

PERIMETER ONE

📍 3005 Carrington Mill Blvd. | Morrisville, NC 27560



Lobby renovations & patio refresh just completed!

One of Perimeter Park's most modern Class A office buildings. Five-stories, 209,644 RSF, located just off I-40 and I-540, and only 3 minutes from RDU International Airport.

- Efficient floorplates and high ceilings
- Striking glasslines
- Beautifully landscaped grounds and ample parking
- Steps away from the Park's finest amenities
- Surrounded by abundant retail and dining options



TRINITY
PARTNERS


PERIMETER
—PARK—

AVAILABILITIES

Suite 115 – 8,475 RSF
Suite 500 – 20,182 RSF
Suite 510 – 4,107 RSF
Suite 550 – 16,523 RSF

LEASE RATE

\$32.00 PSF, Full Service

perimeterparkoffice.com



Just completed —
First floor lounge & patio refresh.
Providing tenants with inviting
indoor + outdoor spaces to work,
enjoy lunch, or meet with visitors.



TENANT LOUNGE



PATIO

UNPARALLELED ACCESS TO PERIMETER AMENITIES

FITNESS CENTER IN PERIMETER FOUR



LOCKER ROOMS



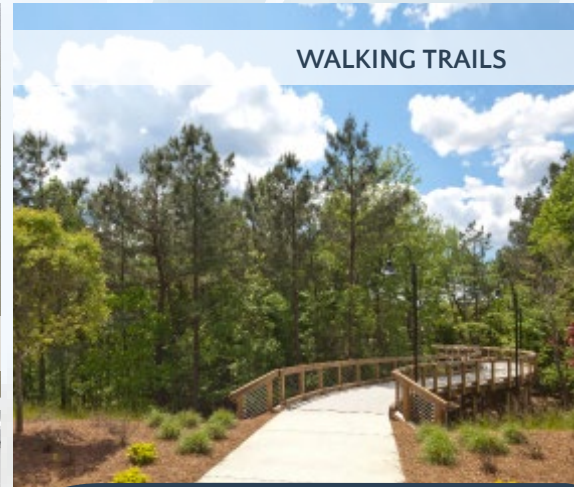
SHOWERS



FITNESS CENTER AT 3800 PARAMOUNT



WALKING TRAILS



- Two fitness centers with locker rooms and showers
- Marketplace shops + restaurants
- 7 miles of walking trails

- The Green pocket-park with bocce court and putting green
- The Perk Café equipped with Wi-Fi and laptop hookups
- The Patio – new expansive outdoor lounge just outside The Perk Café
- Meeting Space with 16-person boardroom & training room for up to 60

THE PATIO



THE GREEN POCKET PARK



CENTRAL CAMPUS COURTYARD



THE PERK CAFÉ + LOUNGE



THE PERK MEETING SPACE



TENANT ENGAGEMENT + COMMUNITY

- Weekly food trucks
- Community drives, walks, and fundraisers
- Group fitness classes
- Live entertainment
- Skill-based workshops and more



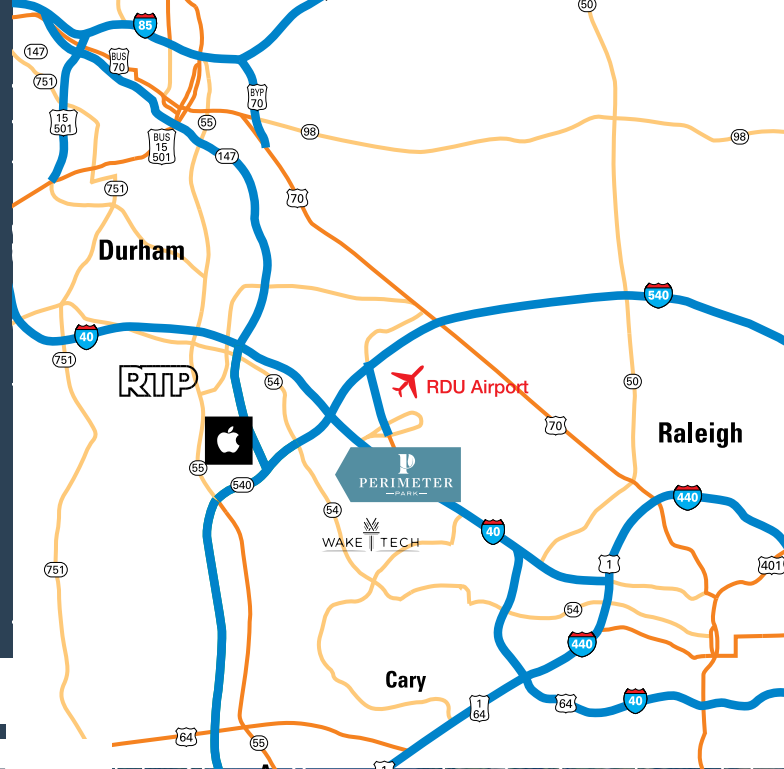
what tenants are saying

"I love the fitness classes. The teachers are great and it's a good initiative."

"Super fun times. Keep creating..the events have been extraordinary and help break up the stress of my work day."

Tenants also appreciate the **sense of community** created by responsive, pro-active on-site property management and **curated tenant engagement** events throughout the year.

EXCEPTIONAL LOCATION



WITHIN 5 MILES

 **404+**
RESTAURANTS/BARS

 **583**
RETAIL OPTIONS

 **81**
HOTELS/LODGING



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Conveniently located just off I-40 and I-540 providing easy access to all points in the Triangle, and only 3 minutes from Research Triangle Park and the RDU International Airport.

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