

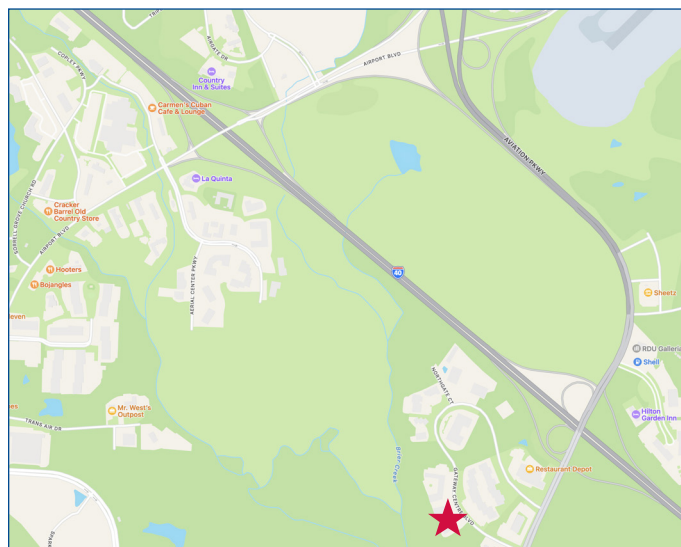


WALDROP PROPERTIES, LLC
Commercial Real Estate Solutions

For Lease

Office/Flex Space

2500 Gateway Centre Blvd., Suite 800, Morrisville, North Carolina



■ **Base Lease Rate:**
\$18.50 Per Square Foot, NNN

■ **Estimated 2025 TICAM:**
Please Contact Listing Agent

■ **Tenant Improvement Allowance:** Negotiable

■ **Square Footage:**
Approximately 5,928 Square Feet

■ **Floor Plan:**
See Below/Attached

■ **Aerial:** See Below/Attached

■ **Zoning:**
GC (General Commercial)

■ **Availability:**
Vacant And Ready For Occupancy

■ **Comments:**
Good Balance Of Hard Walled Offices And Open Space

Exposed Ceilings In Open Area

■ **Location:**
Convenient Access To 40 & 540

Approximately 3 Miles To Raleigh-Durham International Airport

3700 Computer Dr., Suite 240
Raleigh, NC 27609
Office: 919-645-1605
Fax: 919-645-1606
www.waldropproperties.com

for more information contact

Michael Waldrop at 919-645-1605
michael@wp-cre.com

The information contained herein has been obtained from sources deemed reliable, however, no representation or warranty, either expressed or implied, is made as to its completeness or accuracy. Prospective tenants should make their own investigations to ascertain the accuracy of the material contained herein. This offering is subject to change, correction or withdrawal.

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Morrisville, North Carolina



Floor Plan

Disclaimer: The floorplan is considered accurate; however, the listing agency makes no representations and/or warranties as to the accuracy of the floor plans or the square footage.

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Aerial

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