

FLEX FOR LEASE

4000 BEAR CAT WAY, SUITES 108-110

MORRISVILLE, NC 27560



NAITRI PROPERTIES

PROPERTY OVERVIEW

Rare opportunity for a small Flex/Assembly space for Lease.

ADDRESS	4000 Bear Cat Way, Suites 108-110 Morrisville, NC 27560
AVAILABLE SF	Suites 108-110: ±2,090 SF
BASE RATE	\$28.50/SF (TICAM INCLUDED)
ZONING	C-OI (Conditional Office and Institutional)
WATER/SEWER	Provided by the Town of Cary
POWER	Duke Energy
GAS	Enbridge Gas
TELECOM AVAILABLE	Variety of providers
FEATURES (108-110)	• Assembly space rated for up to 76 occupants • Large open assembly room • 3 private offices • Break/small kitchen • 2 restrooms

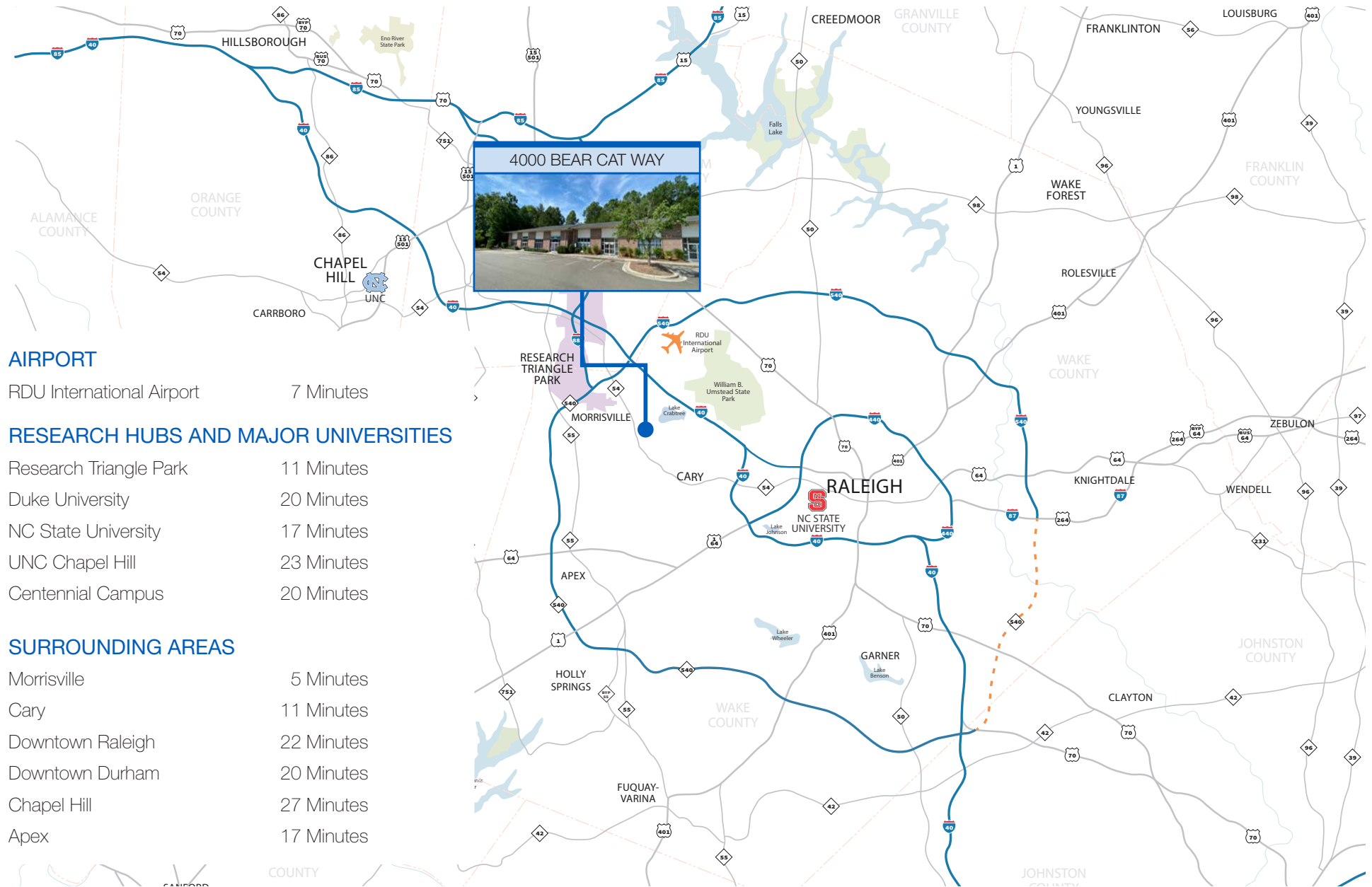
CONTACT

HUNT WYCHE | 919.740.4406 | hwych@triprop.com

NAITRI PROPERTIES



TRIANGLE REGION



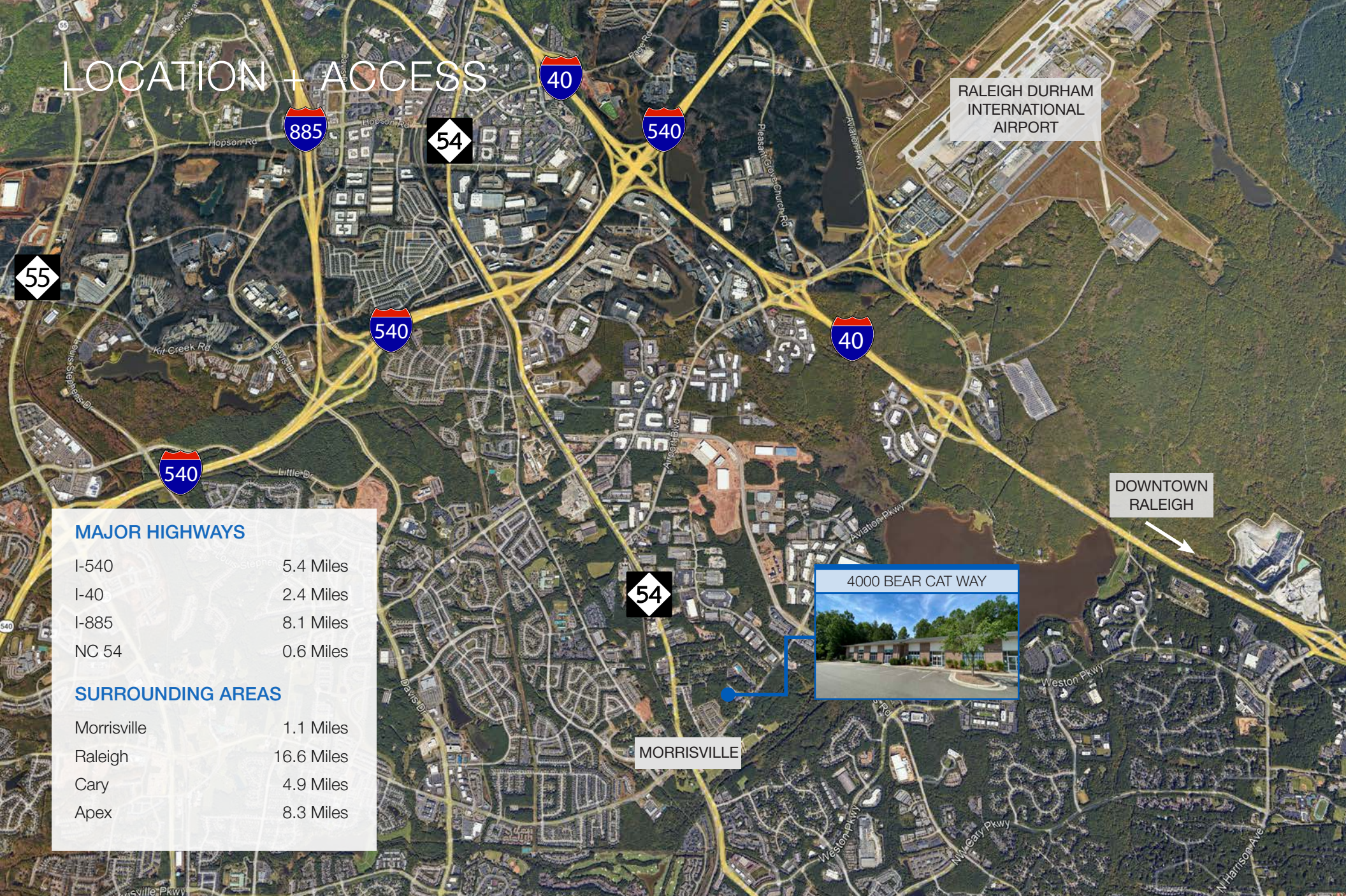
CONTACT

HUNT WYCHE | 919.740.4406 | hwyche@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

NAI TRI PROPERTIES

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

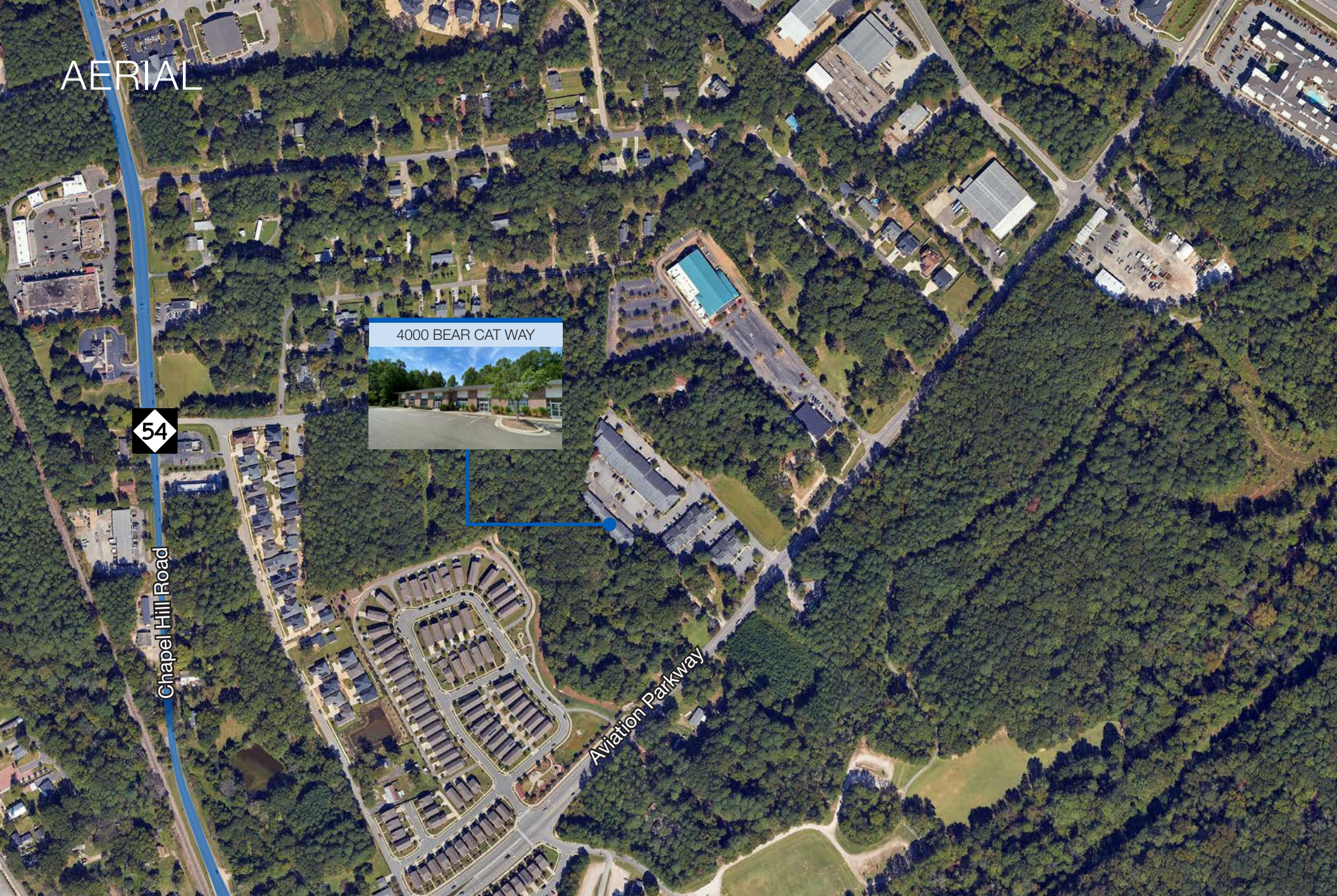
CONTACT

HUNT WYCHE | 919.740.4406 | hwyche@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

NAITRI PROPERTIES

AERIAL



CONTACT

HUNT WYCHE | 919.740.4406 | hwyche@triprop.com

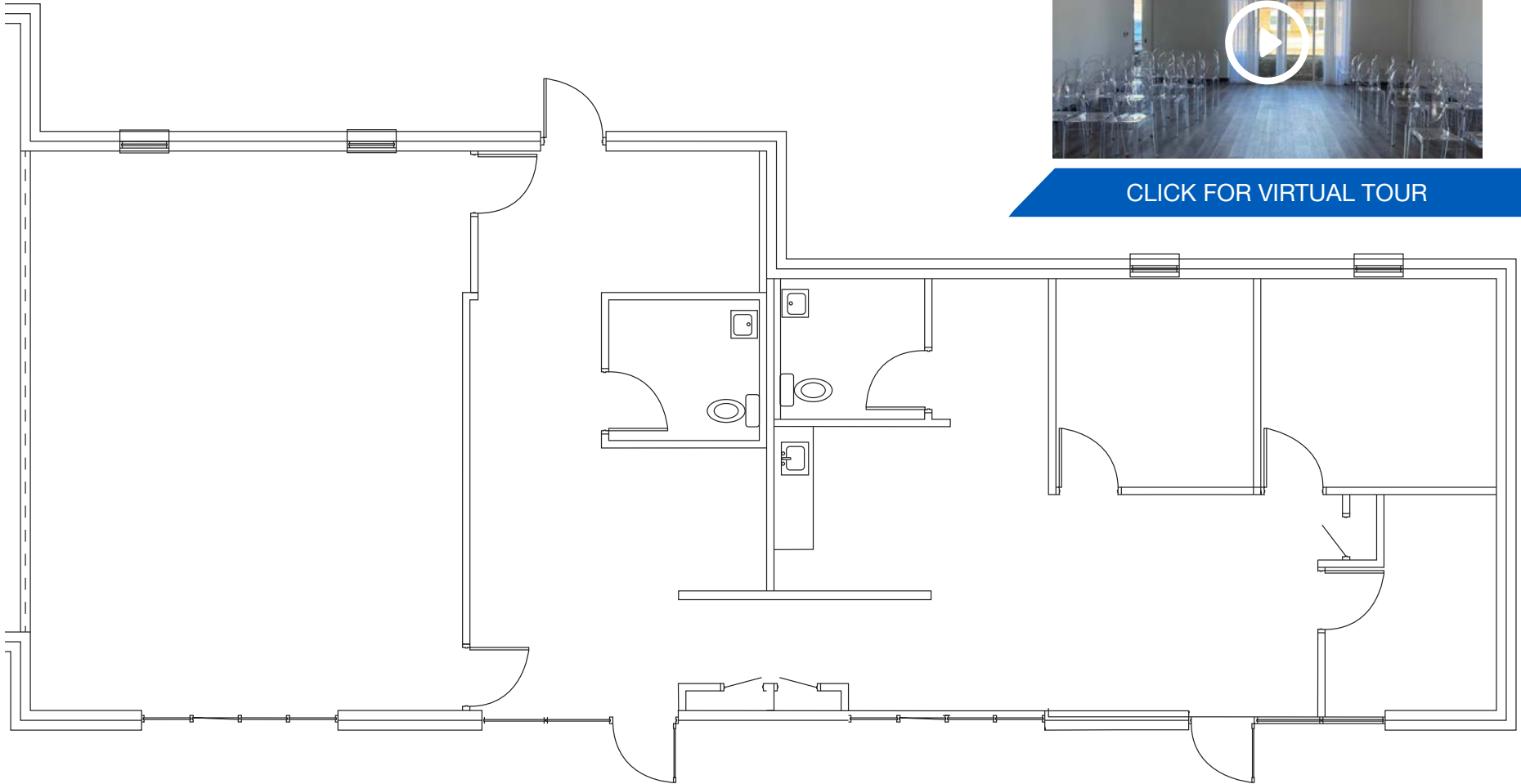
All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

NAITRI PROPERTIES

FLOOR PLAN - 108-110



[CLICK FOR VIRTUAL TOUR](#)



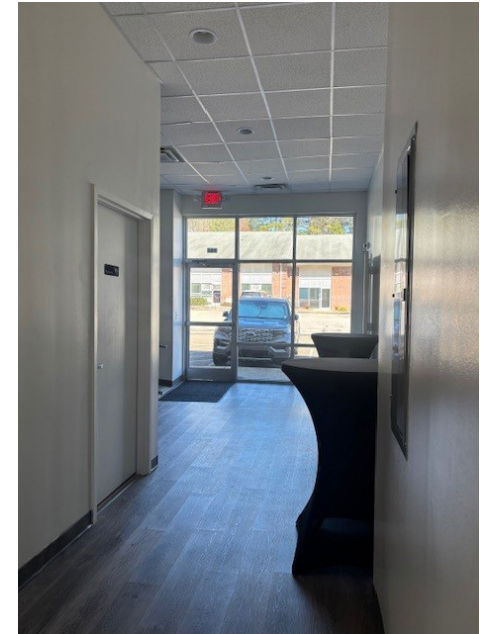
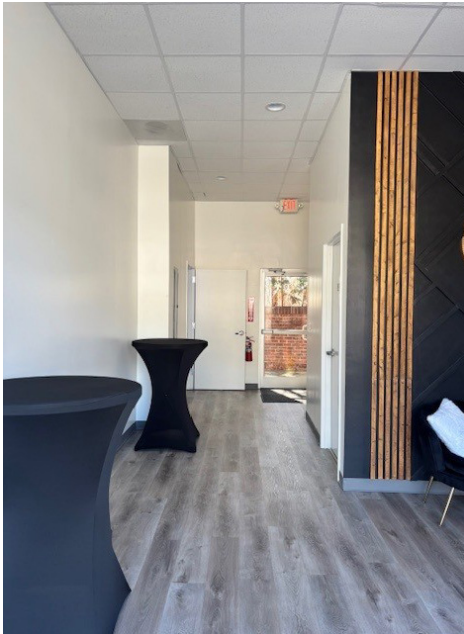
CONTACT

HUNT WYCHE | 919.740.4406 | hwyche@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

NAITRI PROPERTIES

SUITES 108-110



CONTACT

HUNT WYCHE | 919.740.4406 | hwyche@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

NAITRI PROPERTIES

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

CONTACT

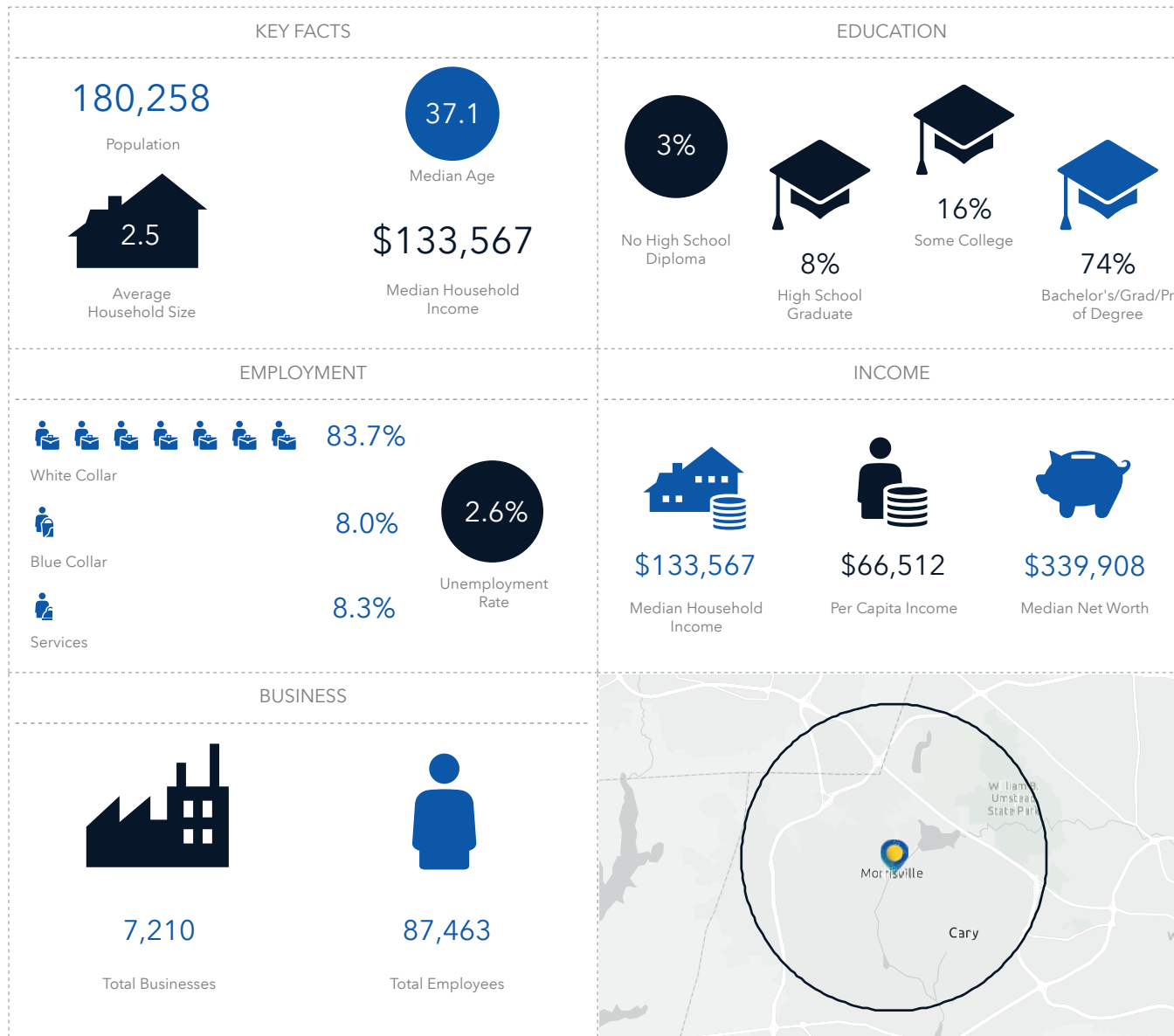
HUNT WYCHE | 919.740.4406 | hwyche@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.



DEMOGRAPHICS

5 MILE



CONTACT

HUNT WYCHE | 919.740.4406 | hwych@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

NAI TRI PROPERTIES