

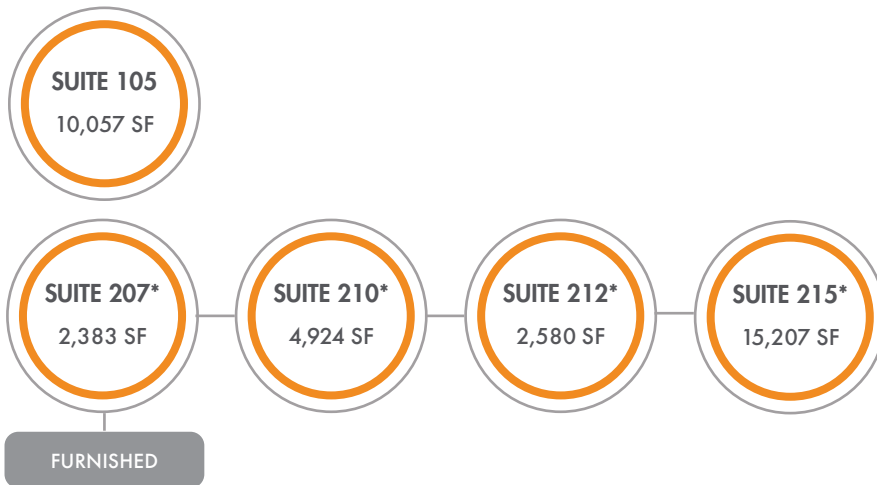
# CONCOURSE LAKESIDE II

2803 SLATER ROAD MORRISVILLE, NC 27560

±2,383 - 25,094 SF CLASS A OFFICE SPACE FOR LEASE

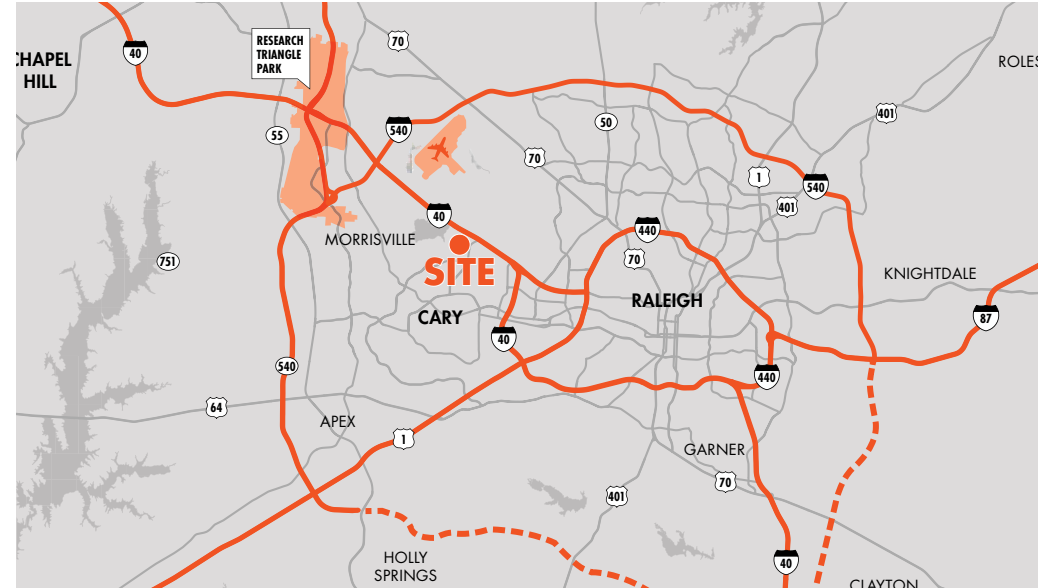
**BUILDING FEATURES**

PROPERTY TYPE	Class A Office
LOCATION	2803 Slater Road
BUILDING SIZE	77,687 SF
FLOORS	Two (2)
LEASE RATE	\$27.50/SF Full Service
PARKING	4.6/1,000 SF

**AVAILABLE SPACE**

\*Suites 207, 210, 212, and 215 can

be combined for a total of **25,094 SF**

**PROPERTY HIGHLIGHTS**

- Two-building, Class A Office Park totaling 156,067 SF
- Superior ingress/egress off Slater Road to Airport Boulevard providing immediate access to RDU Airport, I-540, I-40, Hwy 54, and the Triangle Expressway
- Above-market parking ratio (4.6/1,000); expansive floor plate flexibility (+/- 39,000 SF)
- Quality retail amenity base (1.4 MSF) within a 3-mile radius
- Attractive, two-story glass lobby atrium; Extensive glassline with full height glass
- Property updates completed (lobbies/corridors and outdoor patio amenity area)
- Versatile space availability (2,383 – 25,904 SF)
- Customer-focused, committed ownership ensuring first-class service

FOR MORE INFORMATION, PLEASE CONTACT:

JANE DOGGETT, CCIM | **919.625.8828**  
Market Leader  
jane.doggett@foundrycommercial.com

PATRICK BLACKLEY | **919.274.9323**  
Senior Vice President  
patrick.blackley@foundrycommercial.com

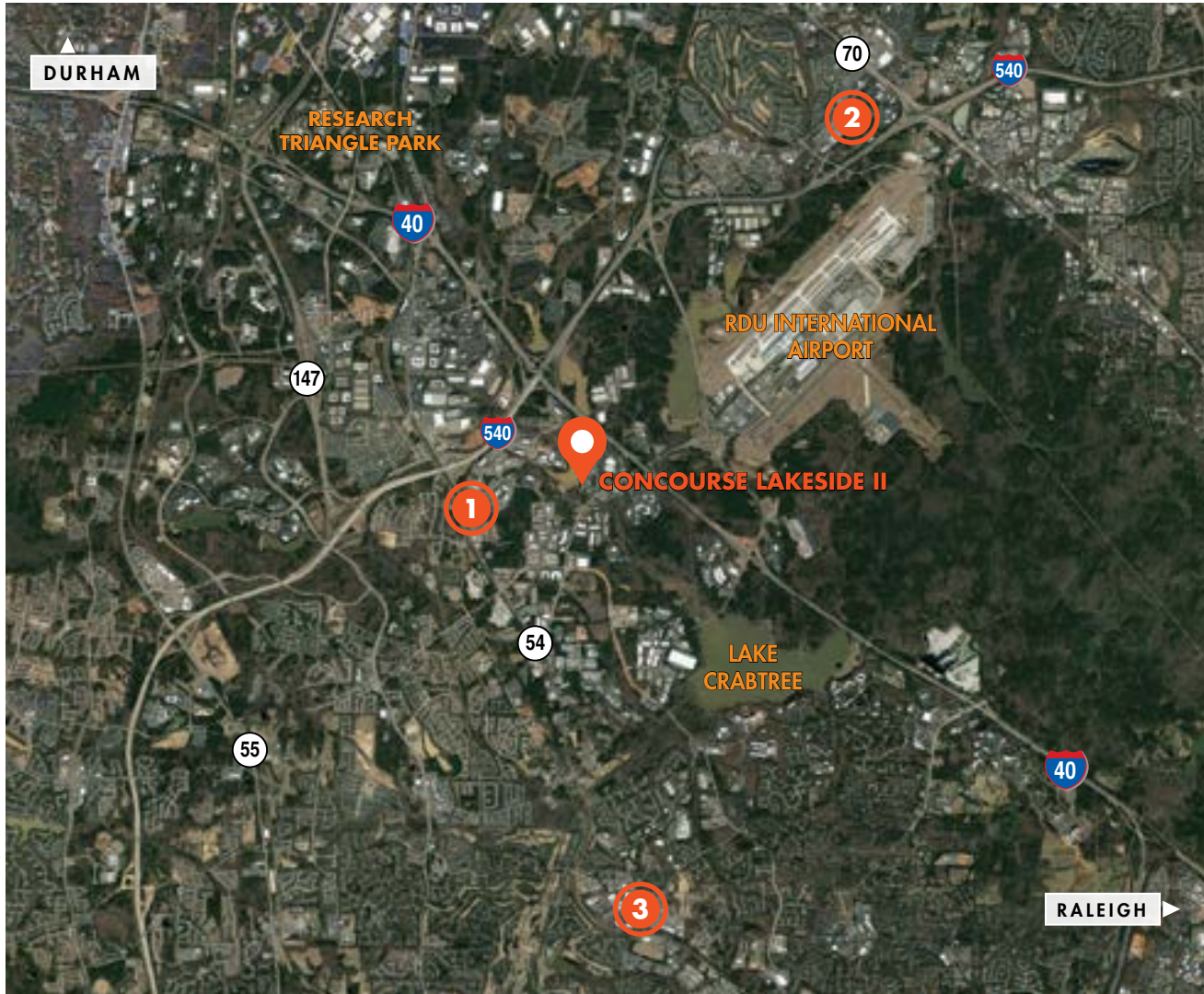
JOHN KELLY, SIOR | **919.987.1005**  
Principal, Brokerage Services  
john.kelly@foundrycommercial.com

**FOUNDRY**  
COMMERCIAL

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

[foundrycommercial.com](http://foundrycommercial.com)

## NEARBY AMENITIES



### 1 MARKETPLACE AT PERIMETER

1.9 MILES

Teriyakin'  
Yin Dee  
Sai Krishna Bhavan  
The Brunch Box  
Daily Grind  
Dental Care of  
Morrisville

Top Polish Nails  
Shiloh Animal Hospital  
Morrisville Dry Cleaners  
Instant Imprints  
Bottle Revolution

### 2 BRIER CREEK

5.8 MILES

Target  
Total Wine  
Walmart  
Panera Bread  
Staples  
Planet Fitness  
Party City

Caribou Coffee  
Brixx  
Lowes Foods  
Red Robin  
BJs  
Walgreens  
Starbucks

### 3 PARK WEST VILLAGE

4.3 MILES

Target  
OrangeTheory  
Chili's  
Panera Bread  
Rise  
b.Good

Broken Egg Cafe  
Zoes Kitchen  
Chipotle  
Firebirds  
Cantina 18  
Noodles & Company

FOR MORE INFORMATION, PLEASE CONTACT:

JANE DOGGETT, CCIM | 919.625.8828  
Market Leader  
jane.doggett@foundrycommercial.com

PATRICK BLACKLEY | 919.274.9323  
Senior Vice President  
patrick.blackley@foundrycommercial.com

JOHN KELLY, SIOR | 919.987.1005  
Principal, Brokerage Services  
john.kelly@foundrycommercial.com

**FOUNDRY**  
COMMERCIAL

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

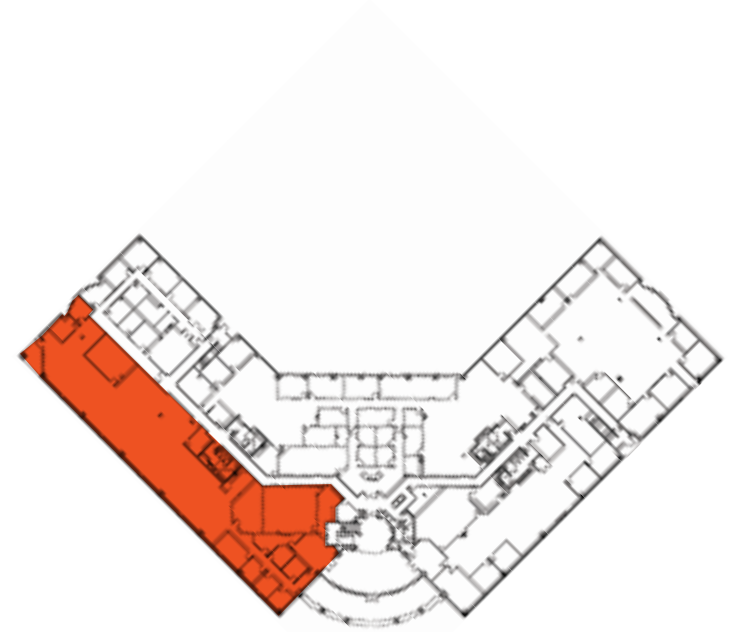
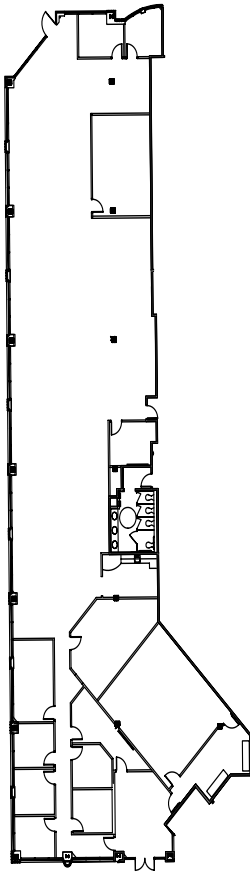
foundrycommercial.com

## FLOOR PLAN

SUITE 105

10,057 SF AVAILABLE

---



FOR MORE INFORMATION, PLEASE CONTACT:

JANE DOGGETT, CCIM | **919.625.8828**  
Market Leader  
[jane.doggett@foundrycommercial.com](mailto:jane.doggett@foundrycommercial.com)

PATRICK BLACKLEY | **919.274.9323**  
Senior Vice President  
[patrick.blackley@foundrycommercial.com](mailto:patrick.blackley@foundrycommercial.com)

JOHN KELLY, SIOR | **919.987.1005**  
Principal, Brokerage Services  
[john.kelly@foundrycommercial.com](mailto:john.kelly@foundrycommercial.com)

**FOUNDRY**  
COMMERCIAL

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

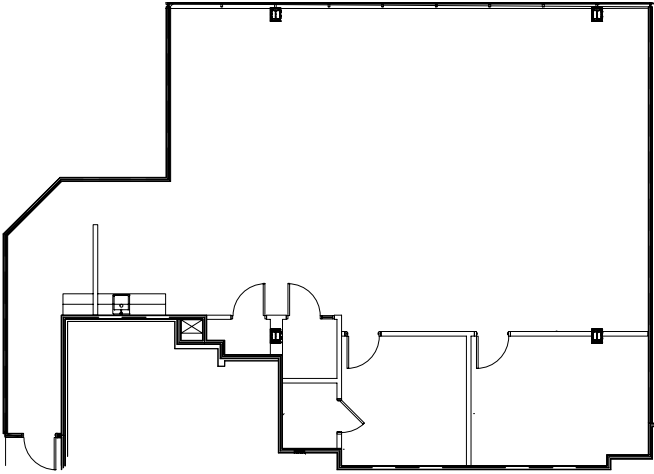
[foundrycommercial.com](http://foundrycommercial.com)

## FLOOR PLAN

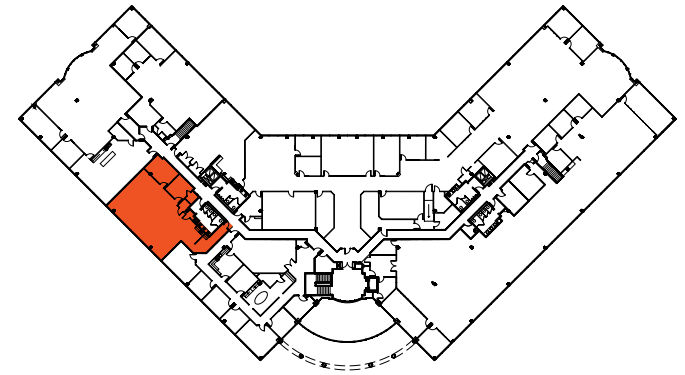
SUITE 207

2,383 SF AVAILABLE

---



- Space is furnished
- Can be combined with Suites 210, 212, and 215 for a total of **25,904SF**



FOR MORE INFORMATION, PLEASE CONTACT:

JANE DOGGETT, CCIM | **919.625.8828**  
Market Leader  
jane.doggett@foundrycommercial.com

PATRICK BLACKLEY | **919.274.9323**  
Senior Vice President  
patrick.blackley@foundrycommercial.com

JOHN KELLY, SIOR | **919.987.1005**  
Principal, Brokerage Services  
john.kelly@foundrycommercial.com

**FOUNDRY**  
COMMERCIAL

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

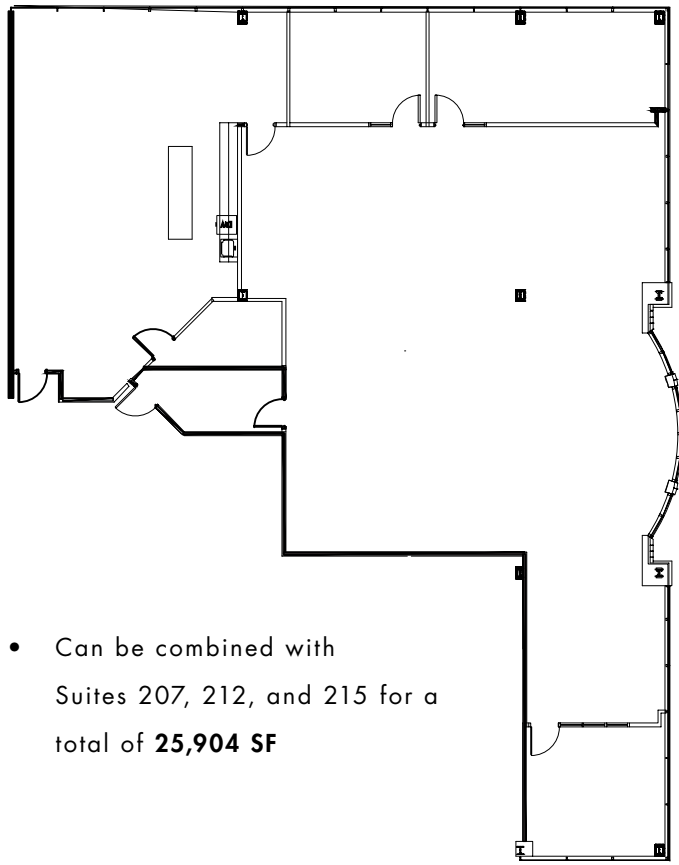
[foundrycommercial.com](https://foundrycommercial.com)

## FLOOR PLAN

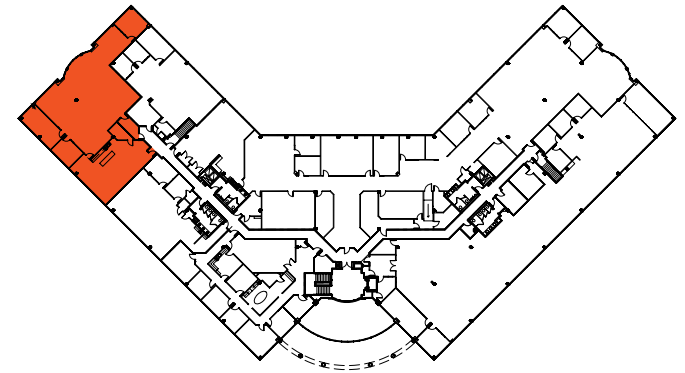
SUITE 210

4,924 SF AVAILABLE

---



- Can be combined with Suites 207, 212, and 215 for a total of **25,904 SF**



FOR MORE INFORMATION, PLEASE CONTACT:

JANE DOGGETT, CCIM | **919.625.8828**  
Market Leader  
jane.doggett@foundrycommercial.com

PATRICK BLACKLEY | **919.274.9323**  
Senior Vice President  
patrick.blackley@foundrycommercial.com

JOHN KELLY, SIOR | **919.987.1005**  
Principal, Brokerage Services  
john.kelly@foundrycommercial.com

**FOUNDRY**  
COMMERCIAL

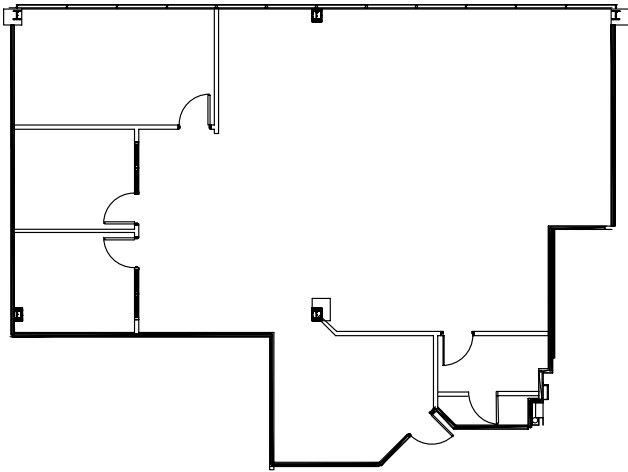
Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

[foundrycommercial.com](http://foundrycommercial.com)

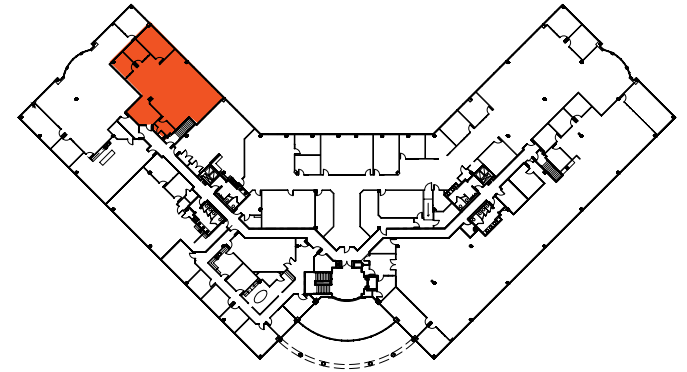
## FLOOR PLAN

SUITE 212

2,580 SF AVAILABLE



- Reception
- Two private offices
- Conference room
- Break room
- Server/storage room
- Can be combined with Suites 207, 210, and 215 for a total of **25,904 SF**



FOR MORE INFORMATION, PLEASE CONTACT:

JANE DOGGETT, CCIM | **919.625.8828**  
Market Leader  
jane.doggett@foundrycommercial.com

PATRICK BLACKLEY | **919.274.9323**  
Senior Vice President  
patrick.blackley@foundrycommercial.com

JOHN KELLY, SIOR | **919.987.1005**  
Principal, Brokerage Services  
john.kelly@foundrycommercial.com

**FOUNDRY**  
COMMERCIAL

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

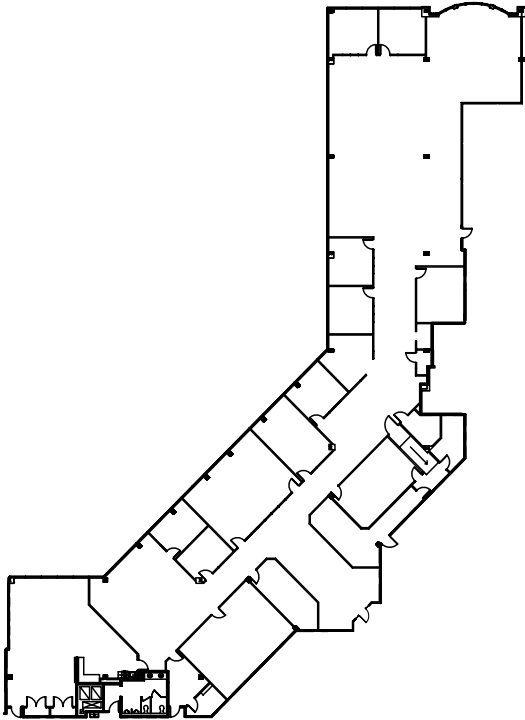
[foundrycommercial.com](http://foundrycommercial.com)

## FLOOR PLAN

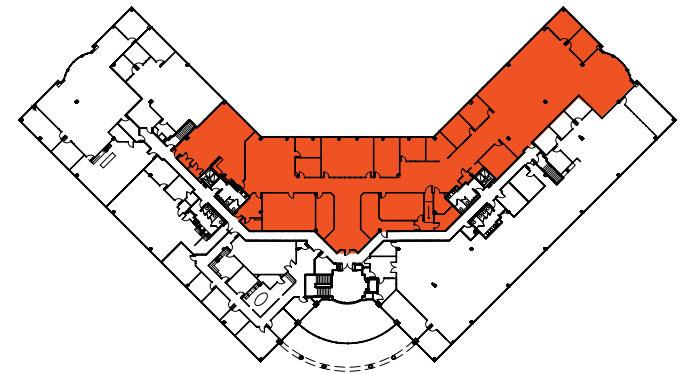
SUITE 215

15,207 SF AVAILABLE

---



- Can be combined with Suites 207, 210, and 212 for a total of **25,904 SF**



FOR MORE INFORMATION, PLEASE CONTACT:

JANE DOGGETT, CCIM | **919.625.8828**  
Market Leader  
jane.doggett@foundrycommercial.com

PATRICK BLACKLEY | **919.274.9323**  
Senior Vice President  
patrick.blackley@foundrycommercial.com

JOHN KELLY, SIOR | **919.987.1005**  
Principal, Brokerage Services  
john.kelly@foundrycommercial.com

**FOUNDRY**  
COMMERCIAL

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

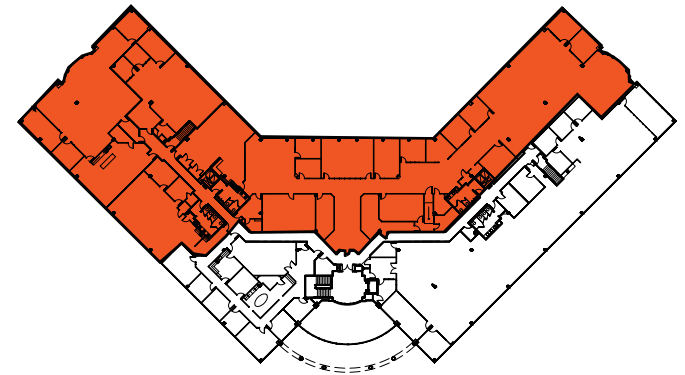
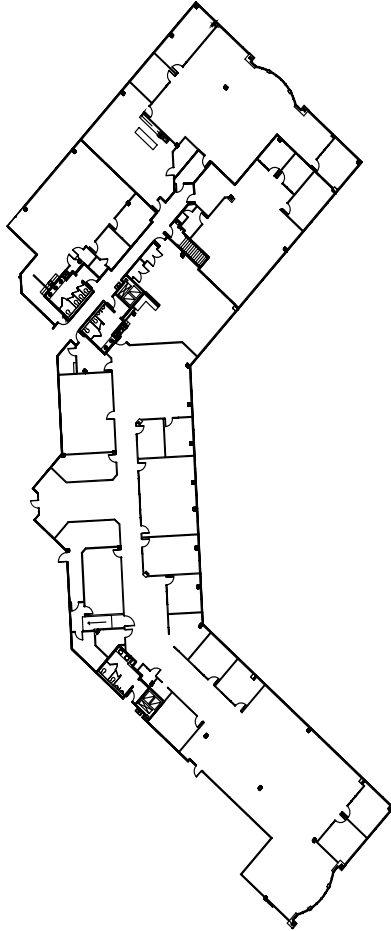
[foundrycommercial.com](http://foundrycommercial.com)

## FLOOR PLAN

SUITES 207, 210, 212, 215

COMBINED 25,094 SF AVAILABLE

---



FOR MORE INFORMATION, PLEASE CONTACT:

JANE DOGGETT, CCIM | **919.625.8828**

Market Leader

[jane.doggett@foundrycommercial.com](mailto:jane.doggett@foundrycommercial.com)

PATRICK BLACKLEY | **919.274.9323**

Senior Vice President

[patrick.blackley@foundrycommercial.com](mailto:patrick.blackley@foundrycommercial.com)

JOHN KELLY, SIOR | **919.987.1005**

Principal, Brokerage Services

[john.kelly@foundrycommercial.com](mailto:john.kelly@foundrycommercial.com)

**FOUNDRY**  
COMMERCIAL

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

[foundrycommercial.com](http://foundrycommercial.com)