



CLASS A OFFICE AVAILABLE NEAR RDU INTERNATIONAL AIRPORT

FOR LEASE

RDU Galleria

1550 Aviation Parkway, Morrisville, NC 27560

**AVISON
YOUNG**

Property highlights

Class A office space with veranda on two sides of building

- Dedicated first floor office entrance
- Two common area conference rooms (second floor)

Offering Summary

Lease Rate:	\$33.00/sf, Full Service
Building Size:	31,500 sf
Available Suites From:	2,101 - 10,724 sf
Parking Ratio:	3.50/1,000 sf

First floor food court:

- Gloria Jean Coffee
- Which-Which Superior Sandwiches
- Wayback Burger
- Pizza Hut Express
- Mex-Café
- Classic bar/lounge
- Shell gas & convenience store
- Covered outside seating & gazebos



Food court on
first floor



Common area
conference rooms and
separate office entrance

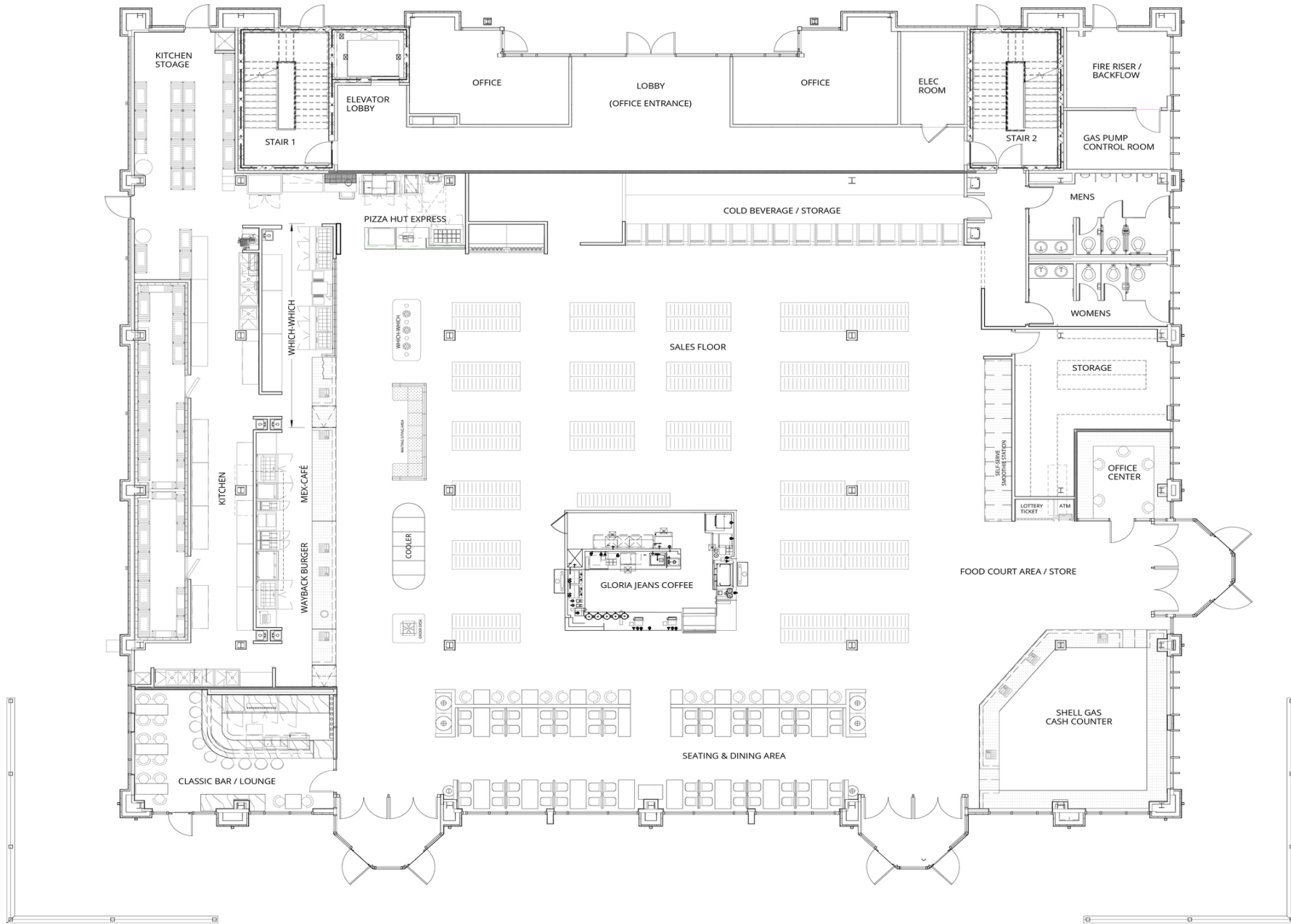


Easy access to I-40, I-540, and
RDU International Airport

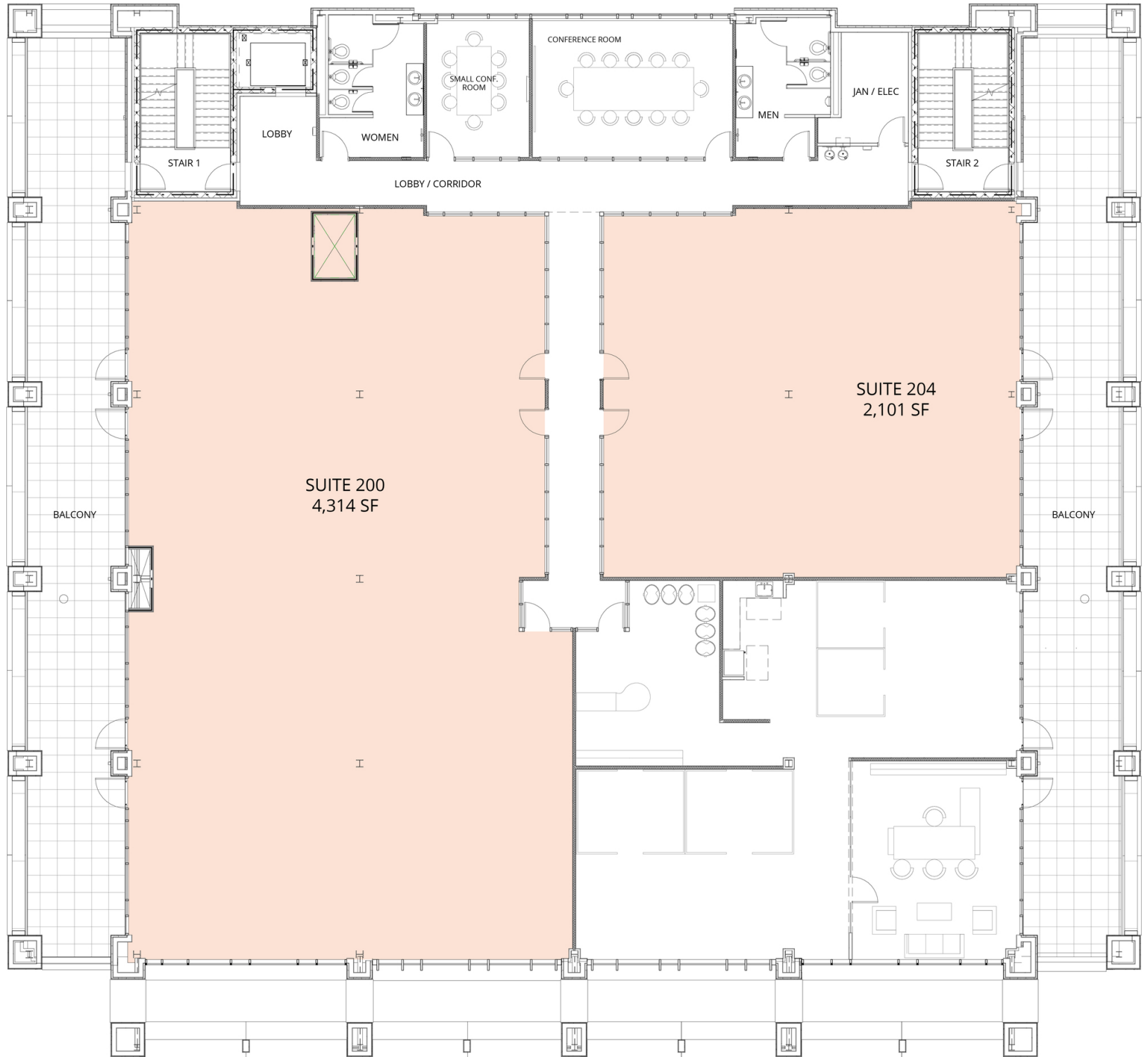


Adjacent to
Hilton Garden Inn

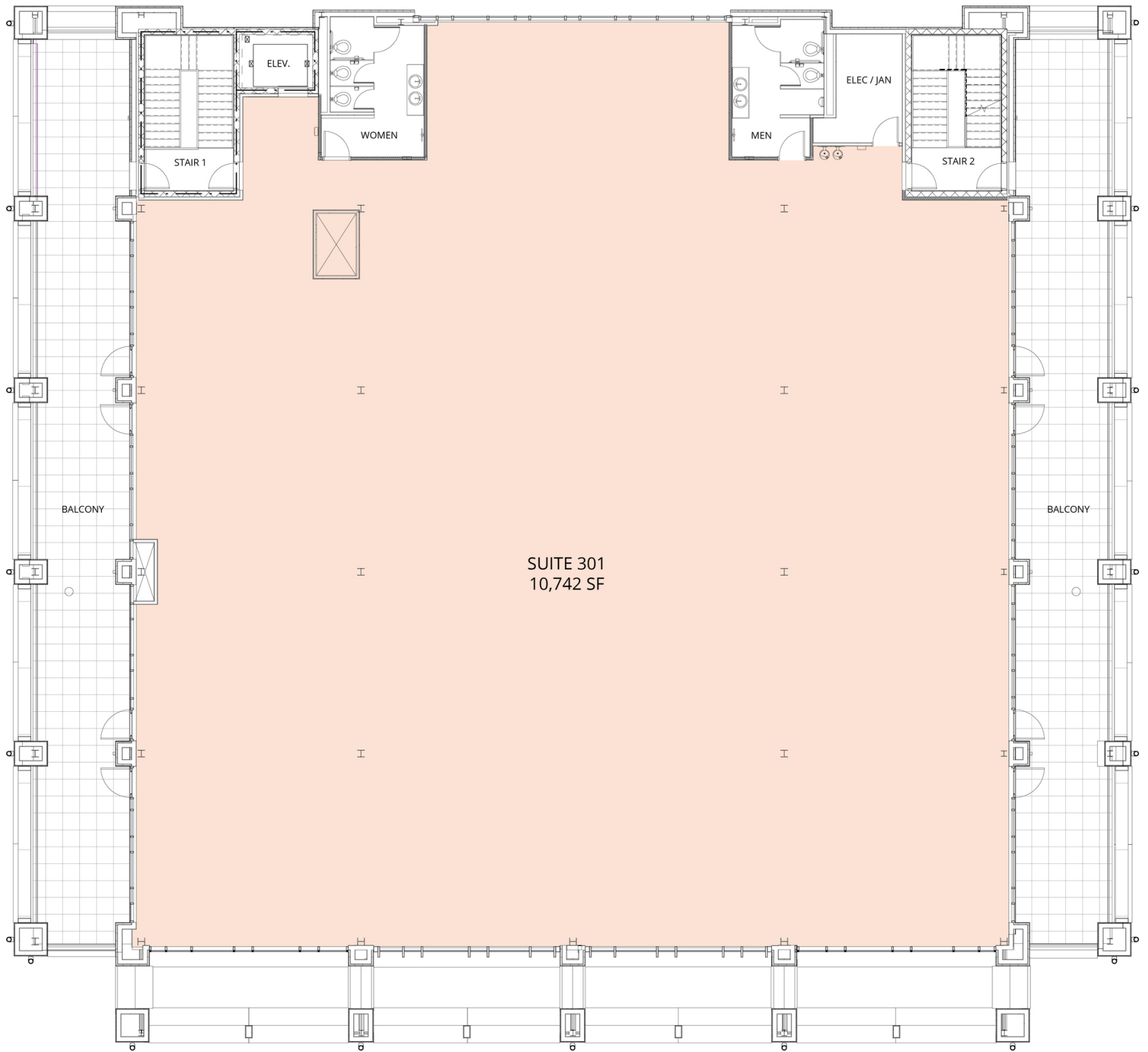
Ground Floor Plan



Second Floor Plan



Third Floor Plan





Office entrance side



First floor food court



Second floor office



Third floor office

Gallery



Third floor veranda

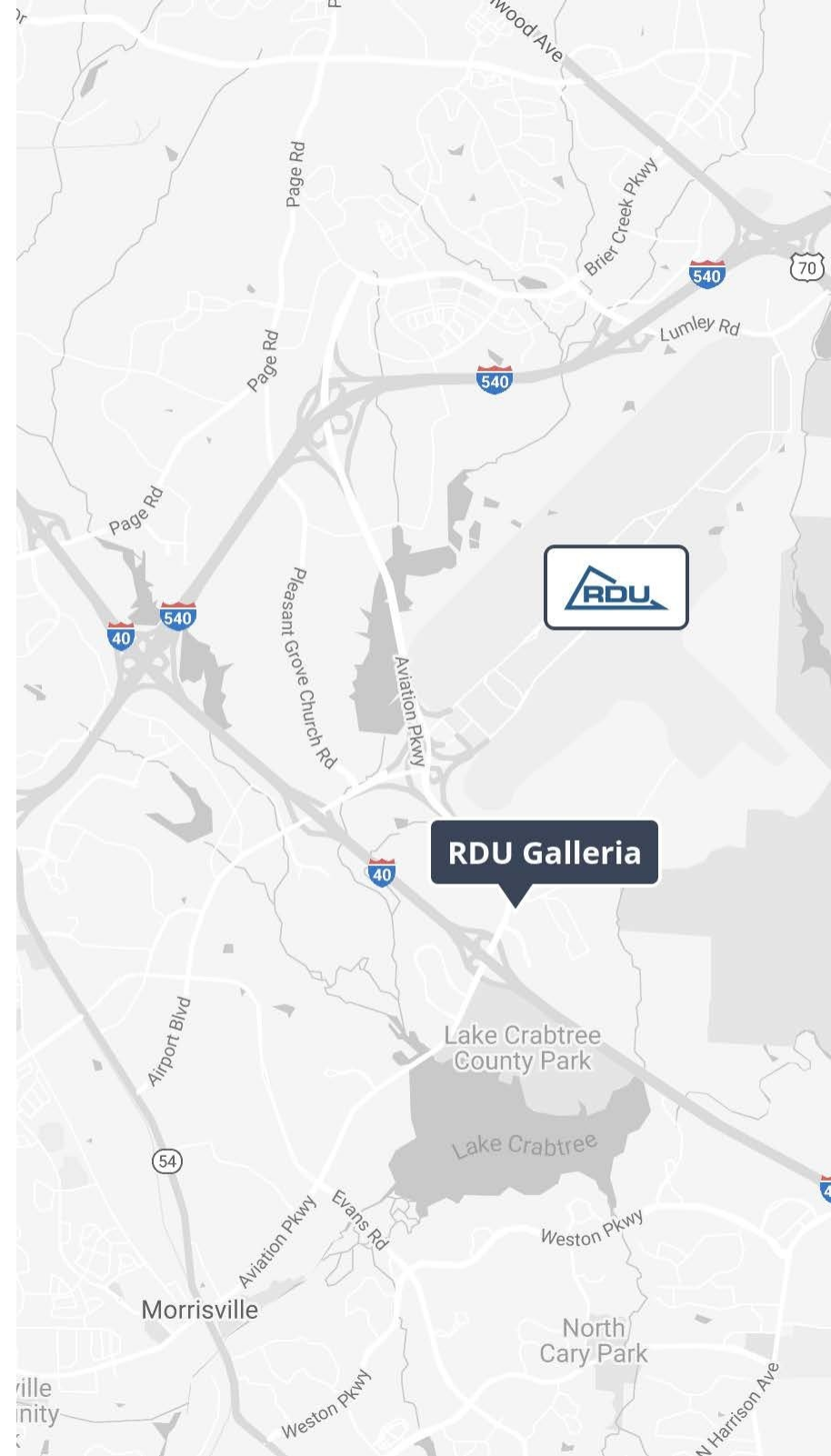
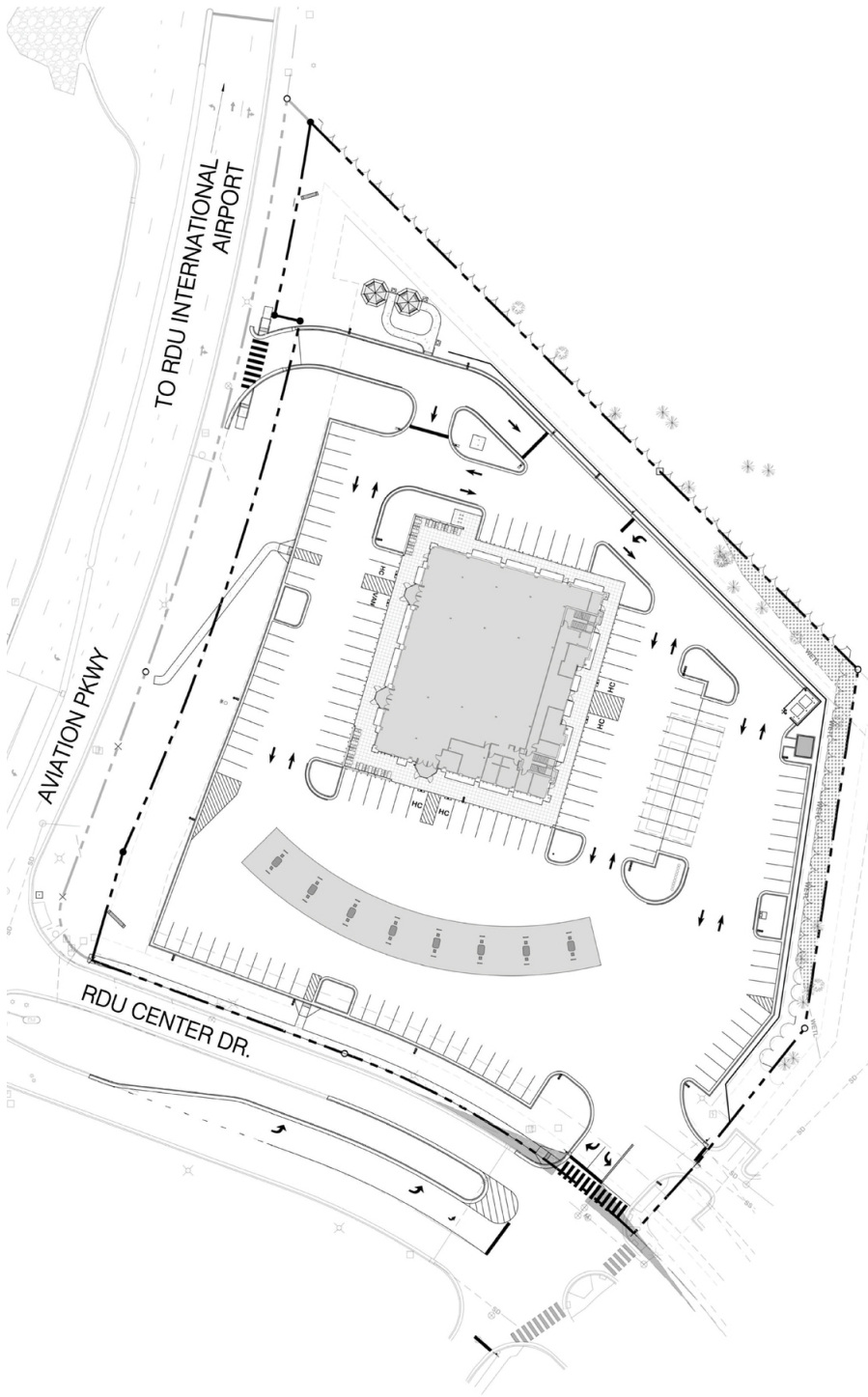


Outside bar area



Third floor veranda

Site Plan & Map



60,216

Total households
within a 5-mile radius

129,012

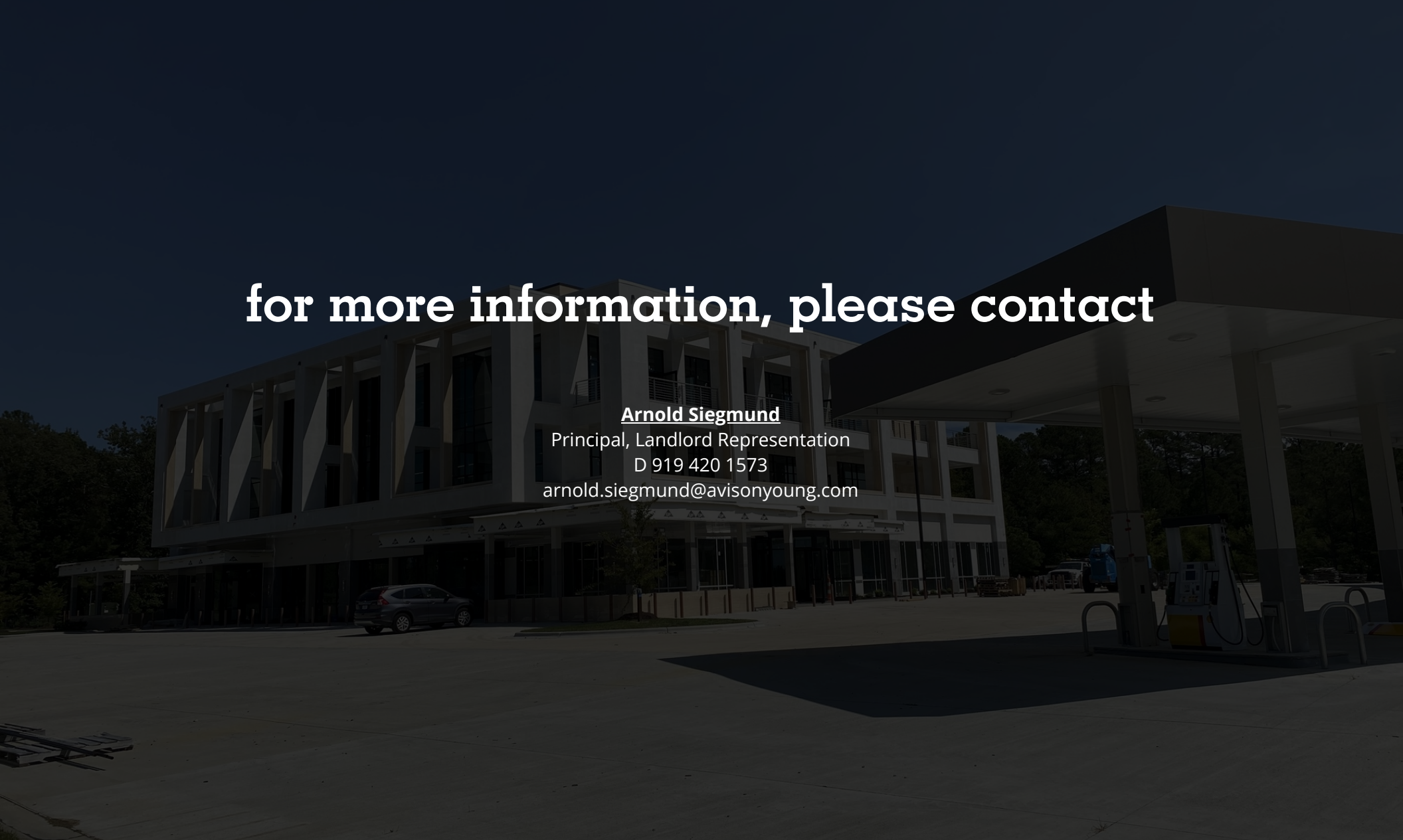
Total population
within a 5-mile radius

\$116,169

Average hh income
within a 3-mile radius

\$366,834

Average home value
within a 3-mile radius



for more information, please contact

Arnold Siegmund

Principal, Landlord Representation

D 919 420 1573

arnold.siegmund@avisonyoung.com

Avison Young - Raleigh-Durham | 5440 Wade Park Boulevard, Suite 200 | Raleigh, NC 27607

© 2021. Avison Young - Raleigh-Durham. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young - Raleigh-Durham does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

**AVISON
YOUNG**