

# PERIMETER PARK

1700 Perimeter Park Drive  
Morrisville, NC 27560



# 1700 PERIMETER



# FOR LEASE

[PerimeterParkOffice.com](http://PerimeterParkOffice.com)

**TRINITY**  
PARTNERS

a **maple**tree property

# LOBBY

full refresh — construction underway



RENDERING

Building lobby updates will include natural finishes, high ceilings, and casual conversation seating.

# PATIO

new patio — construction underway



RENDERINGS



# BUILDING FINISHES

elevator lobbies & restrooms currently underway

## ELEVATOR LOBBIES

## RESTROOMS



# FIRST FLOOR

conceptual suite layouts

LOBBY

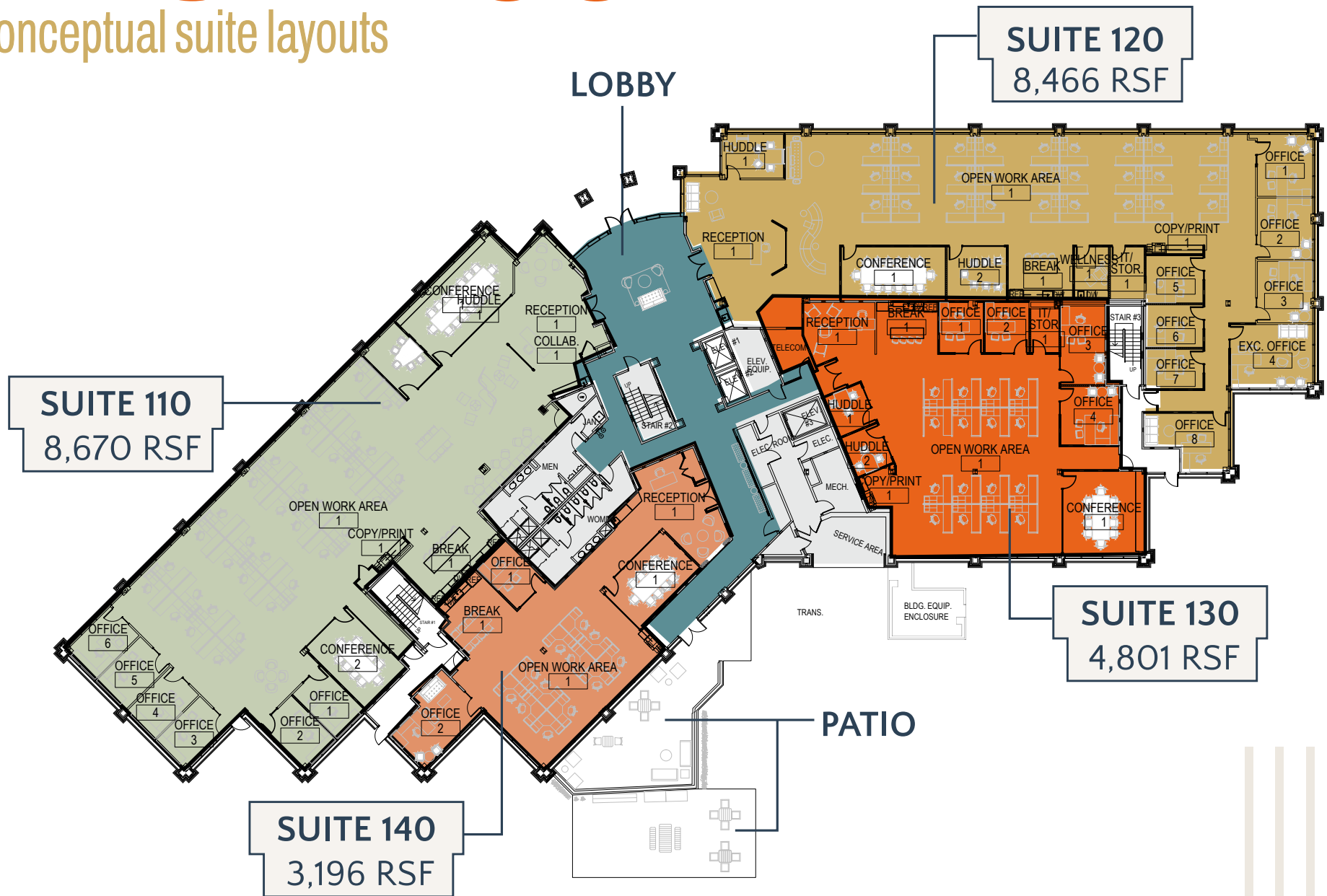
SUITE 120  
8,466 RSF

SUITE 110  
8,670 RSF

SUITE 130  
4,801 RSF

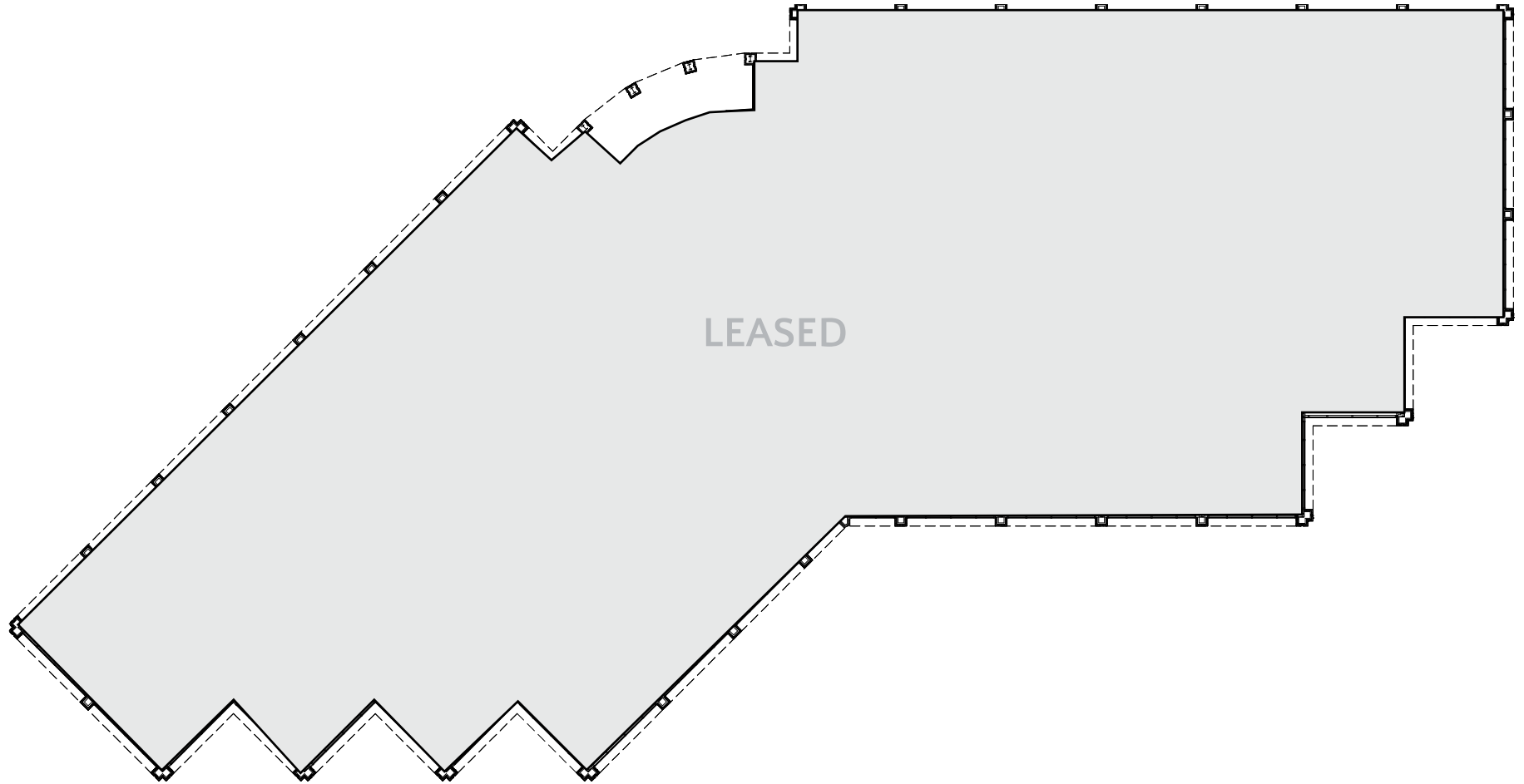
SUITE 140  
3,196 RSF

PATIO



# SECOND FLOOR

fully leased



# THIRD FLOOR

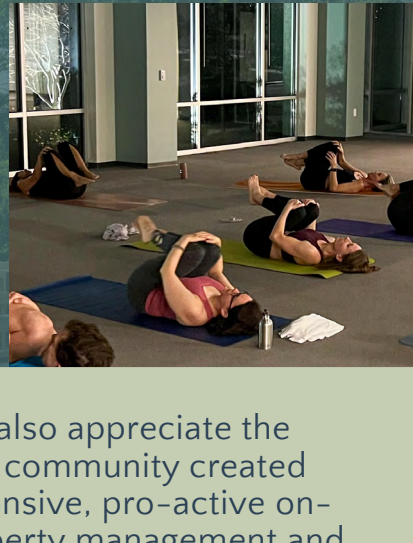
full floor available



**SUITE 300**  
28,803 RSF

# tenant engagement & COMMUNITY

- Weekly food trucks
- Community drives, walks, and fundraisers
- Group fitness classes
- Live entertainment
- Skill-based workshops and more



what tenants are saying

*I love the fitness classes. The teachers are great and it's a good initiative.*

*Super fun times. Keep creating..the events have been extraordinary and help break up the stress of my work day.*

Tenants also appreciate the sense of community created by responsive, pro-active on-site property management and curated tenant engagement events throughout the year.

# unparalleled PARK AMENITIES



FITNESS CENTER





THE GREEN POCKET PARK



BOCCE COURT



WALKING TRAILS



THE PATIO



THE PERK CAFÉ + LOUNGE

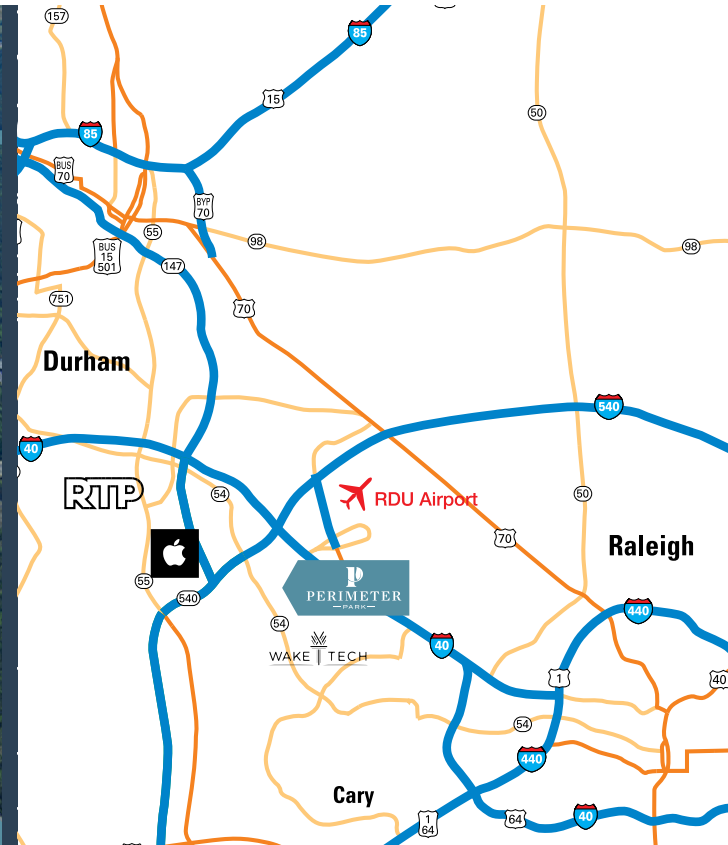


MEETING SPACE

*1700 Perimeter Park offers access to the abundant amenities within Perimeter Park.*

- Two fitness centers with locker rooms and showers
- The Green pocket park with bocce court and putting green
- 7 miles of walking trails
- The Perk Café and Lounge equipped with Wi-Fi and laptop hookups
- Expansive outdoor lounge just outside The Perk Café
- Meeting Space with 16-person boardroom and training room for up to 60 people
- Marketplace shops including over 10 restaurants, hotels, and services

# exceptional LOCATION



## WITHIN 5 MILES

**400+**  
RESTAURANTS/BARS

**580+**  
RETAIL OPTIONS

**80+**  
HOTELS/LODGING

Ideally situated just off I-40 and I-540, providing easy access to all points in the Triangle, and only three minutes from Research Triangle Park and the RDU International Airport.

# DETAILS

<b>LOCATION</b>	Perimeter Park / 1700 Perimeter Park Drive, Morrisville, NC 27560
<b>BUILDING AREA</b>	80,277 rentable square feet
<b>AVAILABLE FOR LEASE</b>	53,936 RSF   multi-tenant
<b>LEASE RATE</b>	\$29.50 PSF, Full Service
<b>TOTAL FLOORS</b>	Three
<b>CEILING HEIGHT</b>	14'-3"
<b>CEILING MATERIAL</b>	Sheet rock and acoustical tiles
<b>INTERIOR WALLS</b>	Drywall and metal studs
<b>STRUCTURAL</b>	Poured concrete slab on grade; structural steel framing exterior consists of brick veneer supported at rough openings via steel lintels; rough openings are infilled with aluminum storefront windows, aluminum entrances with insulated glazing and steel service doors
<b>PARKING</b>	362 spaces   6 handicap spaces, 1 van accessible
<b>ROOF</b>	Steel deck, rigid insulation, 45-mil white TPO mechanically attached single-ply, 15-year Firestone warranty, expires 06/22/2034
<b>SECURITY</b>	Tridium Niagara Access Control maintained by Trinity Partners; Best 7-pin interchangeable cores
<b>LIFE SAFETY</b>	Fully sprinklered   Fire alarm monitored by Security Central
<b>ELECTRIC</b>	750 KVA switch gear 2000 amp
<b>HVAC</b>	RTU's, VAV & FPB's-BAS controlled Tridium Niagara Frontend ASD and Honeywell LON controllers
<b>BUILDING SERVICES</b>	On-site property management and building engineers by Trinity Partners
<b>EXTERIOR SIGNAGE &amp; BRANDING</b>	Building signage available, visible from Perimeter Park Drive

# CONTACT

## LEASING

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## OWNERSHIP

Headquartered in Singapore, Mapletree is a global real estate development, investment, capital and property management company committed to sustainability. With 2,700 employees worldwide, the Group strategically invests in high-growth markets and sectors, delivering award-winning projects and attractive returns across asset classes.

Mapletree manages three Singapore-listed real estate investment trusts (REITs) and nine private equity real estate funds, with assets across Asia Pacific, Europe, the United Kingdom and the United States. Since entering the U.S. in 2014, the Group has built a diverse portfolio spanning logistics, data center, office, student housing and multifamily properties – now representing 25% of its ~\$60.1 billion in assets under management.

[mapletree.com.sg](http://mapletree.com.sg)

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