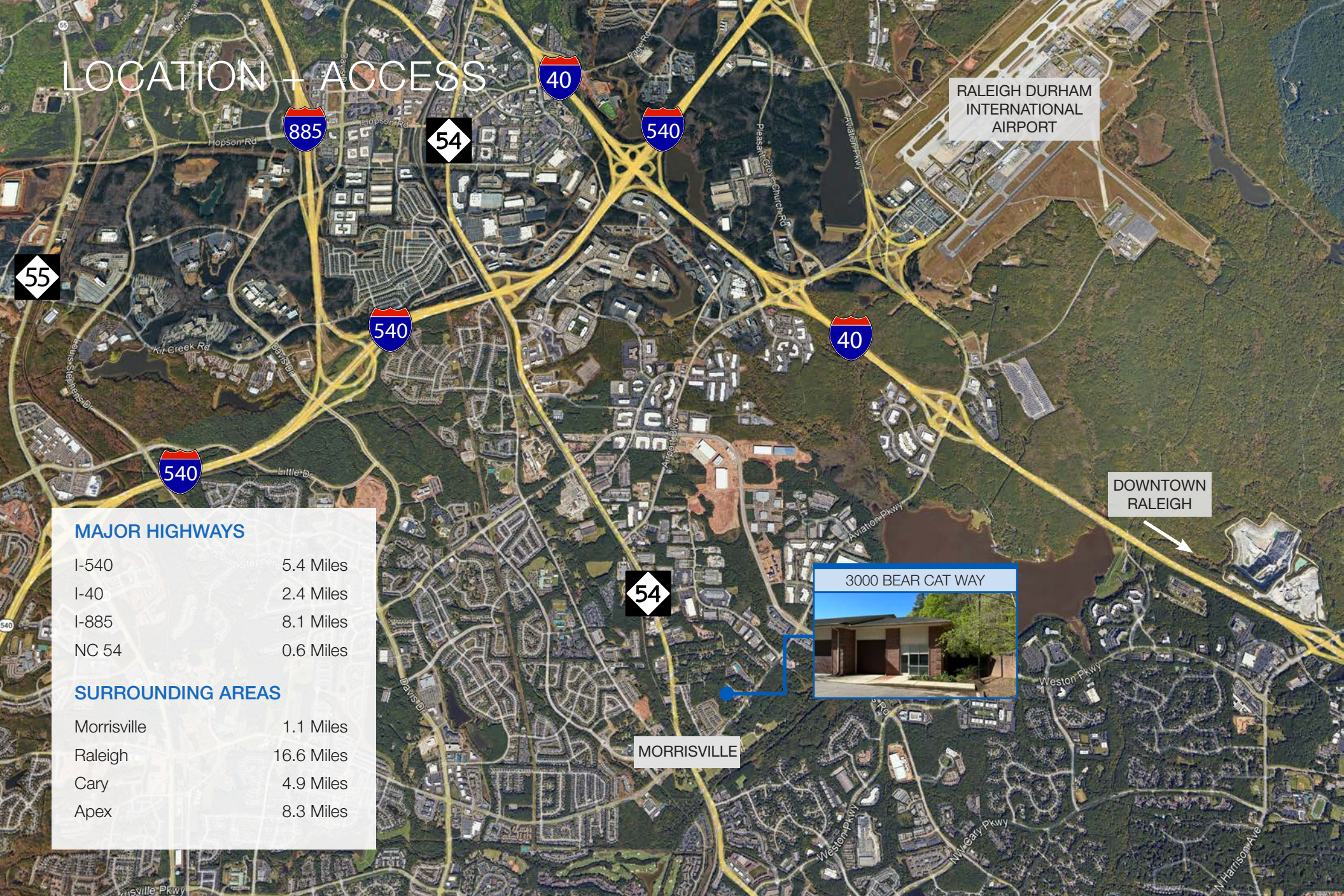
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LOCATION + ACCESS



MAJOR HIGHWAYS

I-540	5.4 Miles
I-40	2.4 Miles
I-885	8.1 Miles
NC 54	0.6 Miles

SURROUNDING AREAS

Morrisville	1.1 Miles
Raleigh	16.6 Miles
Cary	4.9 Miles
Apex	8.3 Miles

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AERIAL

3000 BEAR CAT WAY



54

Chapel Hill Road

Aviation Parkway

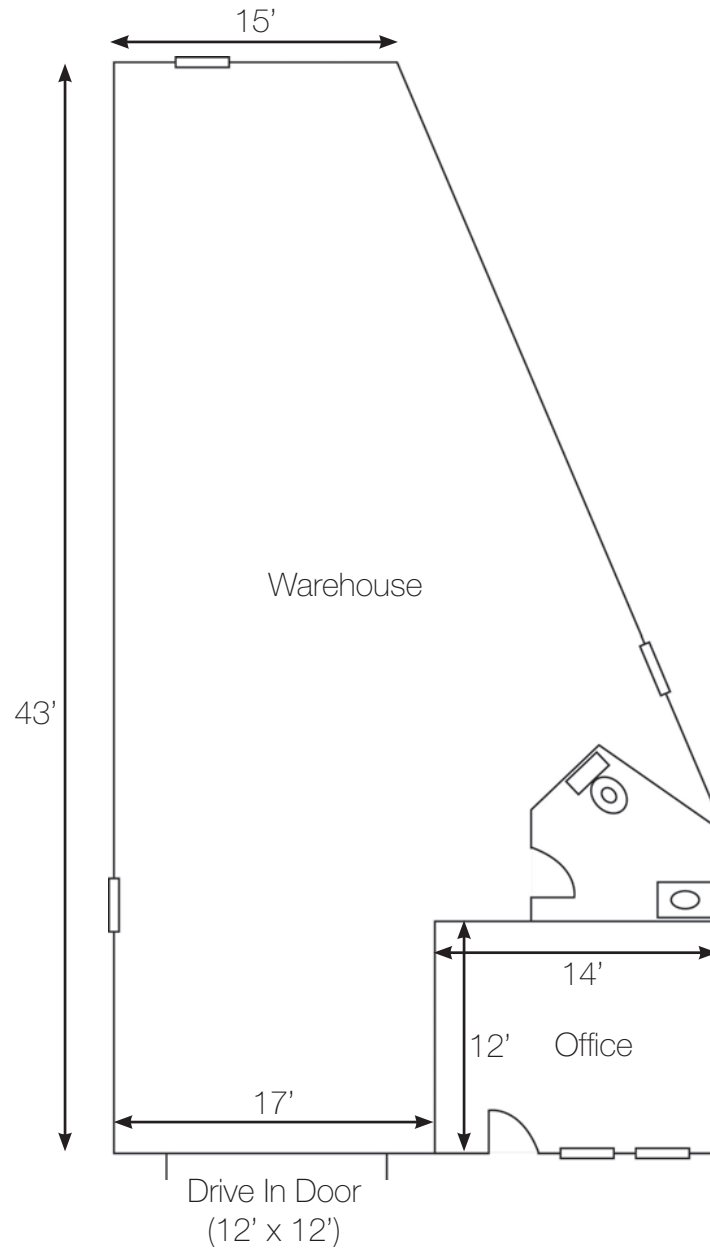
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FLOOR PLAN



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SUITE PHOTOS



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AMENITIES

Within a convenient 3-mile radius, you'll find an abundance of everyday amenities to meet all your needs. Enjoy easy access to popular shopping destinations like Park West Village, Park Place, Stone Creek Village, Harrison Square, and Harrison Pointe. From grocery stores and dining options to boutique shops and essential services, everything you need is just minutes away

SHOPS & SERVICES

ALDI
AT&T
AutoZone
Bass Pro Outdoor World
Bath & Body Works
Carter's
Chico's
CVS
Five Below
Food Lion
GameStop
H Mart
Harris Teeter
HomeGoods
Lidl
Loft
Lowe's
Michaels
PetSmart
Ross Dress for Less
Sally Beauty
T.J. Maxx
Target
The UPS Store

T-Mobile
Trader Joe's
Ulta Beauty
Verizon
Wake County ABC
Walgreens
Walmart
Wegmans

FOOD

Alpaca Peruvian Charcoal
Chicken
Bad Daddy's Burger Bar
Bonefish Grill
Buffalo Wild Wings
Chick-Fil-A
Chili's Grill & Bar
Another Broken Egg Café
Cracker Barrel
Firebird's Wood Fired Grill
First Watch
Goodberry's
Leo's Italian Social
McDonald's
Mi Cancun

Panera
Ruth's Chris
Smithfield's
Starbucks
Taco Bell
Tazza Kitchen Bojangles
Tribeca Tavern
Tropical Smoothie Café
Wendy's
Zaxby's

BANKS

Bank of America
Chase
Fifth Third Bank
First Horizon
First National
PNC
Truist
Wells Fargo

HOTELS

Days Inn
Embassy Suites
Fairfield by Marriott

Four Points by Sheraton
Hampton Inn
Holiday Inn
Hyatt House
La Quinta Inn
Staybridge Suites
The Umstead Hotel & Spa
TownePlace Suites
WoodSpring Suites

PARKS & RECREATION

Fred G. Bond Metro Park
Lake Crabtree County Park
O2 Fitness
Prestonwood Country Club
Pure Barre

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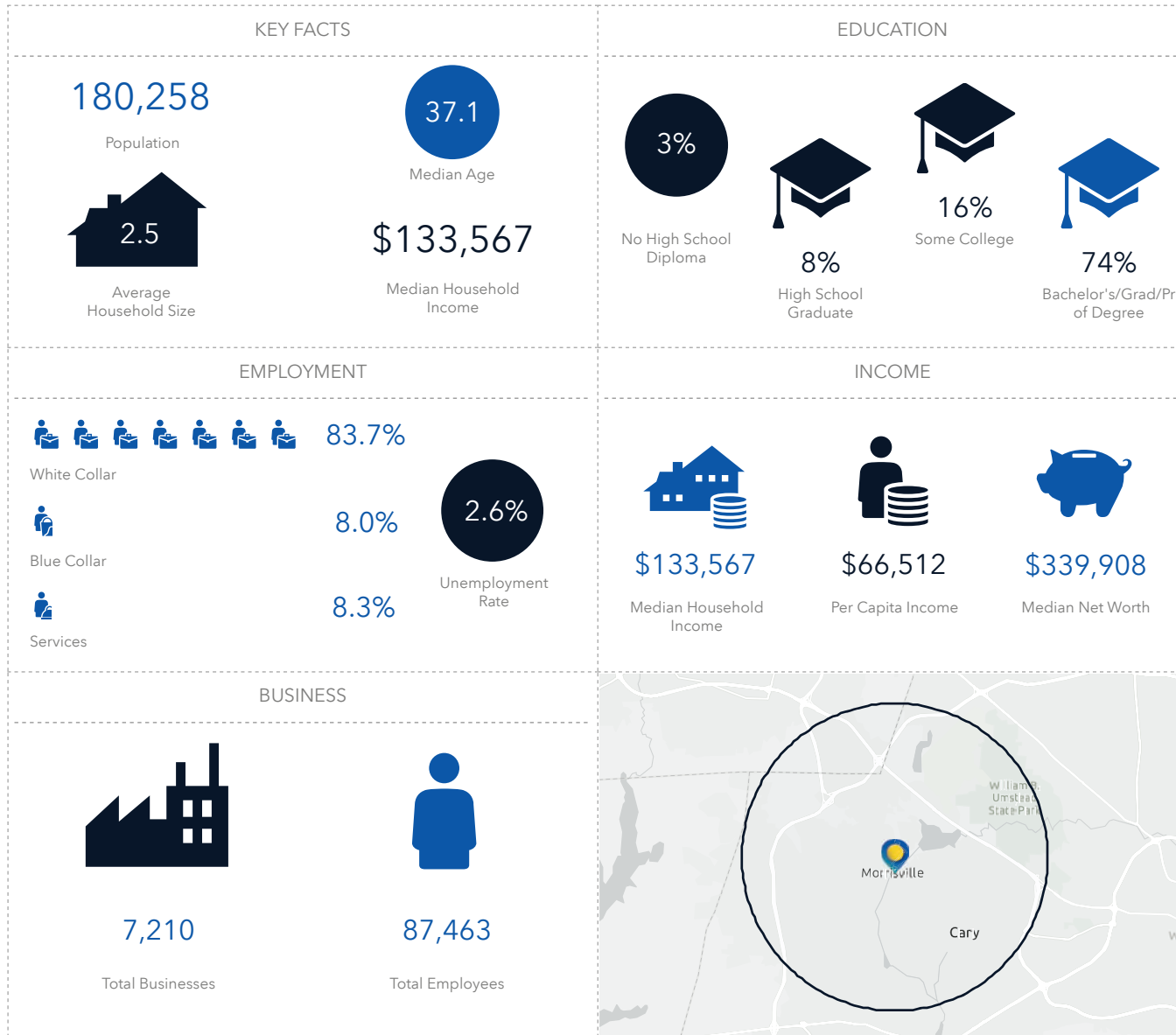
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DEMOGRAPHICS

5 MILE RADIUS



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