

CONCOURSE LAKESIDE I

2801 SLATER ROAD MORRISVILLE, NC 27560

±3,153 - 18,858 SF CLASS A OFFICE SPACE FOR LEASE

PROPERTY FEATURES

- 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, Highway 54, and the Triangle Expressway
- Adjacent to market-leading residential growth and dynamic new development (McCrimmon Parkway Extension and Wake Tech Community College)

PROPERTY HIGHLIGHTS

- 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 complete (lobbies/corridors, fresh food vending, and outdoor patio amenity area)
- Versatile space availability in the park (2,383 – 25,094 SF)
- Customer-focused, committed ownership ensuring first-class service



FOR MORE INFORMATION, PLEASE CONTACT:

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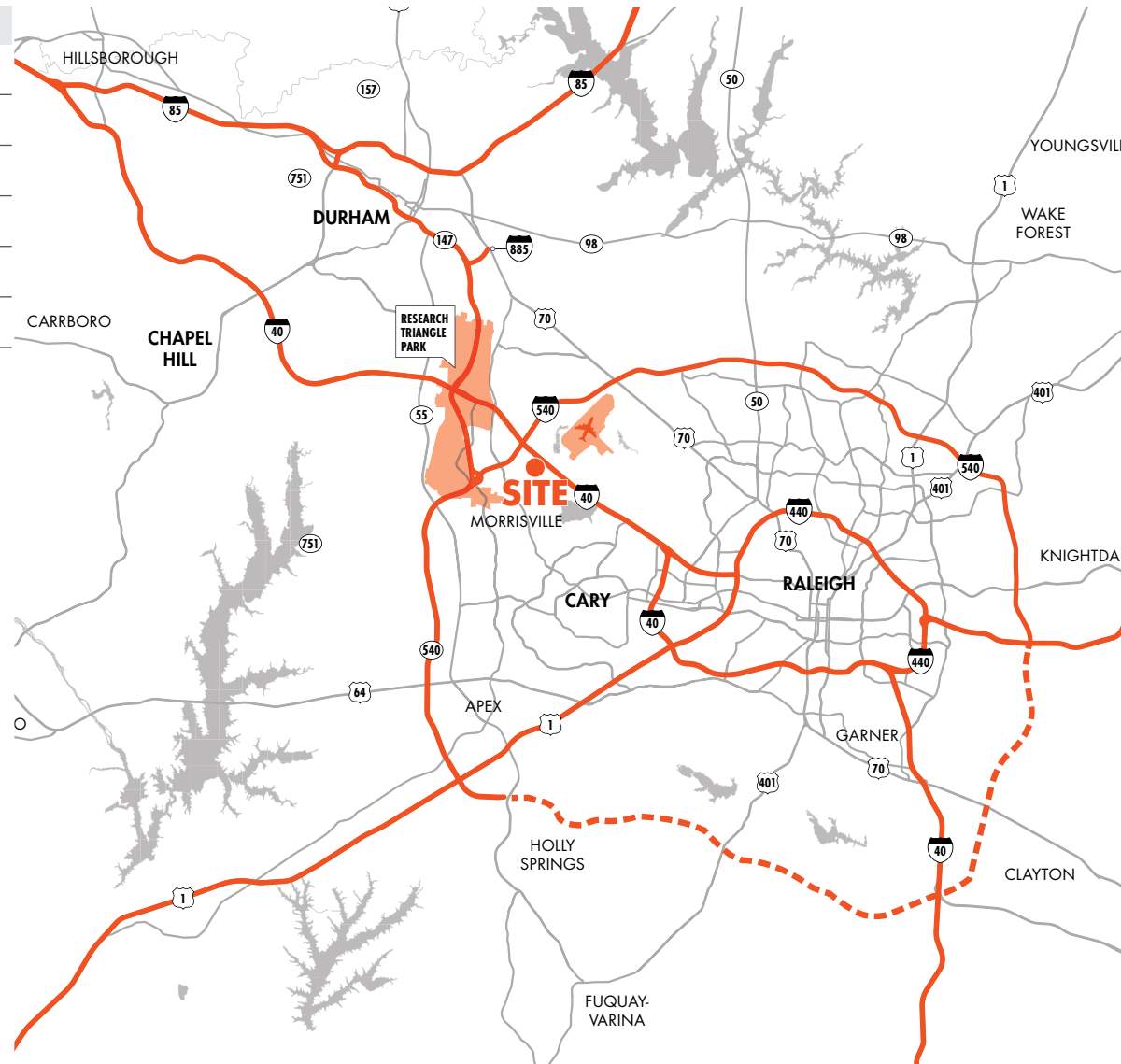
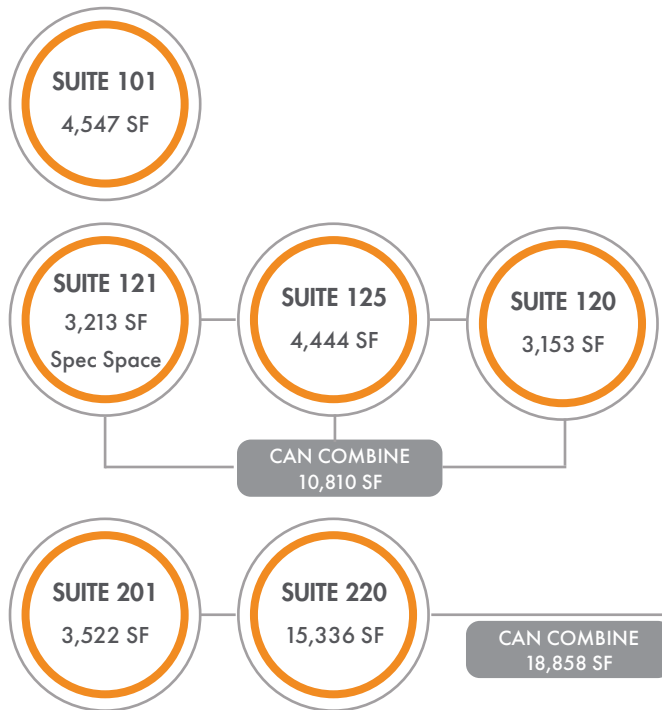
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BUILDING FEATURES

PROPERTY TYPE	Class A Office
LOCATION	2801 Slater Road
BUILDING SIZE	78,380 SF
FLOORS	Two (2)
LEASE RATE	\$27.50/SF Full Service
PARKING	4.6/1,000 SF

AVAILABLE SPACE

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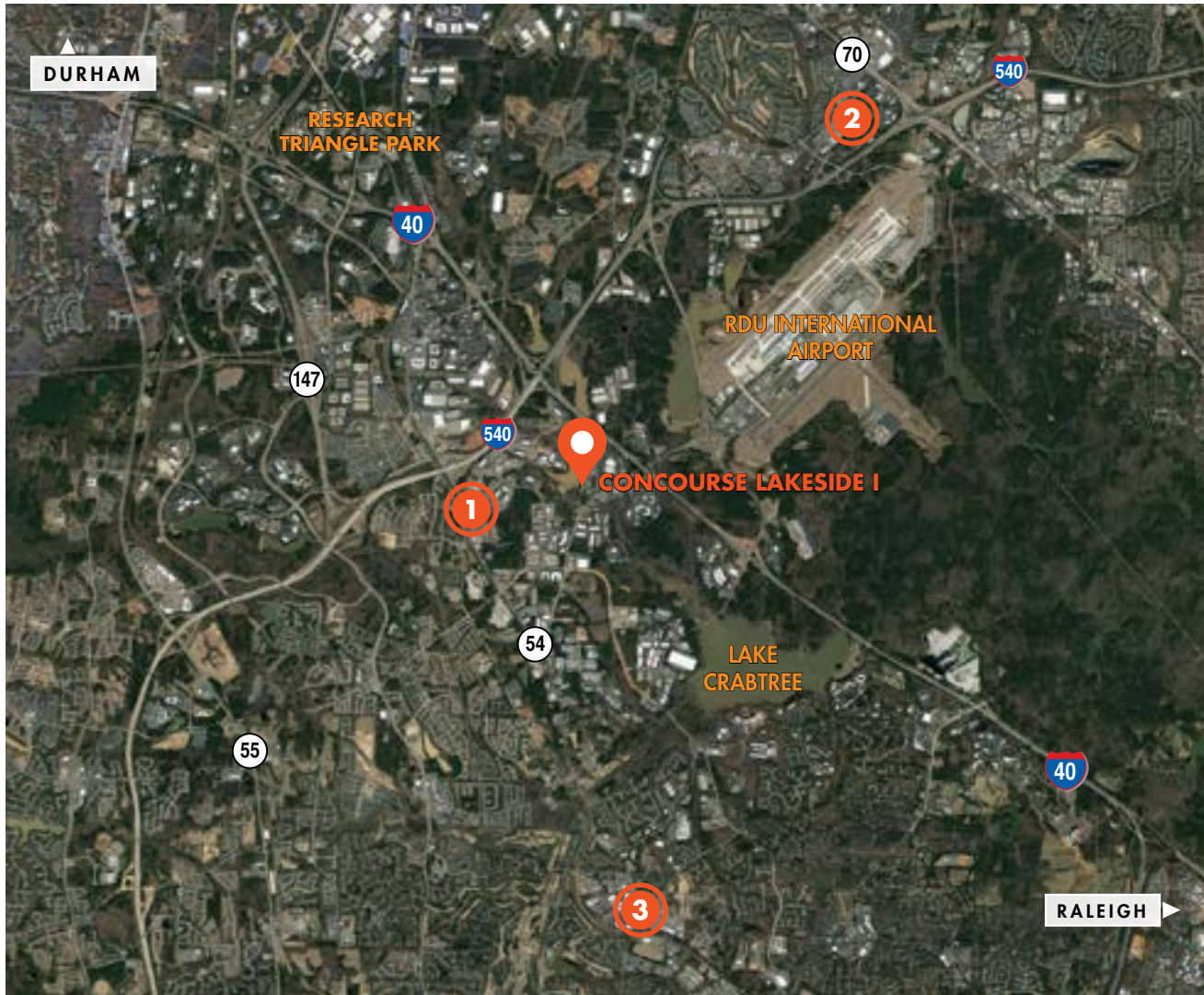
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NEARBY AMENITIES



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

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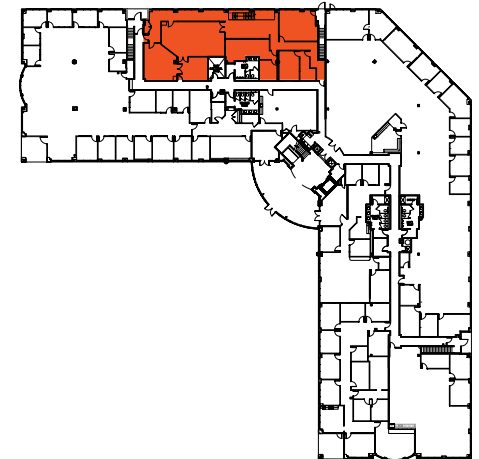
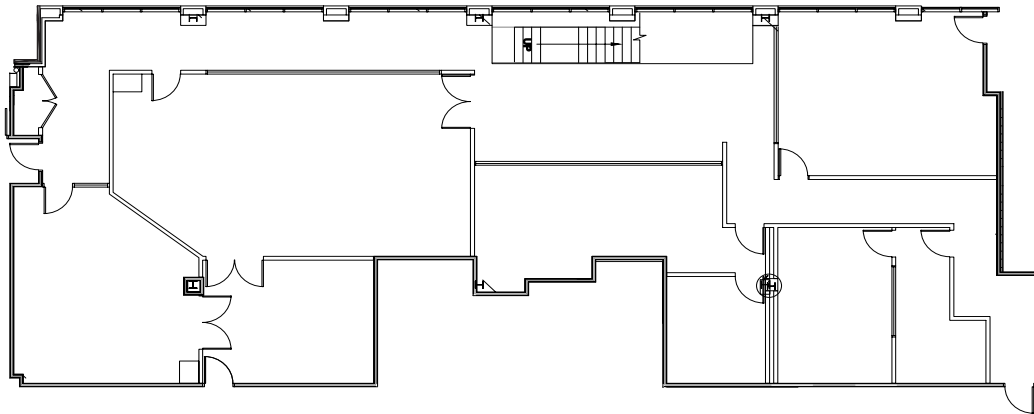
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FLOOR PLAN

SUITE 101

4,547 SF AVAILABLE



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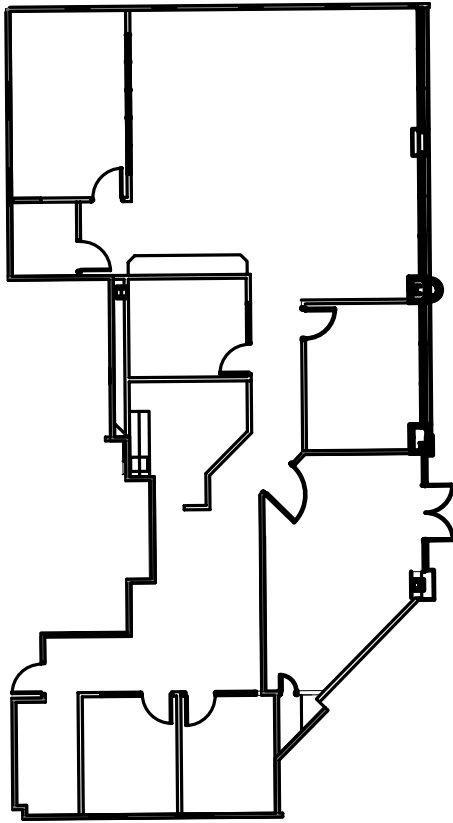
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FLOOR PLAN

SUITE 120

3,153 SF AVAILABLE



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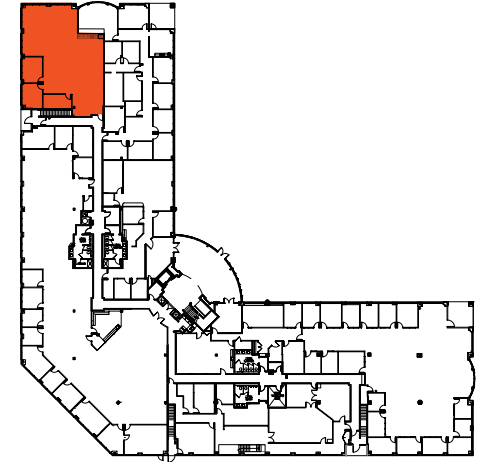
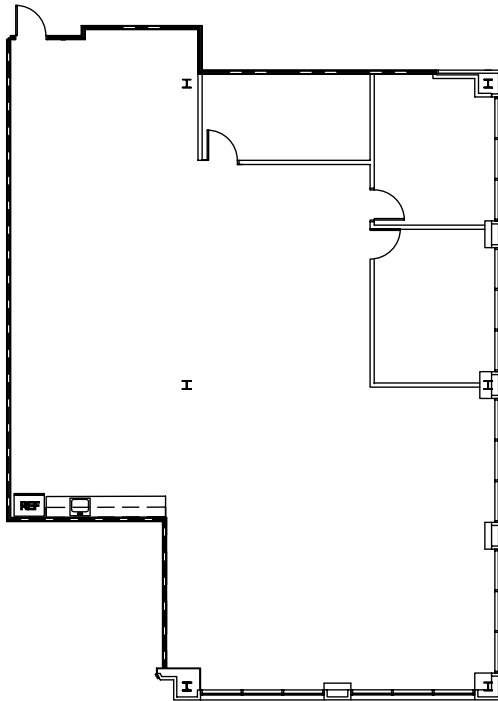
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FLOOR PLAN

SUITE 121

3,213 SF SPEC SUITE AVAILABLE



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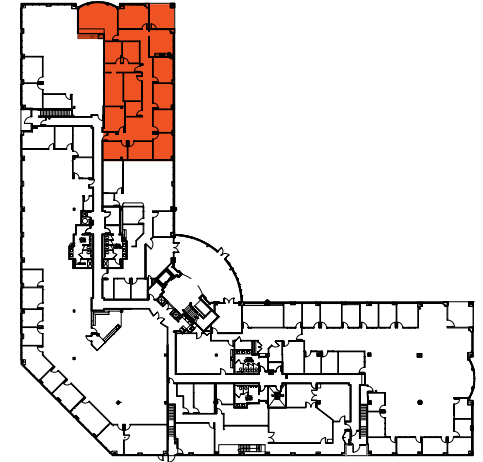
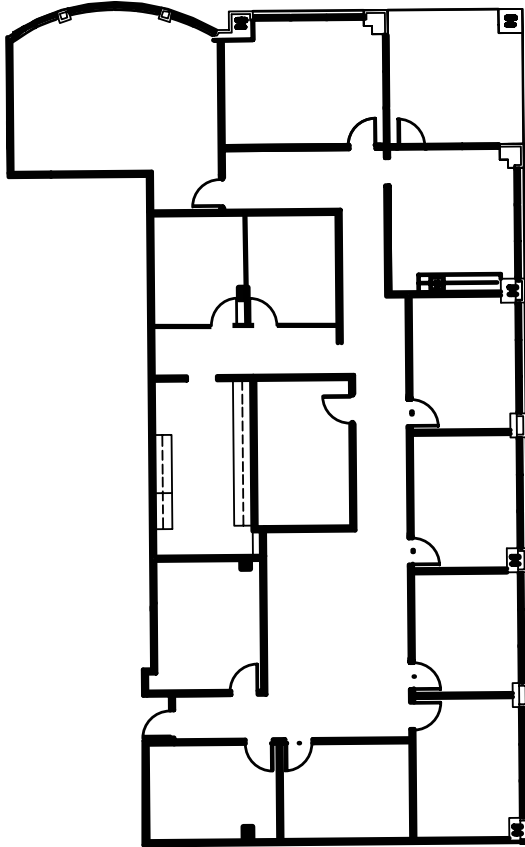
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FLOOR PLAN

SUITE 125

4,444 SF AVAILABLE



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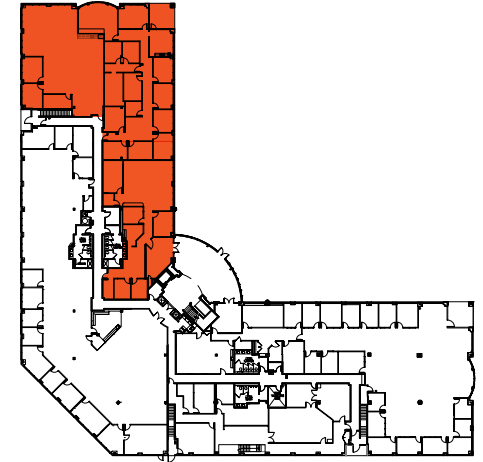
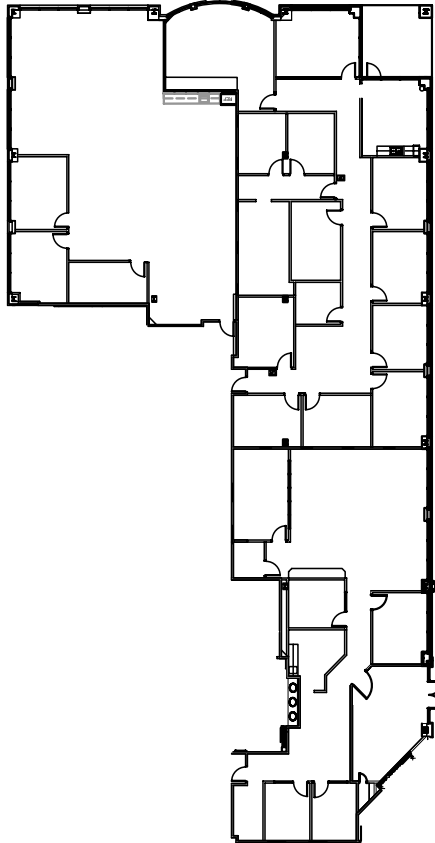
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FLOOR PLAN

SUITES 120, 121 & 125

10,810 SF AVAILABLE



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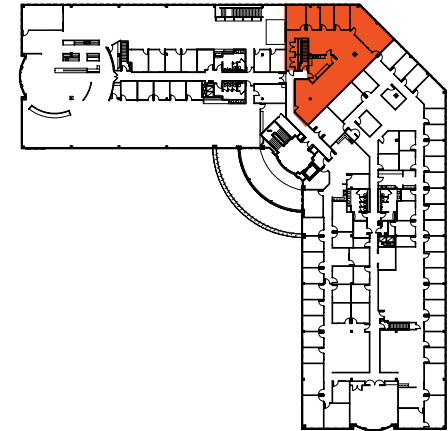
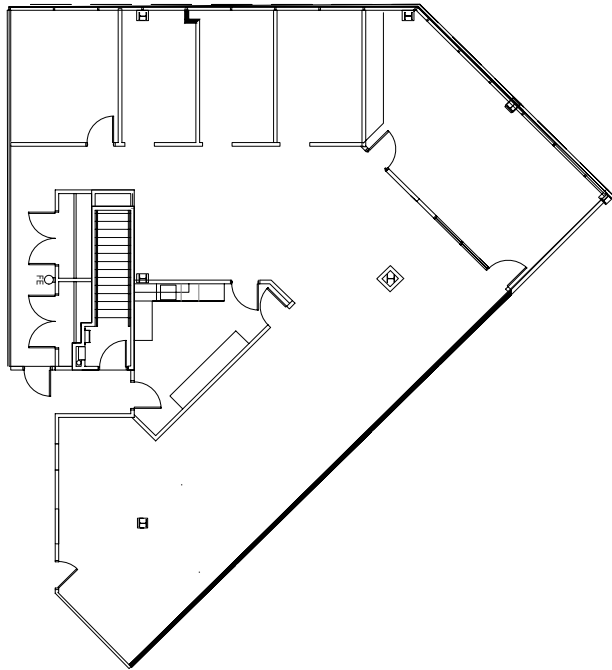
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FLOOR PLAN

SUITE 201

3,522 SF AVAILABLE



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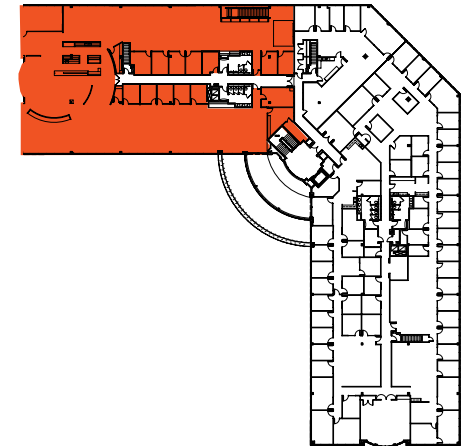
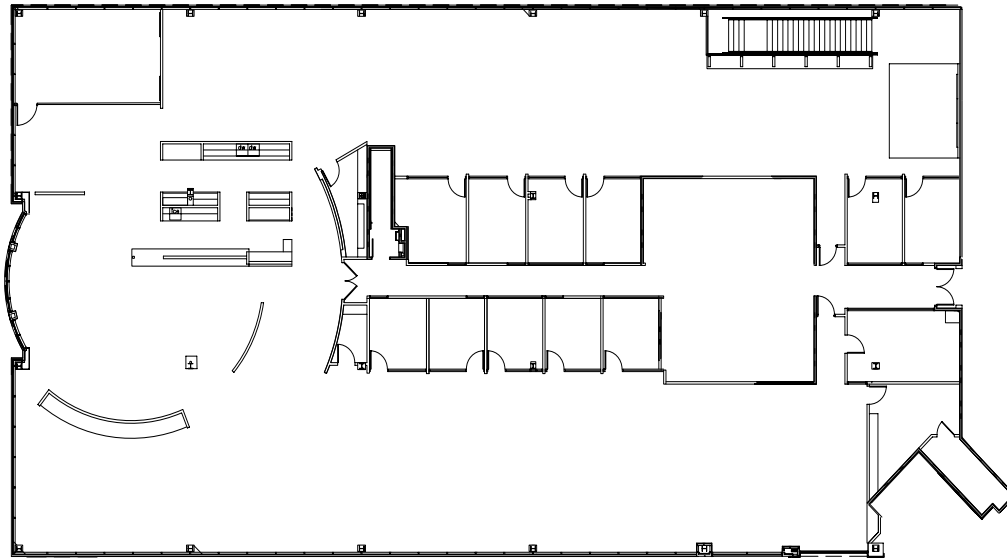
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FLOOR PLAN

SUITE 220

15,336 SF AVAILABLE



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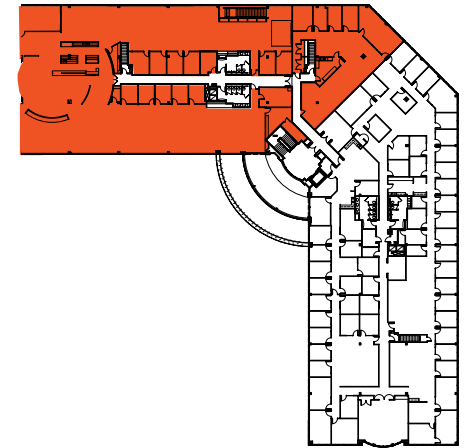
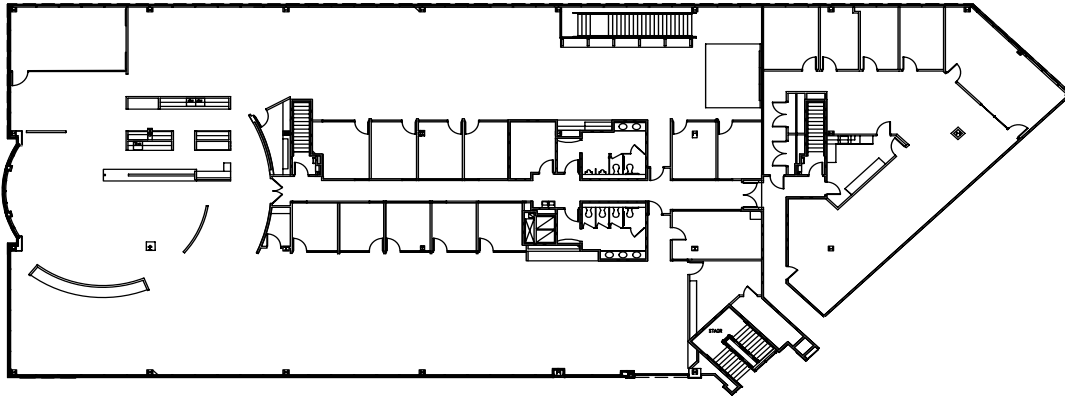
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FLOOR PLAN

SUITES 201 & 220

18,858 SF AVAILABLE



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