

OFFICE FOR LEASE  
**630 DAVIS DRIVE**  
MORRISVILLE, NC 27560



**NATRI** PROPERTIES

# PROPERTY OVERVIEW

This Keystone Park Class A office building, located adjacent to Research Triangle Park and I-885, has recently undergone extensive renovations. With spec suites available for immediate occupancy and customizable suites, there is ample space for teams ranging from 3,341 – 8,053 RSF. Unparalleled access to networking and collaboration opportunities for businesses in the tech and science industries.

<b>ADDRESS</b>	630 Davis Drive, Morrisville, NC 27560
<b>BUILDING SIZE</b>	Approximately 65,443 RSF
<b>AVAILABLE SPACE</b>	SPEC Suite 150: 7,098 RSF, divisible to 3,341 RSF Suite 205: 5,718 RSF Suite 250: 8,053 RSF
<b>RENTAL RATE</b>	\$27.75/SF, Full Service
<b>PARKING RATIO</b>	Ratio of 4 spaces per 1,000 SF
<b>HIGHLIGHTS</b>	<ul style="list-style-type: none"><li>• On-site fitness center</li><li>• Showers and lockers</li><li>• Outdoor pation seating</li><li>• Monument signage available</li><li>• Revitalized lobby and common areas</li><li>• Minutes to both Imperial Center and Parkside Town Commons</li><li>• Convenient to I-40, I-540 and I-885/NC-147</li></ul>

## CONTACT

LEE BISHOP | 919.609.6331 | lbishop@triprop.com

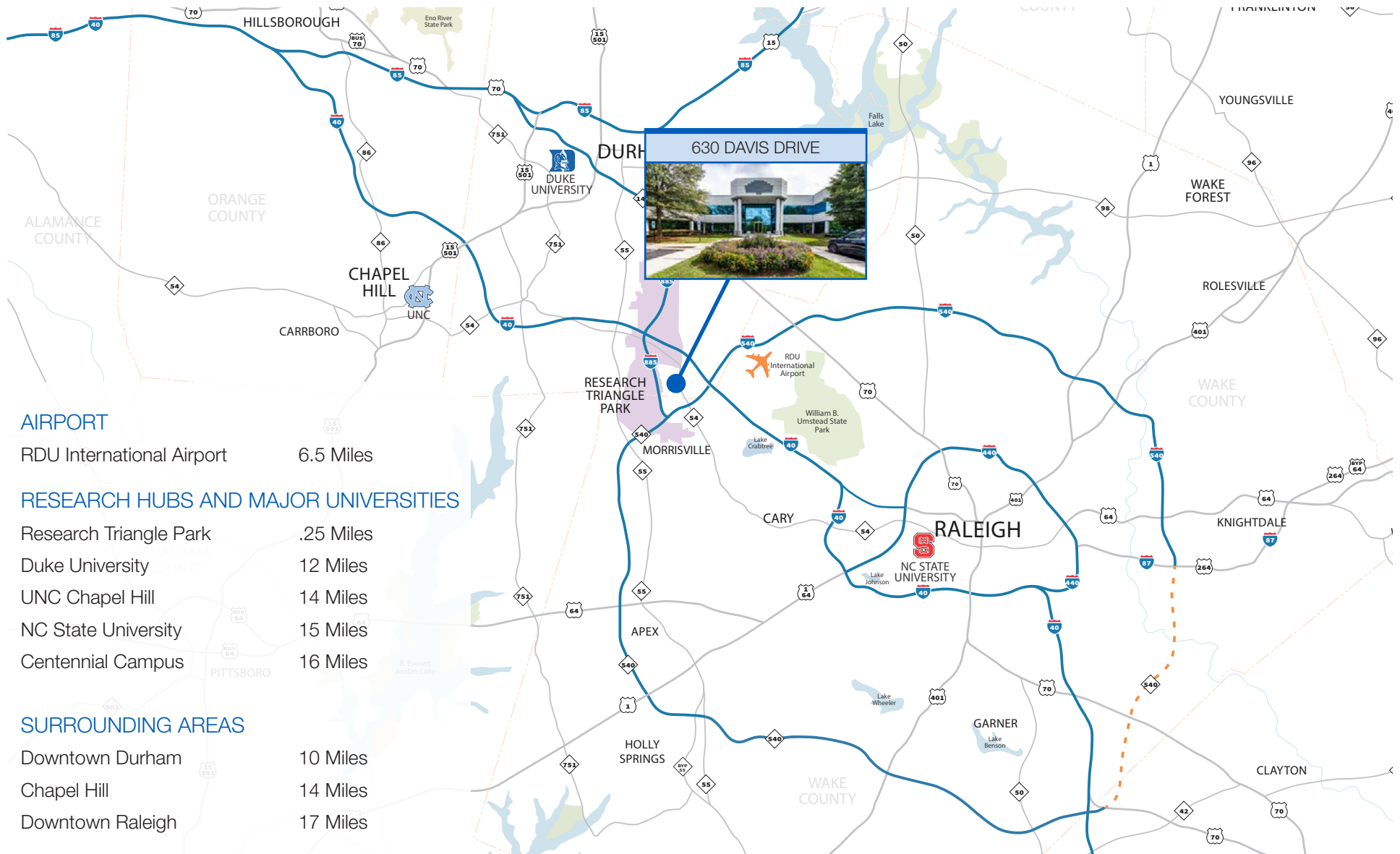
THOMAS FLYNN | 704.999.8504 | tflynn@triprop.com

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# TRIANGLE REGION



## AIRPORT

RDU International Airport 6.5 Miles

## RESEARCH HUBS AND MAJOR UNIVERSITIES

Research Triangle Park .25 Miles  
 Duke University 12 Miles  
 UNC Chapel Hill 14 Miles  
 NC State University 15 Miles  
 Centennial Campus 16 Miles

## SURROUNDING AREAS

Downtown Durham 10 Miles  
 Chapel Hill 14 Miles  
 Downtown Raleigh 17 Miles



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# SURROUNDING BUSINESSES



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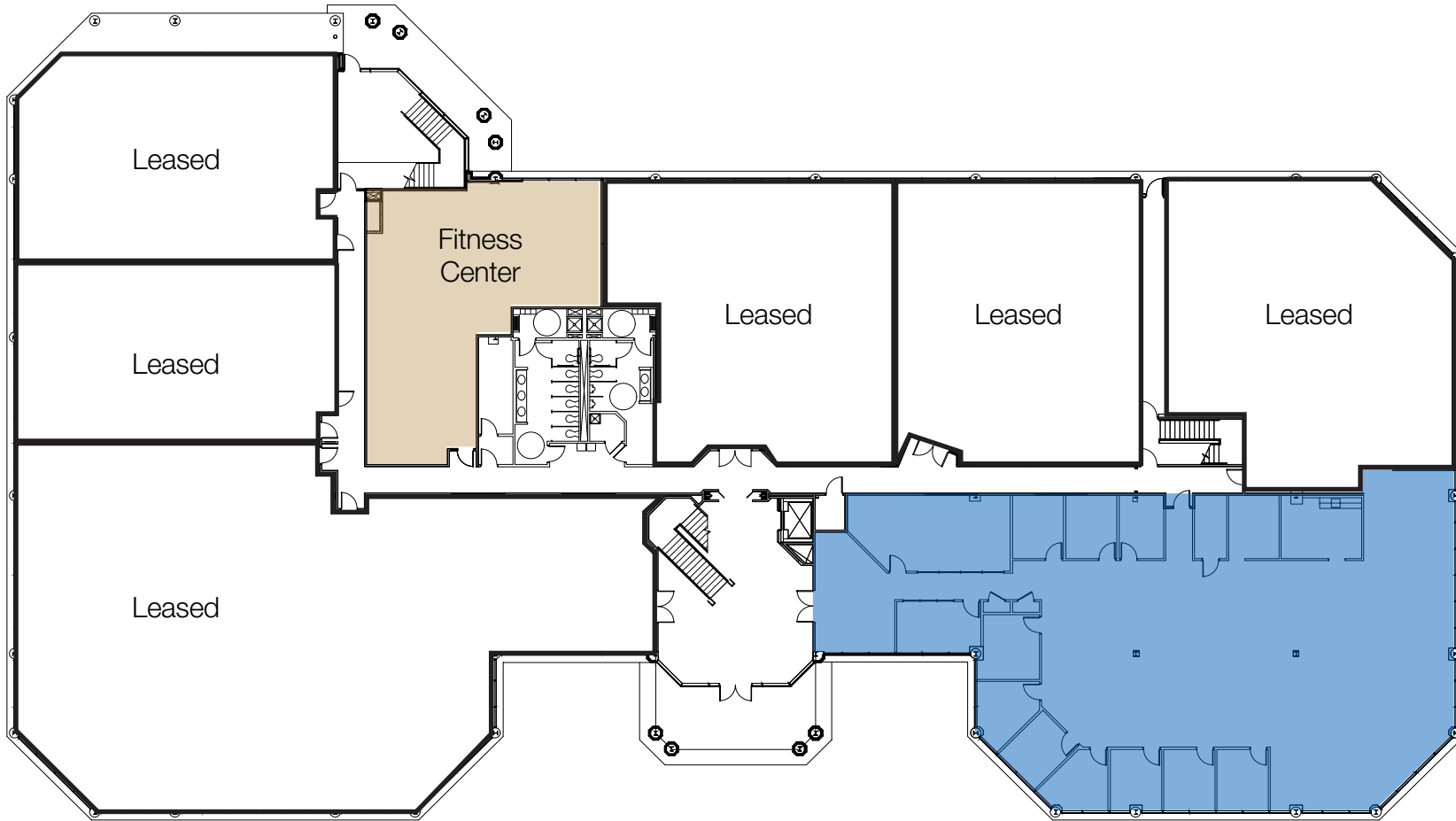
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# FLOOR PLAN

1st Floor



SPEC SUITE  
SUITE 150  
7,098 RSF



CLICK OR  
SCAN FOR  
VIRTUAL TOUR

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# FLOOR PLAN

1st Floor  
Suite 150  
Sample Test Fits



\*Contiguous 7,098 RSF

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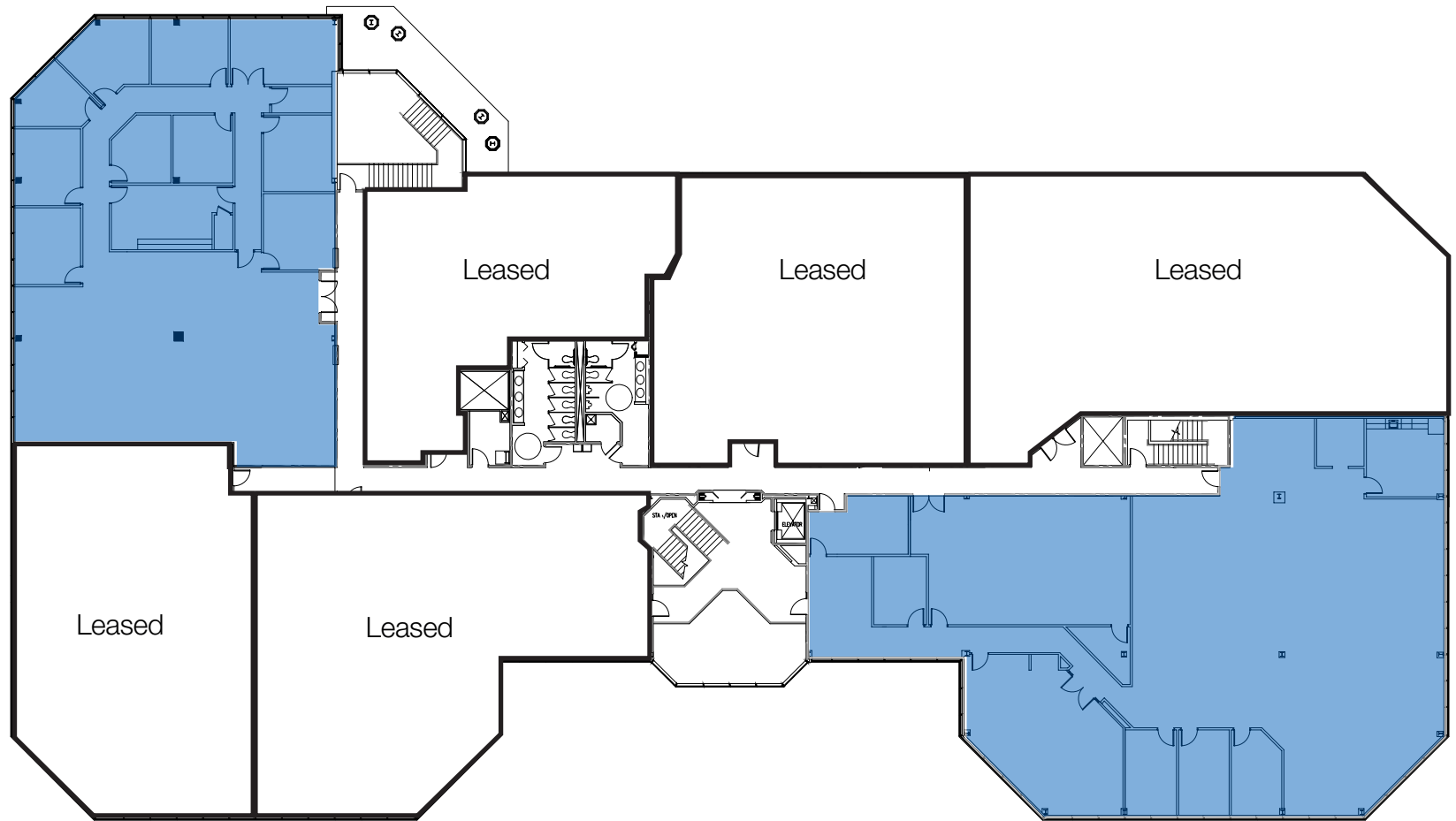
# FLOOR PLAN

2nd Floor

SUITE 205  
5,718 RSF



CLICK OR  
SCAN FOR  
VIRTUAL  
TOUR



SUITE 250  
8,053 RSF

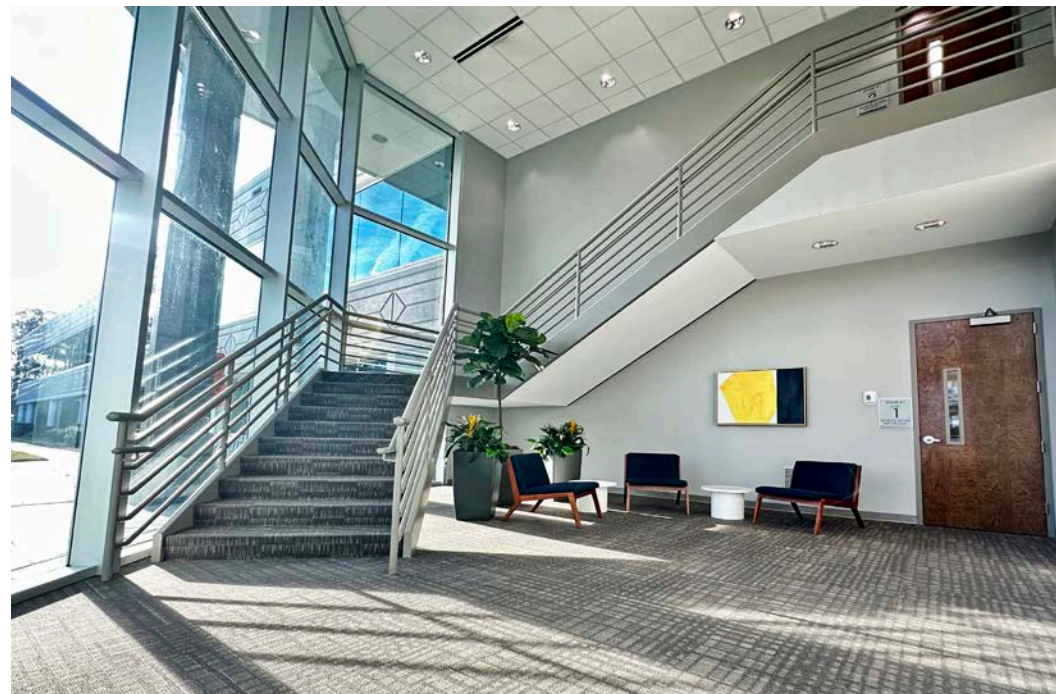
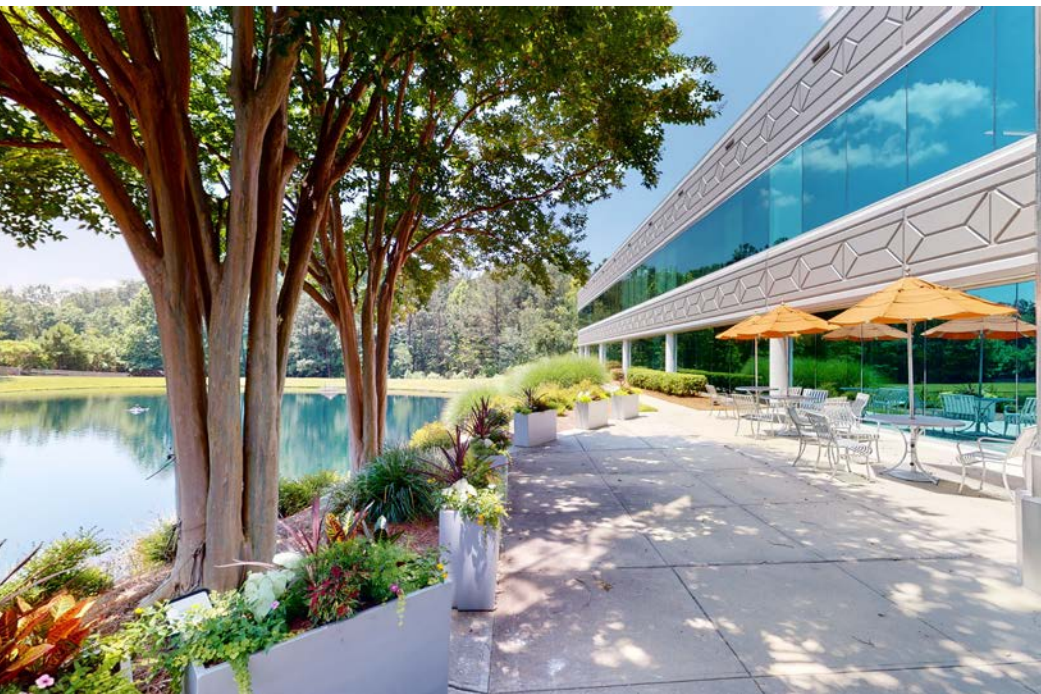
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# WATER VIEWS



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# AMENITIES



630 DAVIS DRIVE

**PARKSIDE TOWN COMMONS**  
5 minute drive

- STARBUCKS®
- FIVE GUYS FAMOUS BURGERS and FRIES
- Chuy's
- DICKEY'S BARBECUE PIT
- Chick-fil-A
- Brixx wood fired pizza
- Jersey Mike's SUBS
- SMOOTHIE KING
- Panera BREAD
- TARGET
- Tijuana Flats TEX-MEX
- tazikis MEDITERRANEAN CAFE

**IMPERIAL CENTER**  
3 minute drive

- STARBUCKS®
- MEZ Contemporary Mexican
- Panera BREAD
- PRG DURHAM, NC
- MOE'S SOUTHWEST GRILL
- LaLuBangBang
- CHIPOTLE MEXICAN GRILL
- FARM SIDE KITCHEN
- FIRST WATCH

  
CAMPUS 2 MILES

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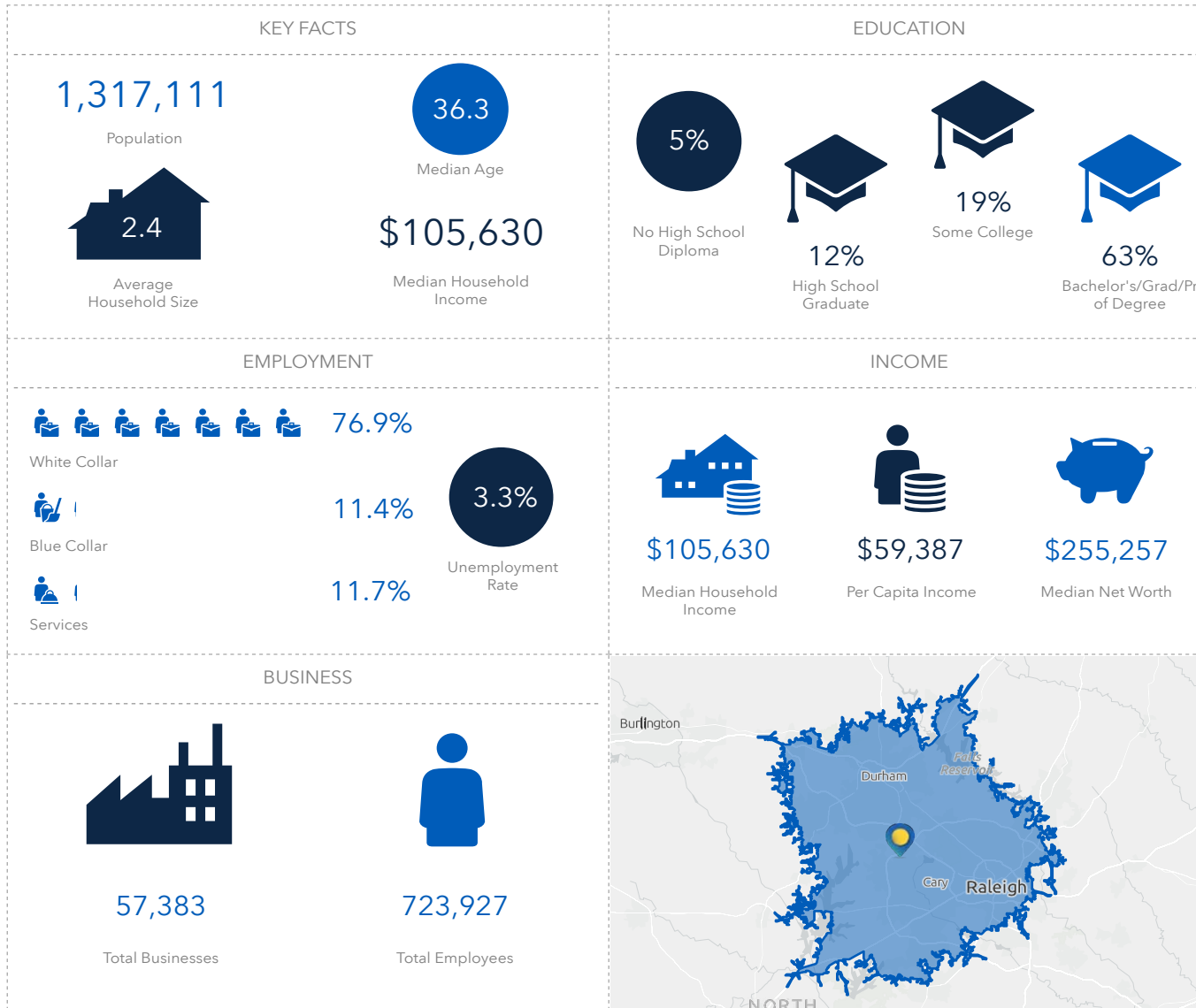
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# DEMOGRAPHICS

## 27 MINUTE AVERAGE COMMUTE DRIVE TIME



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