

1010 SYNC STREET, MORRISVILLE, NC 27560



Perimeter

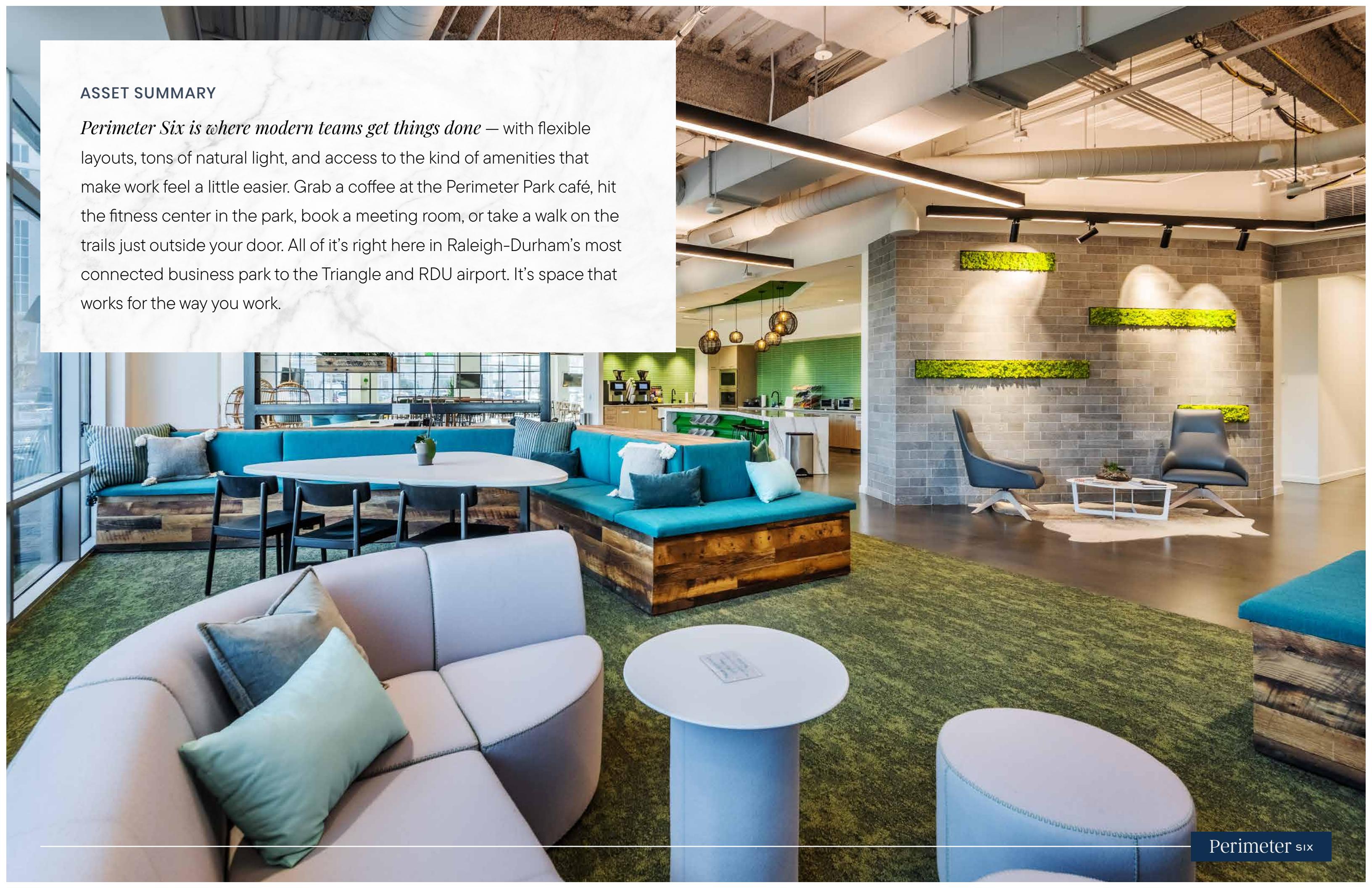
SIX



Space That
Works for the
Way You Work.

ASSET SUMMARY

Perimeter Six is where modern teams get things done — with flexible layouts, tons of natural light, and access to the kind of amenities that make work feel a little easier. Grab a coffee at the Perimeter Park café, hit the fitness center in the park, book a meeting room, or take a walk on the trails just outside your door. All of it's right here in Raleigh-Durham's most connected business park to the Triangle and RDU airport. It's space that works for the way you work.



PROPERTY OVERVIEW



1010 Sync Street
Morrisville, NC 27560



Availability:

Suite 175 - 9,480 SF - Available Now
Suite 575 - 9,941 SF - Available Now &
Move-in Ready



5.0/1,000 SF parking ratio with
structured and surface parking



Over 7 miles of walking and biking trails
throughout Perimeter Park

Perimeter Six's top-tier tenants include
Relias, ChannelAdvisor, and Eco-Site





PROPERTY OVERVIEW



±195,864 SF
Class A+ office building



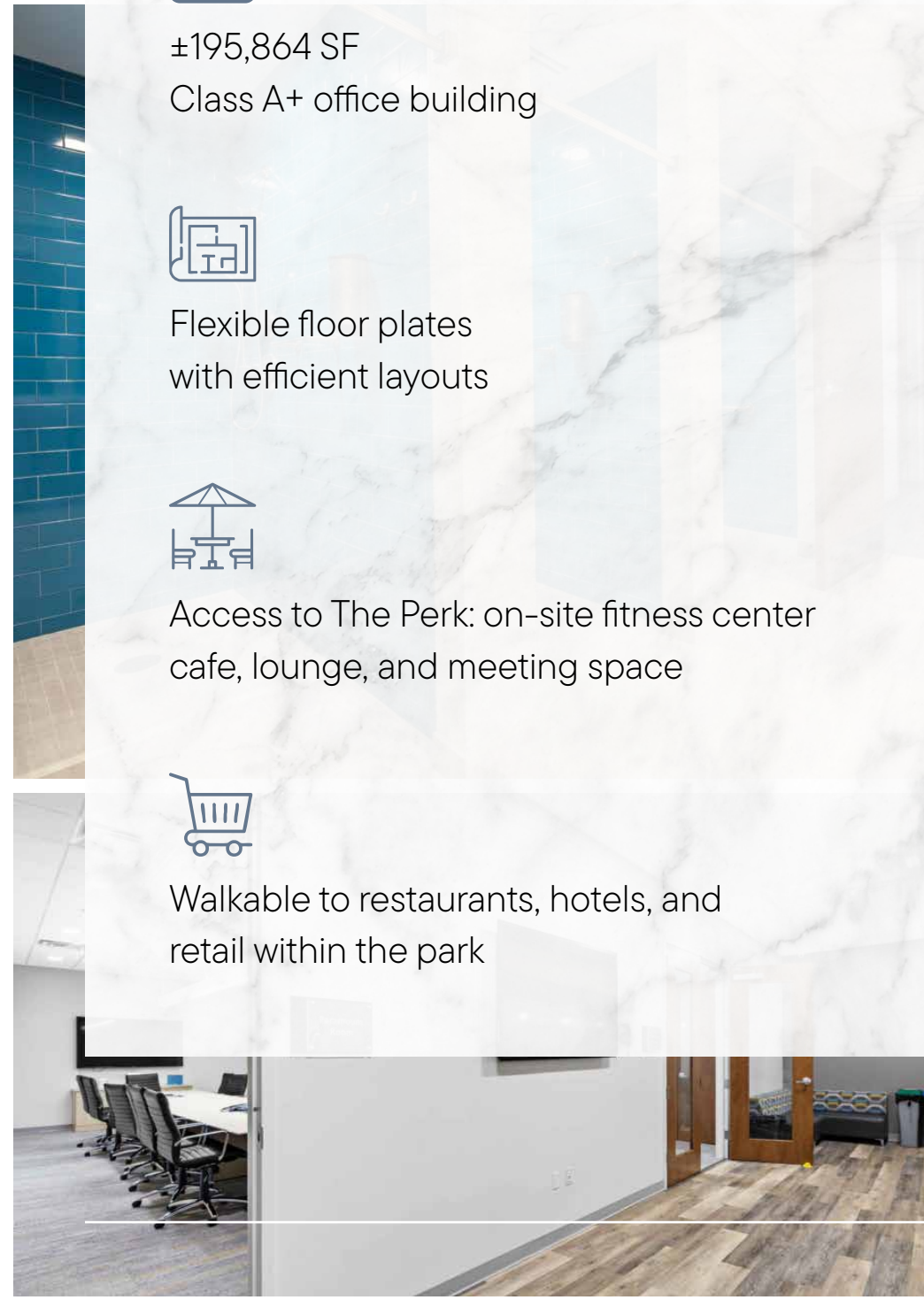
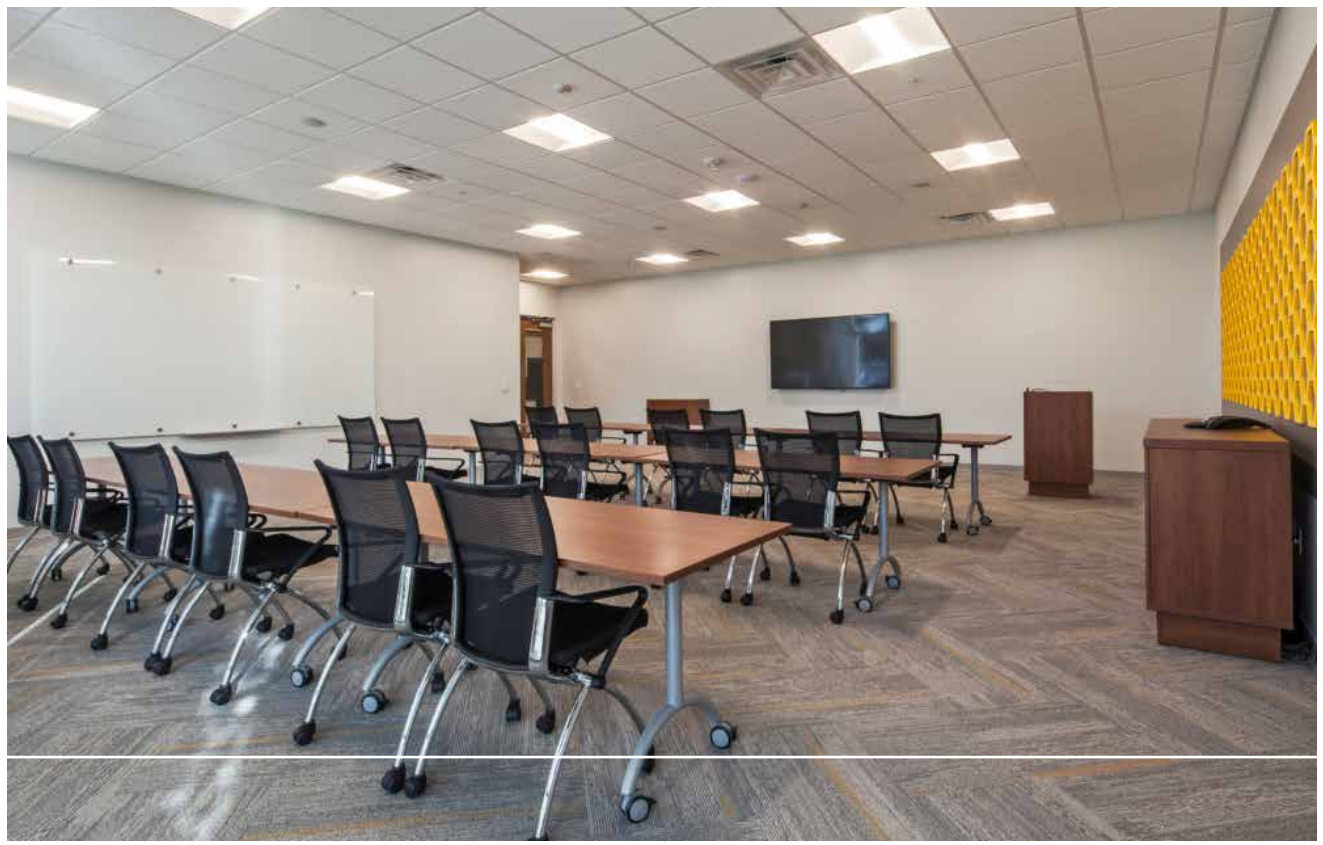
Flexible floor plates
with efficient layouts



Access to The Perk: on-site fitness center
cafe, lounge, and meeting space



Walkable to restaurants, hotels, and
retail within the park





PROPERTY OVERVIEW



Built in 2019 with modern systems and finishes



Outdoor tenant lounge and pocket park with WiFi and seating

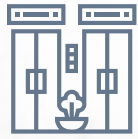


Minutes to I-40, I-540, and RDU International Airport

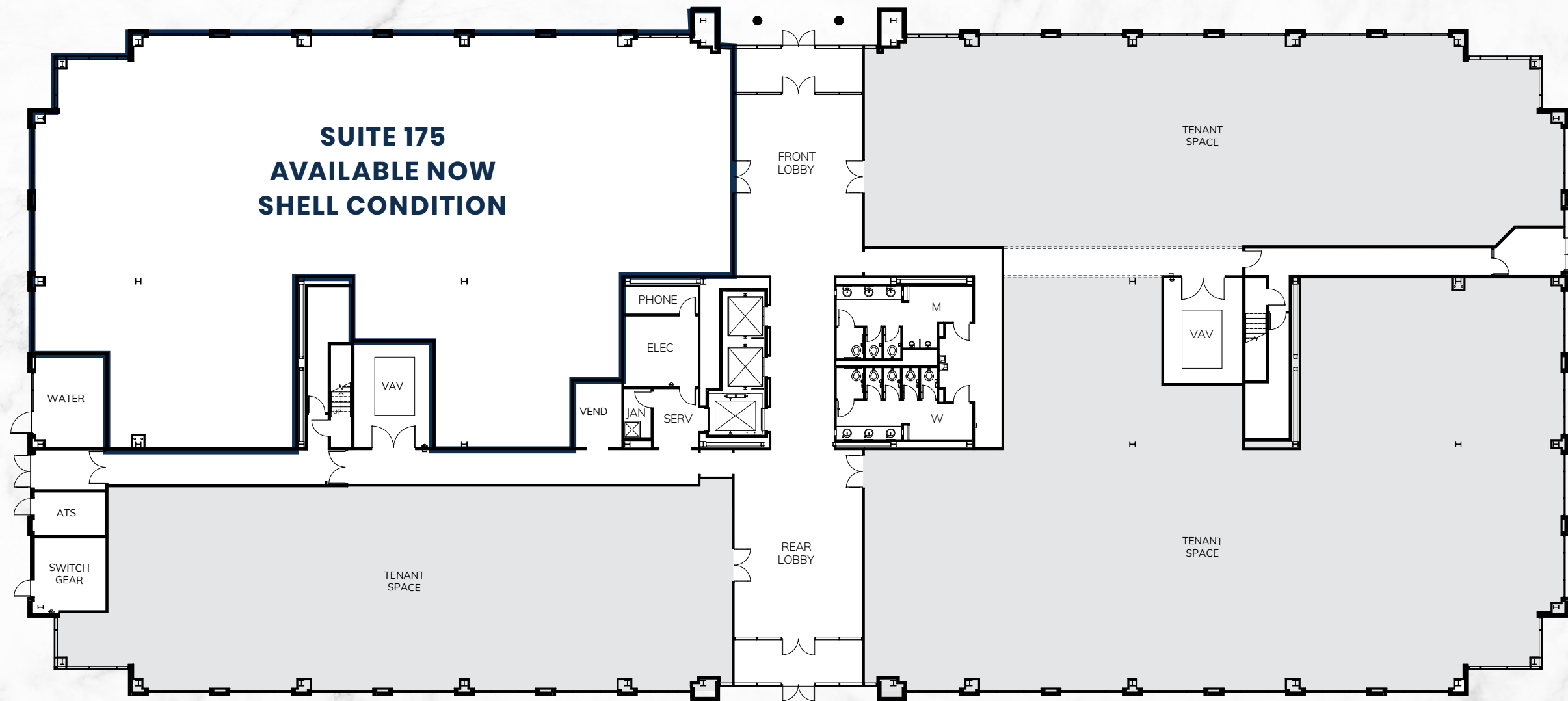


AVAILABILITY

Suite 175: 9,480 SF



Lobby access with excellent visibility



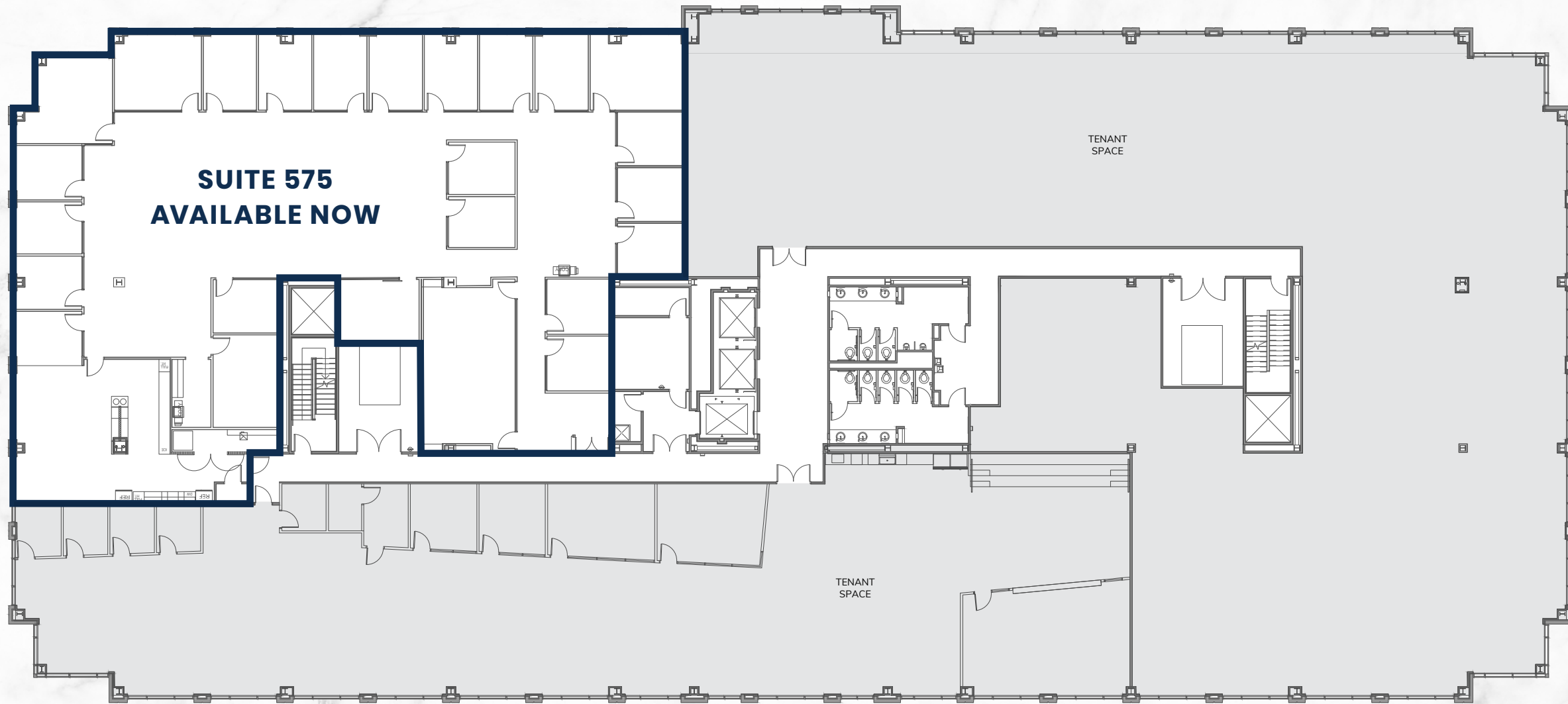
AVAILABILITY

Suite 575: 9,941 SF



Move-in Ready

[CLICK HERE TO VIEW PHOTOS](#)



Plug-and-play optionality also available.

SUITE 575 PHOTOS



CONNECTED TO NATURE

*Trails, Parks, and
Nearby Water Views*

Step outside Perimeter Six and onto over 1.5 miles of scenic greenway trails, seamlessly linking you to more than 7 miles of Perimeter Park's expansive trail network. Along the way, enjoy peaceful views of a nearby pond and access to walking and biking paths that offer a refreshing connection to nature. Whether you're out for a stroll, a ride, or a quiet moment by the water, it's all just steps away.

Perimeter
SIX

Perimeter SIX

ACCESS

*Connected
From Every
Direction*


RDU Airport
(6 MINUTE DRIVE | ±190 FLIGHTS
DAILY | ±80 DIRECT DESTINATIONS)

RALEIGH



TO NORTH RALEIGH
& WAKE FOREST



I-40
EXIT 284



ACCESS TO/FROM I-40

AIRPORT BLVD.

Perimeter
SIX

GARRINGTON MILL BLVD.

★
SING ST.

ACCESS TO/FROM I-540

TO RTP & DURHAM



Perimeter SIX

NEARBY AMENITIES

Work Here.
Eat There.
Fly Anywhere.



WHY RALEIGH-DURHAM

The Triangle: The Southeast's Innovation Powerhouse

Welcome to The Triangle - Raleigh, Durham, and Chapel Hill - where innovation meets lifestyle. This powerhouse region is drawing waves of new residents, businesses, and investors with its unbeatable combo of affordability, talent, and vibrant quality of life.

Outperforming Demographics (within a 1-mile radius of Perimeter Six)

12.40%

2020-2024 Annual
Population Growth Rate
(NC: 1.04% / US: 0.49%)

33.2

2024 Median Age
(NC: 39.8 / US: 39.3)

\$642,291

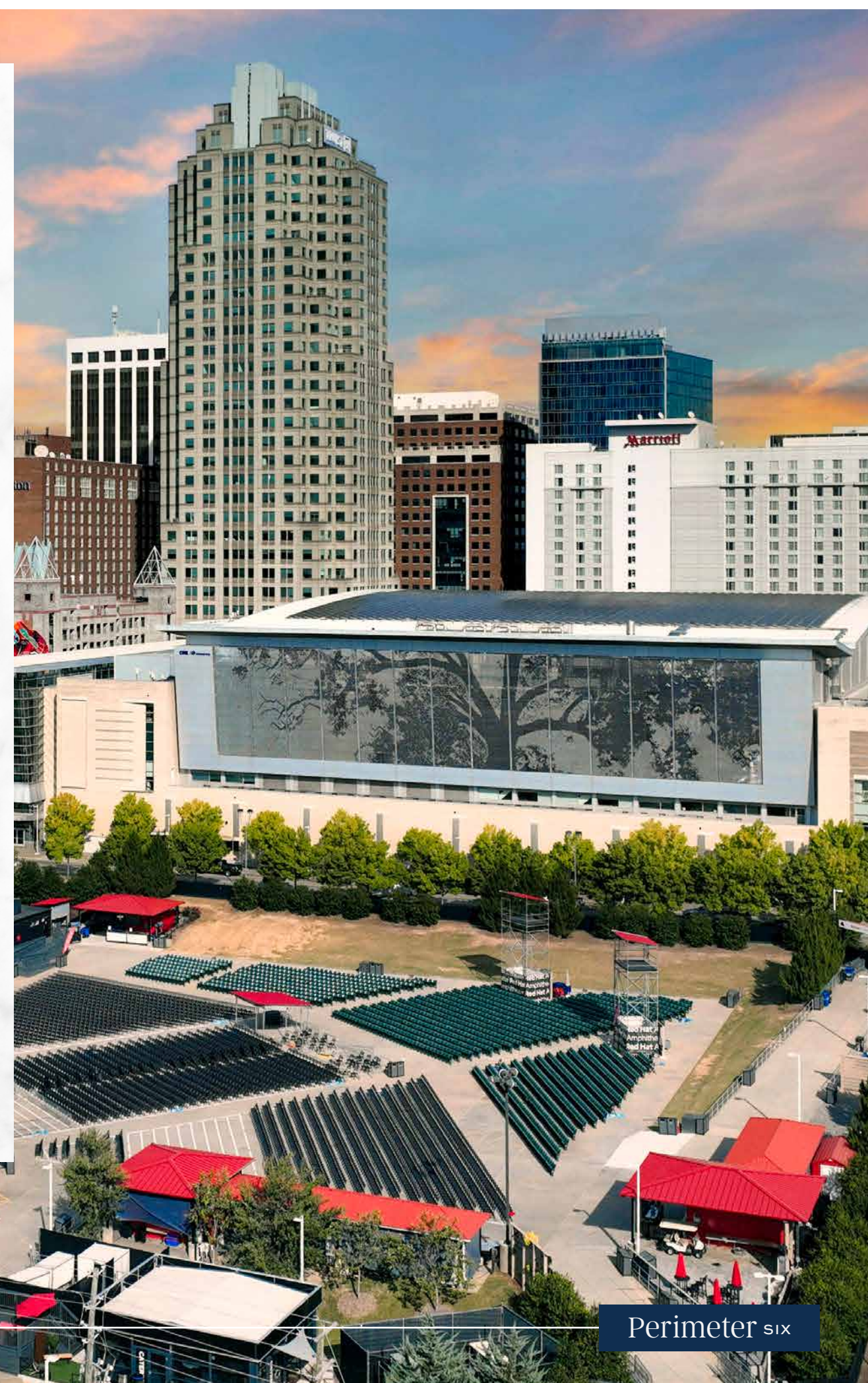
2024 Average Home Value
(NC: \$377,167 / US: \$459,105)

61.8%

Bachelor's Degree or Higher
(NC: 37.1% / US: 36.8%)

\$114,867

2024 Average Household Income
(NC: \$101,441 / US: \$113,185)



WHY RALEIGH-DURHAM

The Triangle's Talent Engine

With over 86,000 students enrolled across three Tier 1 research universities, the Triangle fuels a deep, diverse, and highly educated talent pipeline for the region's top employers.

NC STATE
UNIVERSITY

27K

Undergraduate
Students

10K

Graduate
Students

#26

Top Public
School in the U.S.
(U.S. News &
World Report, 2025)

21K

Undergraduate
Students

12K

Graduate
Students

#5

Top Public School
in the U.S.
(U.S. News &
World Report, 2025)

6K

Undergraduate
Students

10K

Graduate
Students

#6

National University
(U.S. News &
World Report, 2025)

 THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL

Duke
UNIVERSITY

WHY RALEIGH-DURHAM

A National Leader in Life Sciences and Tech

With over \$4.4B in life sciences VC funding and 40,000+ tech and biotech professionals, Raleigh-Durham ranks among the top U.S. markets for innovation and growth.



#5 U.S.
life sciences market by NIH funding and VC investment

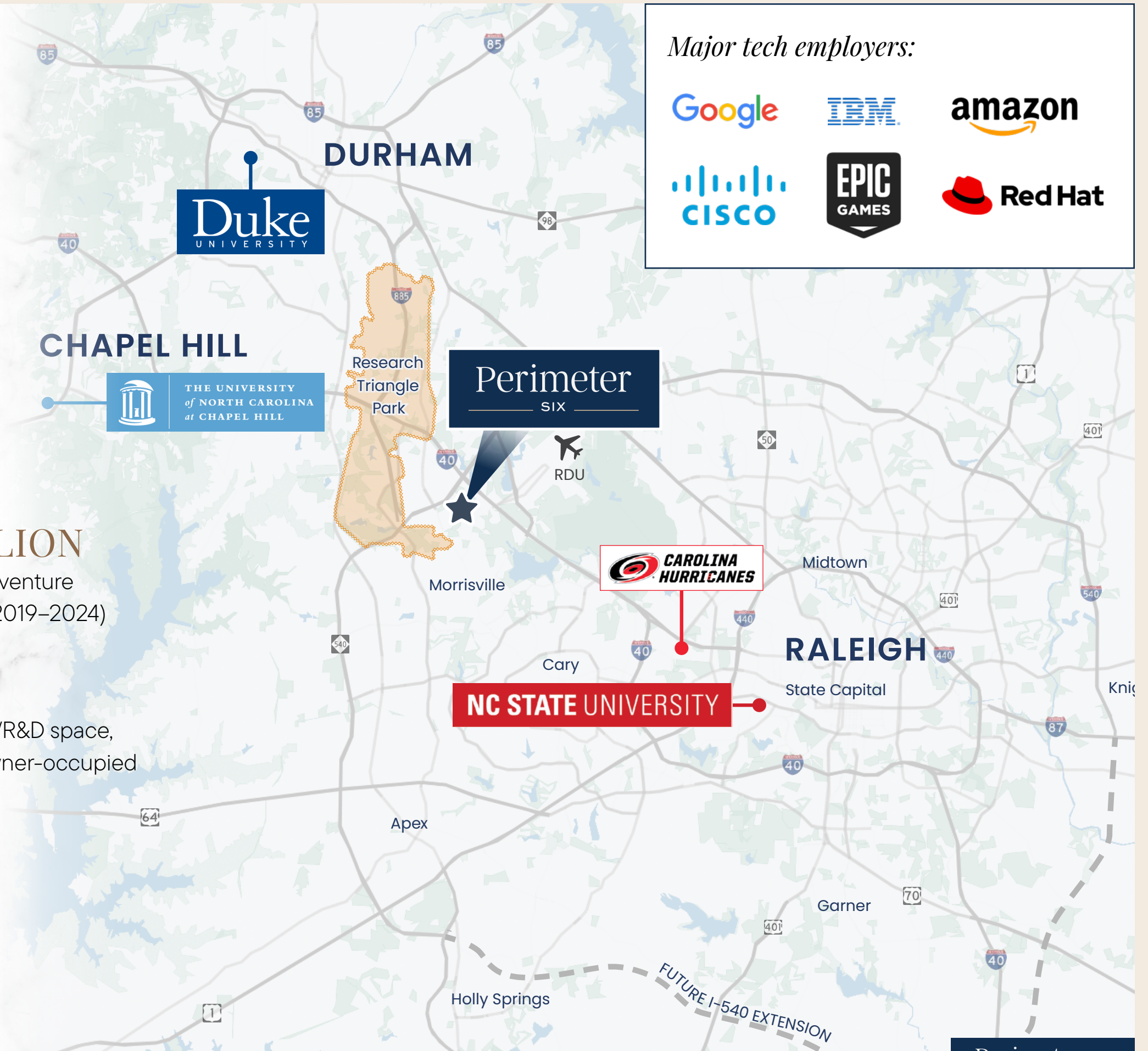
13,000+
Employed in life sciences R&D roles — 10th highest in the U.S.



40,000+
employed in the life sciences industry (4.5% of total employment - 3x the U.S. average)

\$4.4 BILLION
In life sciences venture capital raised (2019–2024)

9.5M SF
Of leasable lab/R&D space, plus 1.6M SF owner-occupied





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