

PLUG & PLAY SUBLEASE  
6,153 - 14,752 SQUARE FEET AVAILABLE  
MASTER LEASE EXPIRES 9/30/29



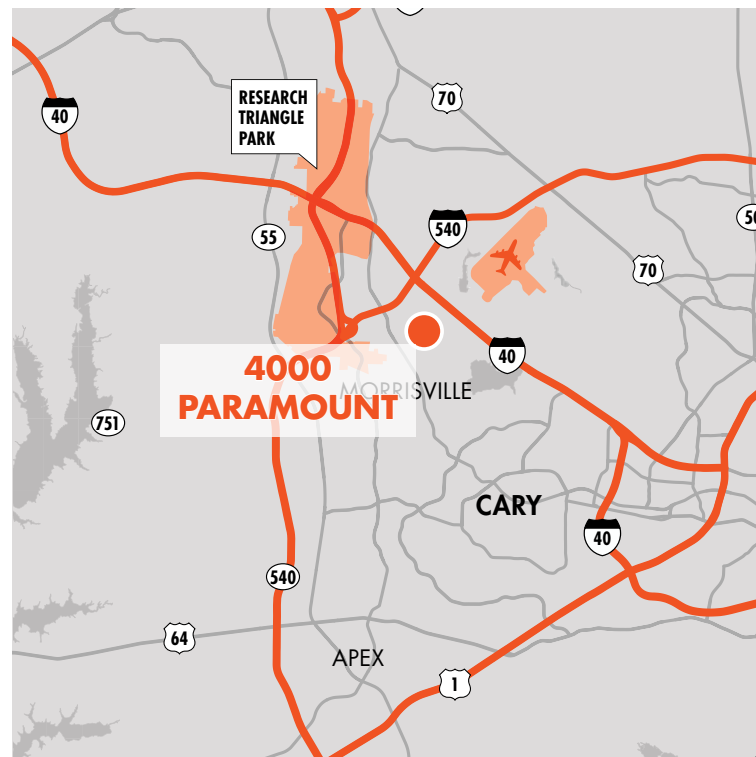
## 4000 PARAMOUNT PARKWAY CLASS A | OFFICE SPACE

4000 PARAMOUNT PARKWAY  
SUITE 120  
MORRISVILLE, NC 27560

### PROPERTY OVERVIEW

4000 Paramount Parkway sits in the prestigious Perimeter Park with access to a conference/training facility, two first-class fitness facilities, an on-site café and numerous retail/dining options nearby.

- 6,153 RSF -14,572 RSF sublease available
- The suite layout is a mix of private offices, huddle rooms and conference rooms.
- Can be subdivided into two smaller suites
  - Option 1: 6,153 RSF
  - Option 2: 8,419 RSF
- All FF&E in place is negotiable and in excellent condition
- Master Lease Expiration: 9/30/2029
- Rental rate negotiable

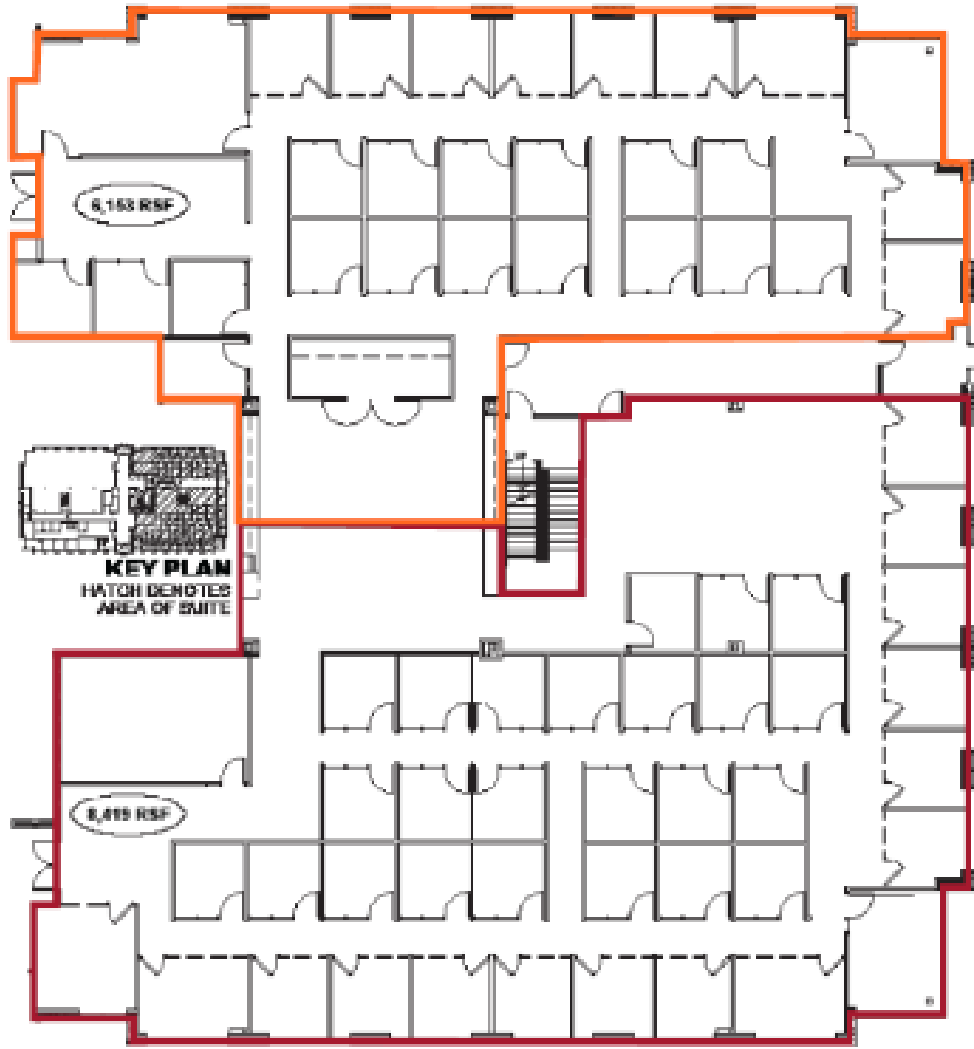


# 4000 PARAMOUNT PARKWAY

## OFFICE SPACE FOR SUBLEASE

### SPACE OVERVIEW

SUITE 120 | ±14,572 SF



**OPTION 1**  
6,153 SF

**OPTION 2**  
8,419 SF

OPTION 1	OPTION 1	TOTAL
1 Large Conference Room	1 Large Conference Room	2 Large Conference Room
1 Small Conference Room	1 Small Conference Room	2 Small Conference Room
3 Huddle Rooms	38 Private Offices	3 Huddle Rooms
22 Private Offices	Open Work Area	55 Private Offices
Break Room	Break Room	Break Room
		Open Work Area

**JEFF STEPHENS**  
Senior Vice President  
(919) 302-6905  
jeff.stephens@foundrycommercial.com

**RICH HARRIS**  
Managing Principal  
(919) 439-5151  
rich@transcendcommercial.com

**FOUNDRY**  
COMMERCIAL

2301 Sugar Bush Road, Suite 220  
Raleigh, NC 27612

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

# 4000 PARAMOUNT PARKWAY

## OFFICE SPACE FOR SUBLEASE

### SUITE PHOTOS



**JEFF STEPHENS**  
Senior Vice President  
(919) 302-6905  
jeff.stephens@foundrycommercial.com

**RICH HARRIS**  
Managing Principal  
(919) 439-5151  
rich@transcendcommercial.com

**FOUNDRY**  
COMMERCIAL

2301 Sugar Bush Road, Suite 220  
Raleigh, NC 27612

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

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.

# 4000 PARAMOUNT PARKWAY

## OFFICE SPACE FOR SUBLEASE

### LOBBY PHOTOS



**JEFF STEPHENS**  
Senior Vice President  
(919) 302-6905  
jeff.stephens@foundrycommercial.com

**RICH HARRIS**  
Managing Principal  
(919) 439-5151  
rich@transcendcommercial.com

**FOUNDRY**  
COMMERCIAL

2301 Sugar Bush Road, Suite 220  
Raleigh, NC 27612

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

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.