



Shell Building Delivered & Ready for Tenant Up-fit

**UP TO ±64,000 SF FLEX SPACE
AVAILABLE NEAR RTP**

1050 Northgate Court | Morrisville, NC 27560

CDP
CBRE

±64,000 SF FLEX FACILITY NEAR RTP



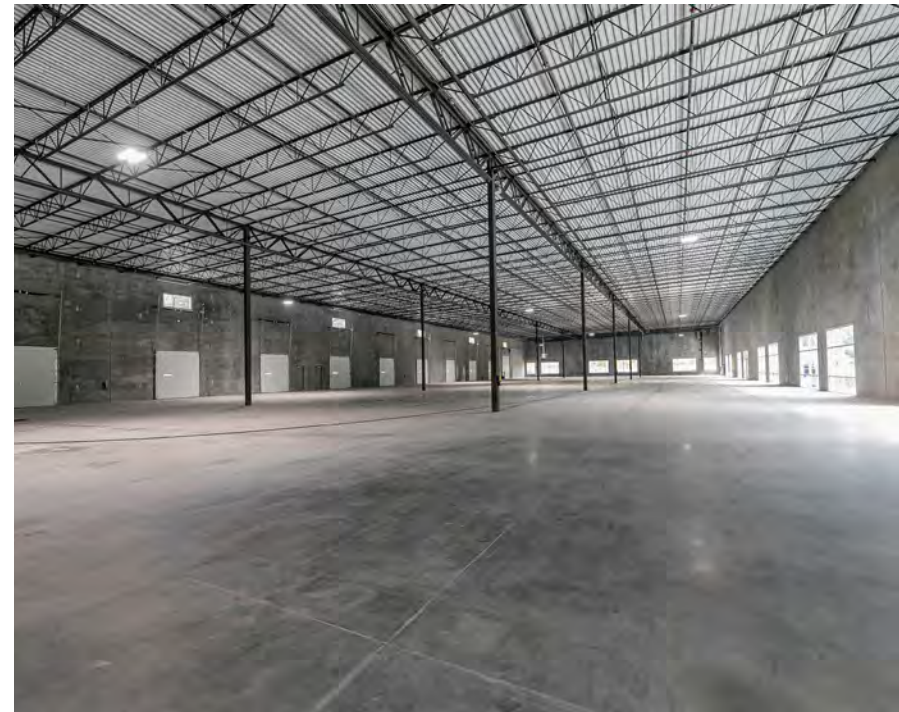
130,000 VPD



5 Mins

Northgate Court

PROPERTY PHOTOS

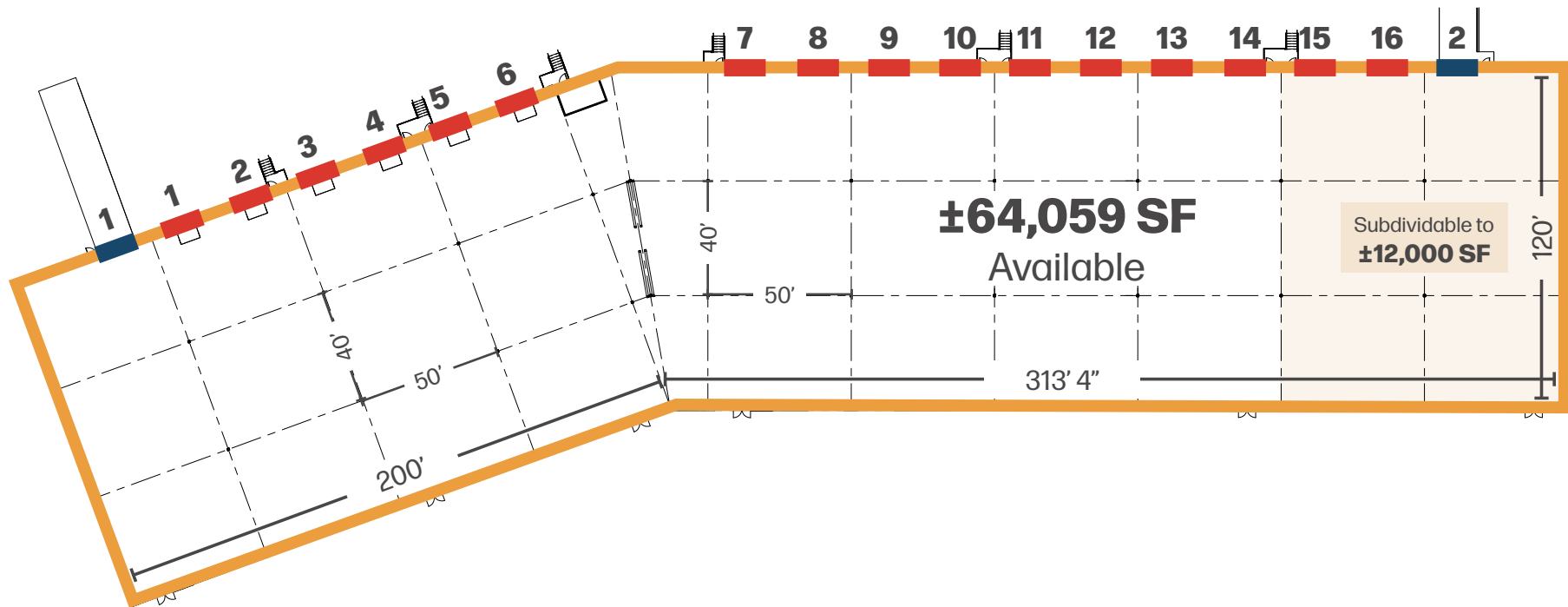


PROPERTY OVERVIEW

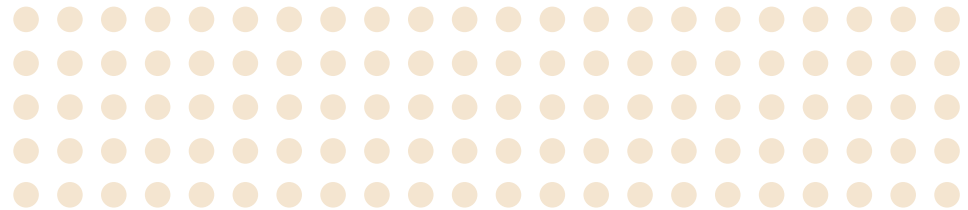


AVAILABLE SF	±12,000 SF to ±64,059 SF
BUILDING SIZE	±64,059 SF
OFFICE SF	Build to suit
BUILDING DIMENSION	120' deep
CLEAR HEIGHT	24'
DOCK-HIGH DOORS	Sixteen (16) 9' x 10'
DRIVE-IN DOORS	Two (2) 12' 14'
SPRINKLER	ESFR
POWER	480V, 3-phase service
COLUMN SPACING	50' x 40'
BAY SIZE (TYP.)	±6,000 SF
AUTO PARKING	87 surface spaces
TRUCK COURT	70' - 120'
ZONING	ORD Town of Cary
PARCEL SIZE	7.72 acres
TIMING	Upon up-fit
LEASE RATE	Contact for pricing

FLOOR PLAN



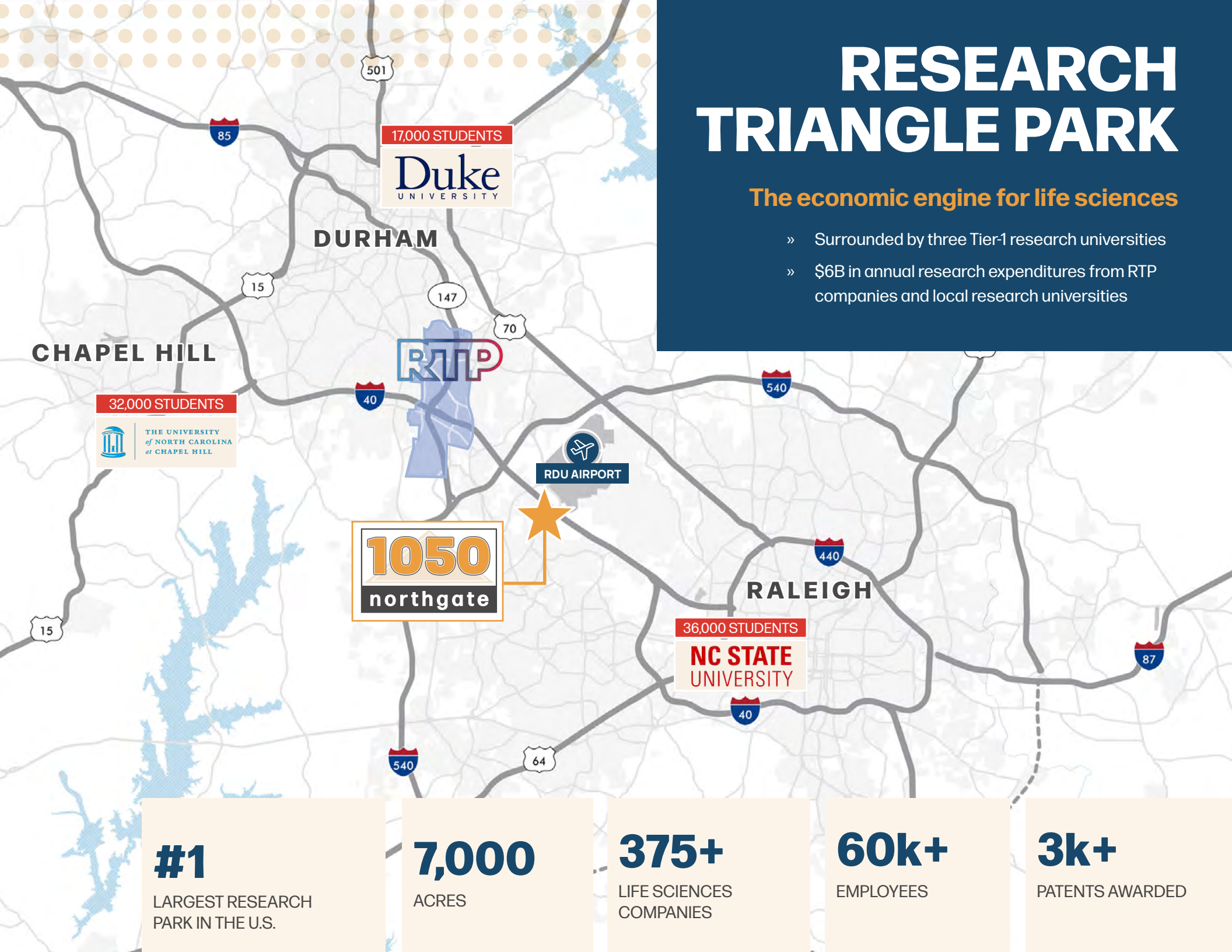
 Dock-High Doors  Drive-In Doors



RESEARCH TRIANGLE PARK

The economic engine for life sciences

- » Surrounded by three Tier-1 research universities
- » \$6B in annual research expenditures from RTP companies and local research universities



#1

LARGEST RESEARCH
PARK IN THE U.S.

7,000

ACRES

375+

LIFE SCIENCES
COMPANIES

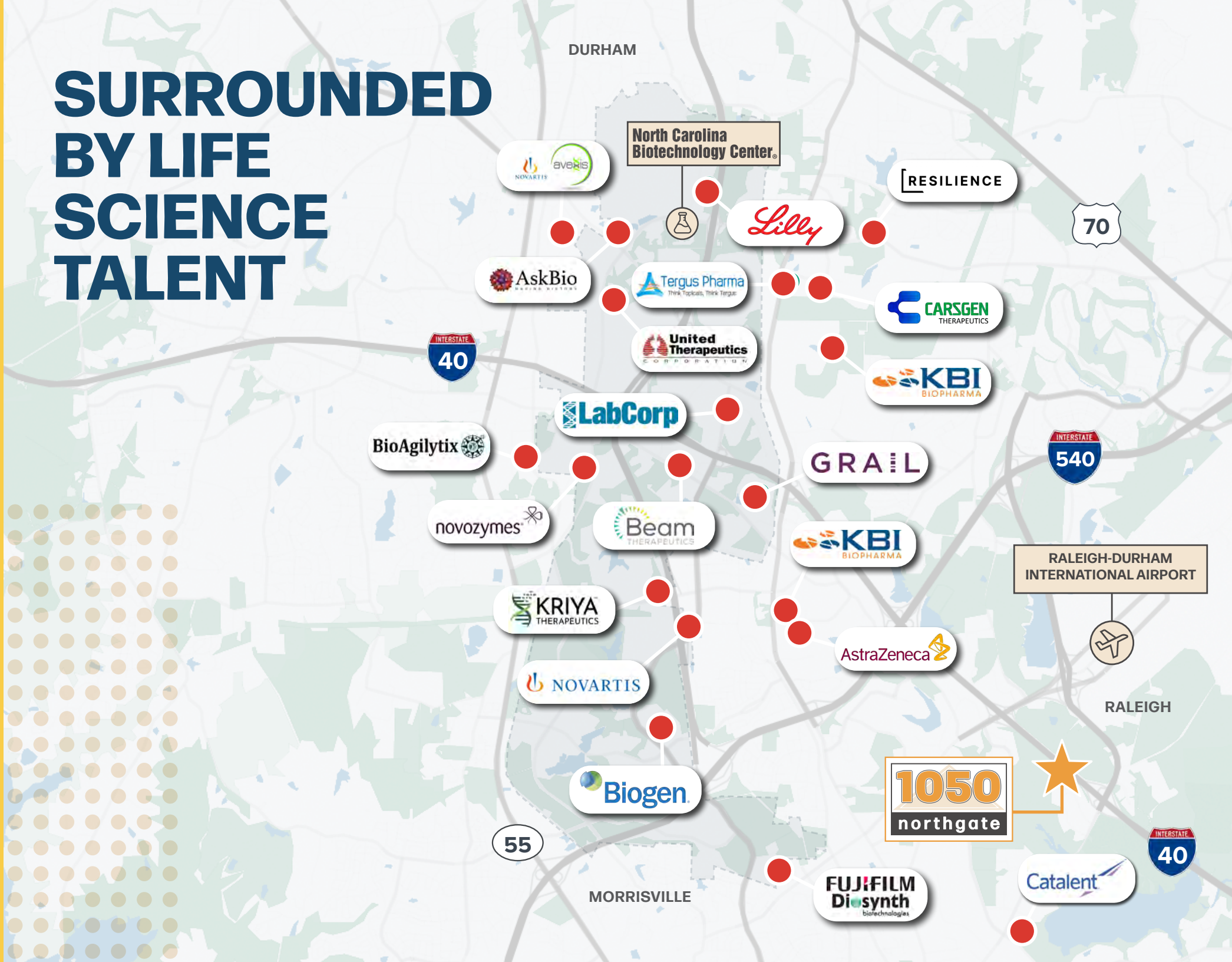
60k+

EMPLOYEES

3k+

PATENTS AWARDED

SURROUNDED BY LIFE SCIENCE TALENT



DRIVE TIMES & DEMOGRAPHICS

INTERSTATES/HIGHWAYS

DISTANCE

Interstate 40	1.5 Miles
North Carolina 54	3.5 Miles
Interstate 540	4.0 Miles
North Carolina 55	8.0 Miles
Interstate 440	9.0 Miles

AIRPORTS

DISTANCE

Raleigh-Durham International	3.0 Miles
Piedmont Triad International	80 Miles
Charlotte Douglas International	160 Miles

POPULATION

37,428

3 Miles

138,979

5 Miles

324,780

7 Miles

HH MED. INCOME

\$109,723

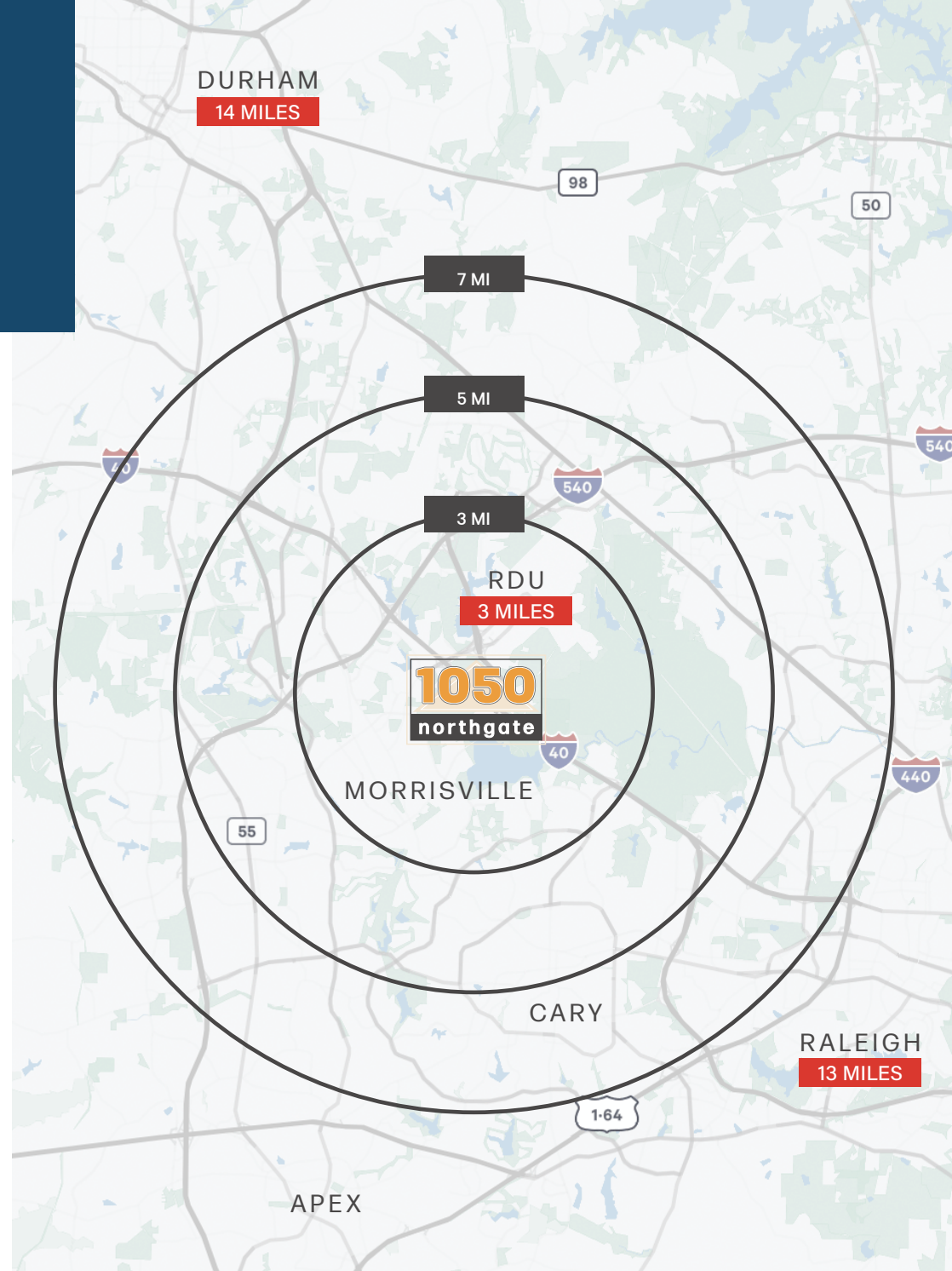
3 Miles

\$107,207

5 Miles

\$103,782

7 Miles



NEARBY AMENITIES

Restaurants & Retail Within 5 Miles

Restaurants & Bars

The HUB RTP	Neomonde	Mez Mexican
Boxyard RTP	Thai 54 Restaurant	Page Road Grill
Lawrence Barbecue	Babymoon Cafe	Farmside Kitchen
Fullsteam RTP	Los Tres Magueyes	Starbucks
Meat & Graze	First Watch	It's A Wrap
RTP Uncorked	Chick-fil-A	Fount Coffee
Bulkogi	Bruegger's Bagels	Capital City Chop House
Dame's Chicken & Waffles	Cracker Barrel	McDonald's
Ruth Chris Steak House	Chipotle	Farmside Kitchen
Bonefish Grill	Wendy's	Panera Bread

Retail

Walmart Supercenter	Office Depot
Harris Teeter	Circle K
Wegmans	Target
Bass Pro Shop	Hobby Lobby
First Citizen Bank	Paragon Theaters
PNC Bank	The UPS Store
Welcome Federal Bank	Golf Galaxy
Wells Fargo	Petco

Lodging

The Umstead Hotel & Spa
Fairfield Inn & Suites by Marriott
Hyatt Place Raleigh-Durham Airport
Staybridge Suites Raleigh-Durham
Four Points by Sheraton
Hilton Garden Inn
Holiday Inn Raleigh-Durham
Sheraton Imperial Hotel
SpringHill Suites by Marriott





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