

FLEX FOR LEASE

4000 BEAR CAT WAY, SUITES 102, 104, & 106

MORRISVILLE, NC 27560



NAITRI PROPERTIES

PROPERTY OVERVIEW

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

ADDRESS	4000 Bear Cat Way, Suites 102, 104, & 106 Morrisville, NC 27560
AVAILABLE SF	Suites 102, 104, & 106: ±4,679 RSF
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 (102, 104, 106)	• Assembly space rated for up to 100+ occupants • Small kitchenette in place • Lobby/dining area with movable wall to kitchenette • 2 meeting areas/classrooms • 3 private offices

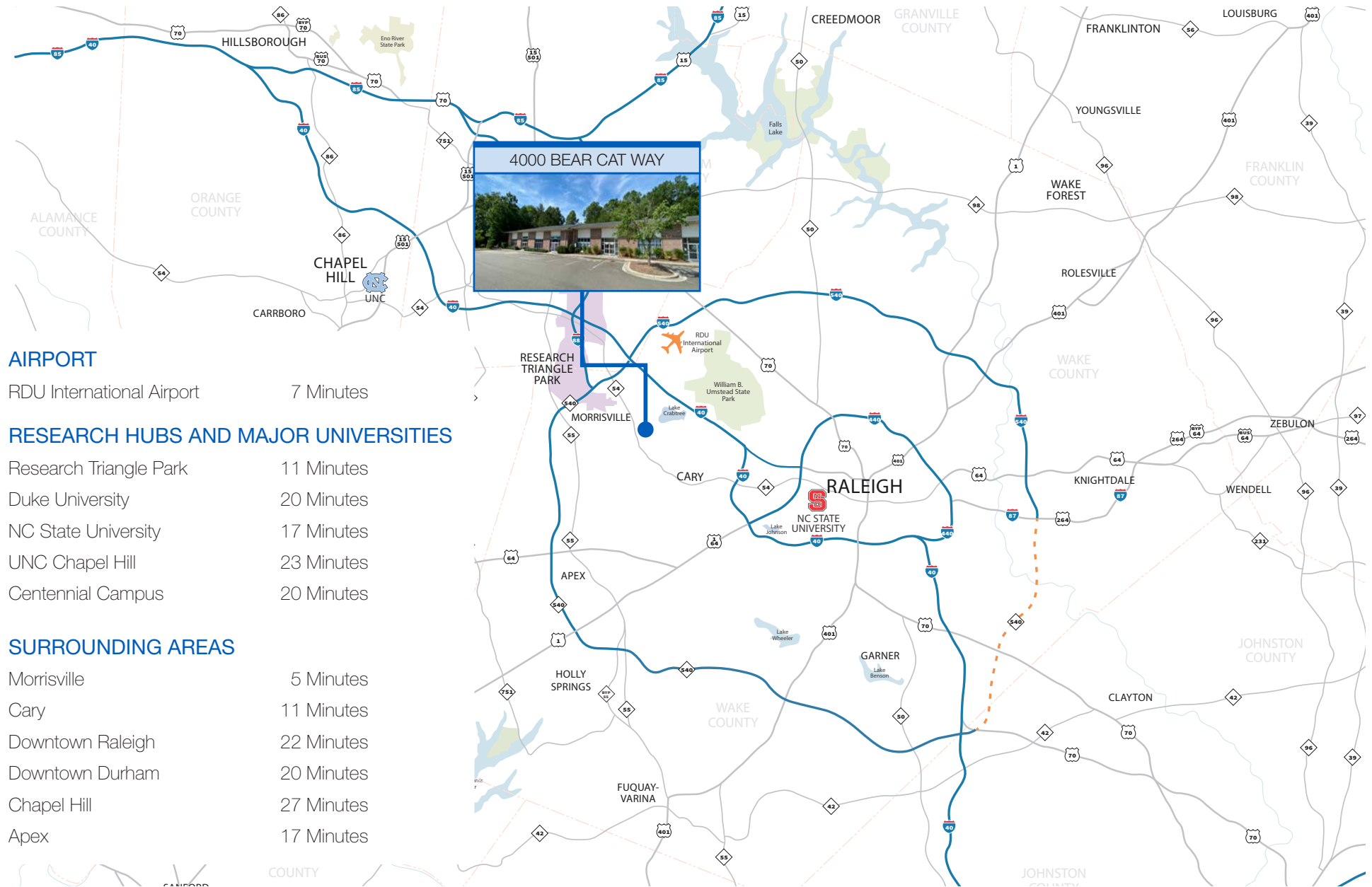
CONTACT

HUNT WYCHE | 919.740.4406 | hwyche@triprop.com



NAITRI PROPERTIES

TRIANGLE REGION



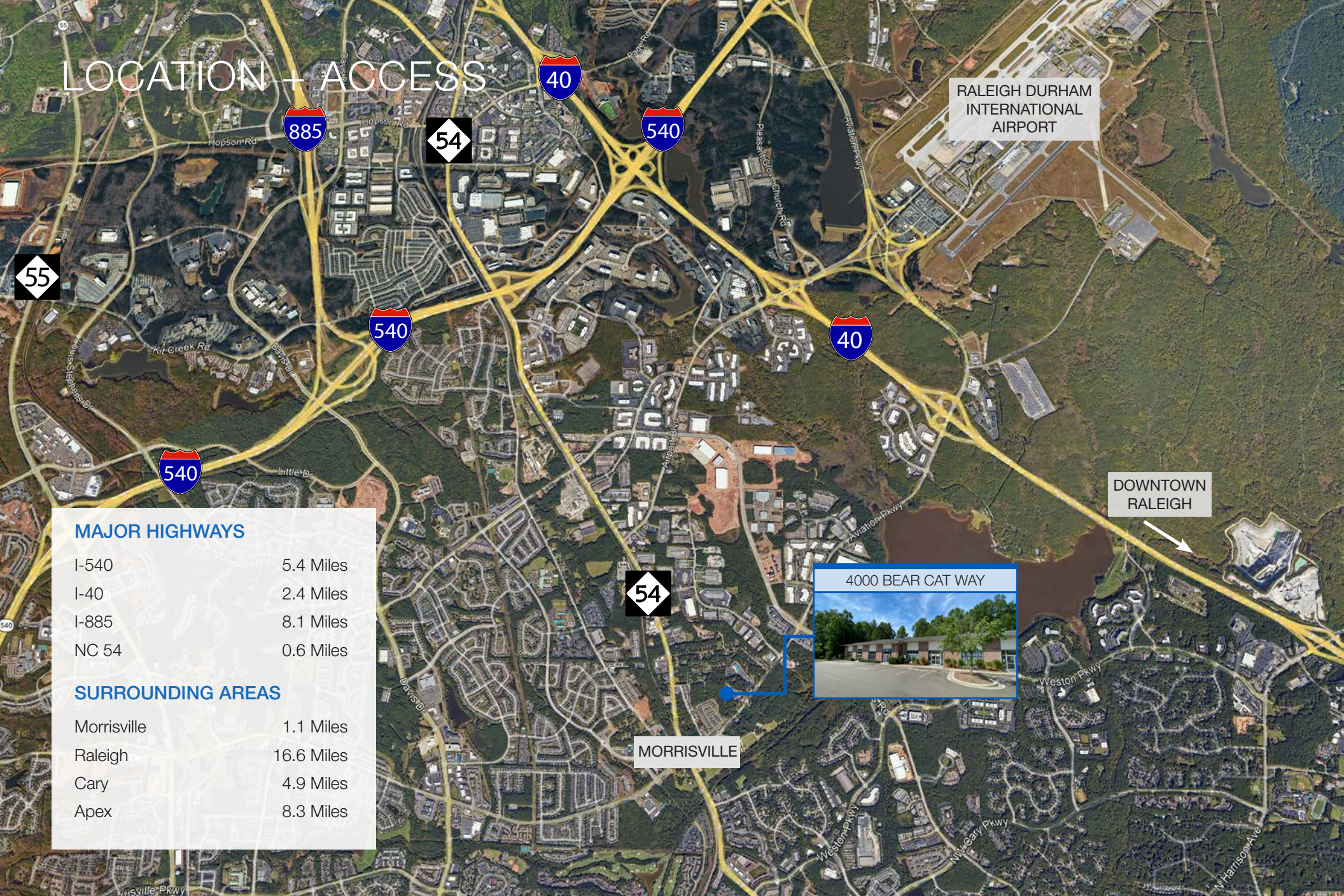
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LOCATION + ACCESS



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

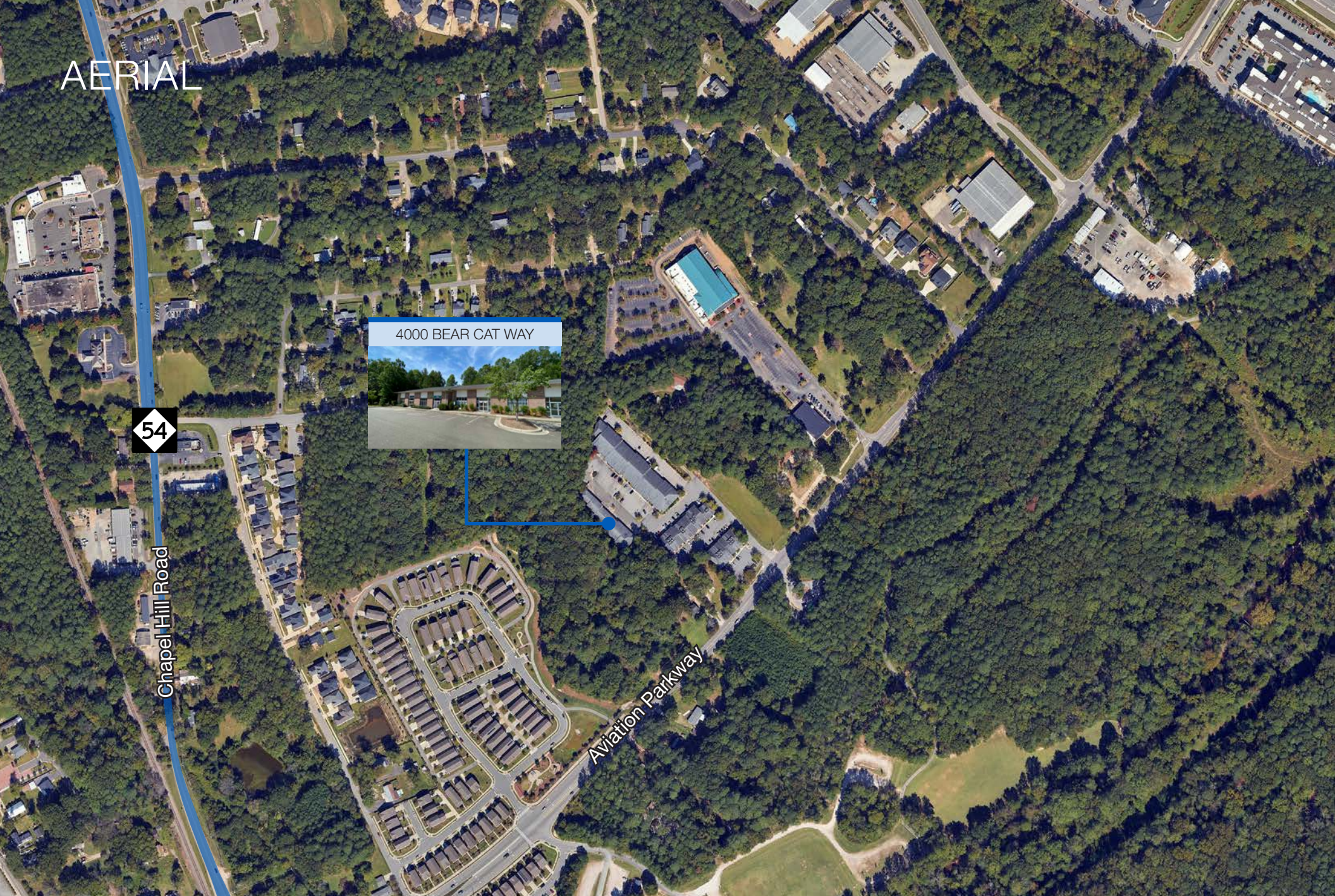
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AERIAL



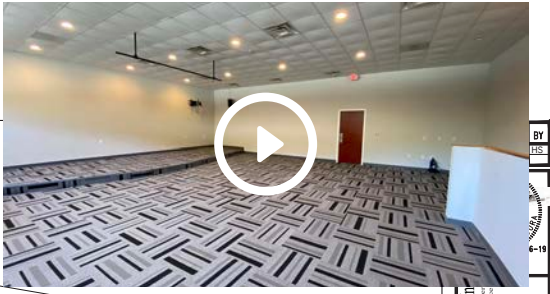
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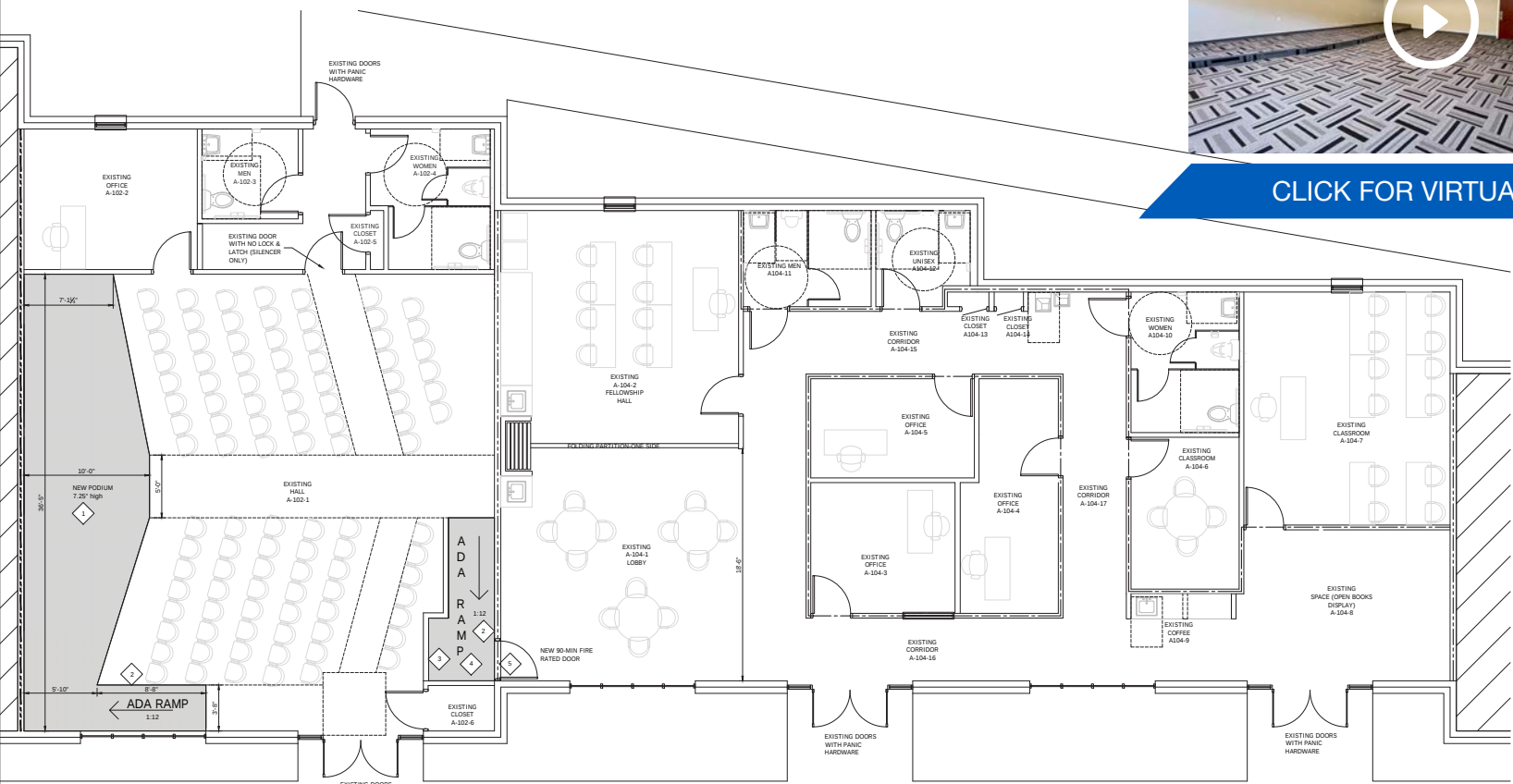
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NAITRI PROPERTIES

FLOOR PLAN - 102, 104, & 106



CLICK FOR VIRTUAL TOUR



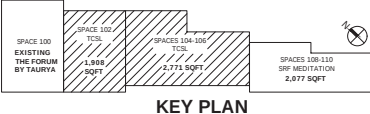
TCSL
Suite-102
Gross 1,908 SQFT

KEYED NOTES:

- 1. CUSTOM MADE PLATFORM, 7'20" IN HEIGHT, ADA ACCESSIBLE. USE FIRE RETARDANT TREATED WOOD FOR SUPPORTS, FIRE RETARDANT PLYWOOD ON TOP WITH CARPET FINISH. CARPETS SHALL COMPLY NCSCB CHAPTER 8.
- 2. PROVIDE HANDRAIL PER CURRENT ADA CODE REQUIREMENT ADOPTED BY NC STATE.
- 3. PREPARE LOW PROFILE 4" STUD WALL WITH 5/8" GYPSUM BOTH SIDES PAINTED.
- 4. CUSTOM ADA ACCESSIBLE RAMP. USE FIRE RETARDANT TREATED WOOD FOR SUPPORTS, FIRE RETARDANT PLYWOOD ON TOP WITH CARPET FINISH. CARPETS SHALL COMPLY NCSCB CHAPTER 8.
- 5. OPEN EXISTING WALL FOR INSTALLATION OF A NEW DOOR. PROVIDE 90 MIN RATED FIRE RATED DOOR AND METAL FRAME. PANIC HARDWARE TO BE LISTED IN ACCORDANCE WITH UL309. ACTUATING PORTION OF THE RELEASING DEVICE SHALL EXTEND AT LEAST HALF THE WIDTH OF THE DOOR. DOOR HARDWARE COMPLIANCE TO BE FIELD VERIFIED BY CODE.

TCSL Suites-104/106
Gross 2,771 SQFT

FIRE RATED WALL LEGEND
--- 1 HOUR RATED WALL (EXISTING)
--- 2 HOUR RATED WALL (EXISTING)



TRIANGLE CENTER OF SPIRITUAL LIVING
4000 BEARCAT WAY, SUITE 102, MORRISVILLE, NC 27640
ARCHITECTURAL PLAN

DATE: 06-26-19
SCALE: AS SHOWN
DRAWN: HCS
CHECKED BY: HCS
JOB: 2019032
SHEET **G3**
OF SHEETS

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SUITES 102, 104, & 106



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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

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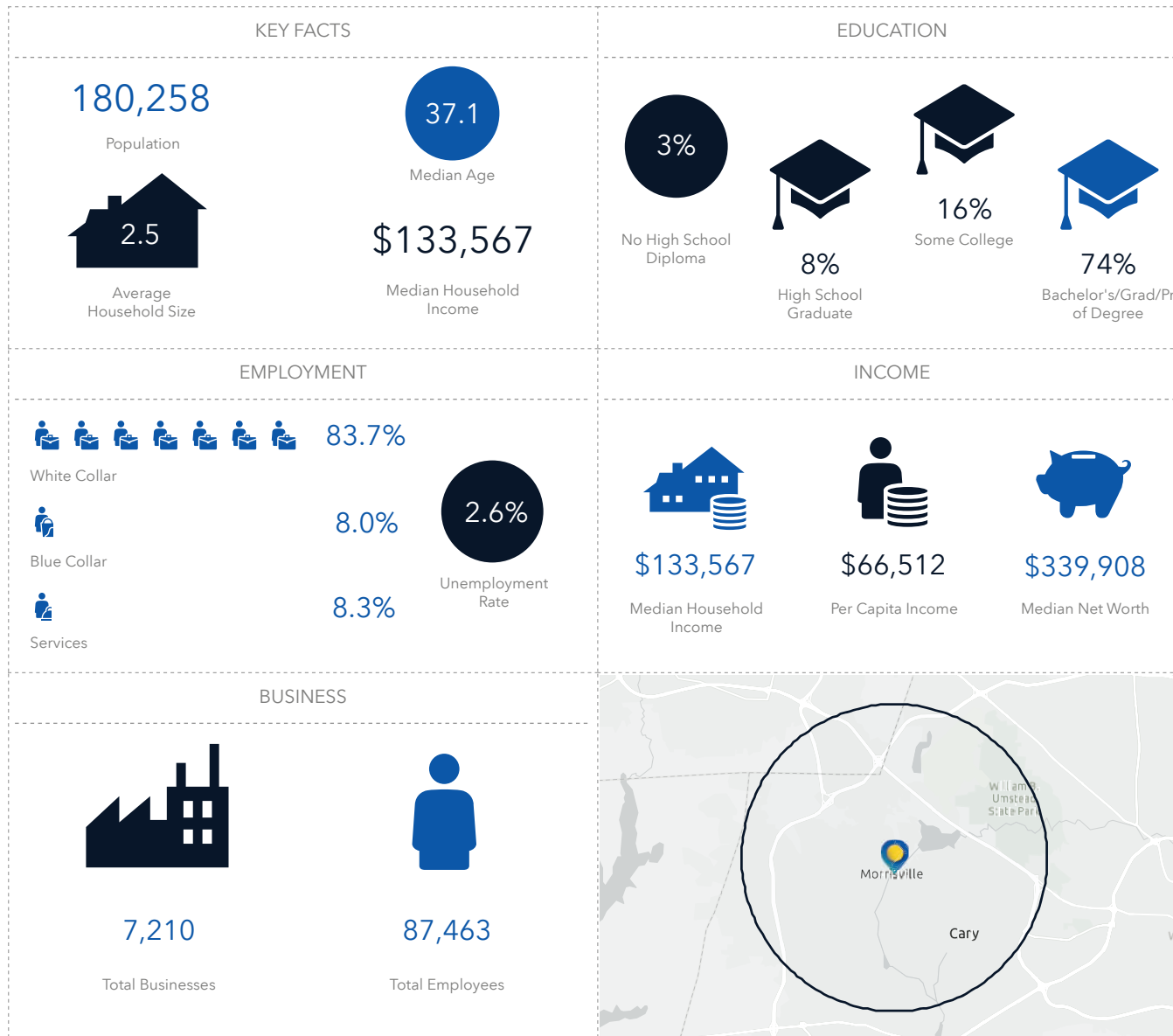
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DEMOGRAPHICS

5 MILE



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