



FOUNDRY
COMMERCIAL

CONCOURSE LAKESIDE I
2801 SLATER ROAD

MORRISVILLE, NORTH CAROLINA 27560

CLASS A OFFICE SPACE FOR LEASE

±25,158 SF

CONCOURSE LAKESIDE I

CLASS A OFFICE SPACE FOR LEASE



PROPERTY FEATURES

- Two-building, Class A Office Park totaling 156,064 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
- 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 (1,467 – 25,158 SF)
- **Customer-focused, committed ownership ensuring first-class service**

For more information, please contact:

JORDAN BETZ

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JOHN KELLY, SIOR

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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.

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2301 Sugar Bush Road, Suite 220
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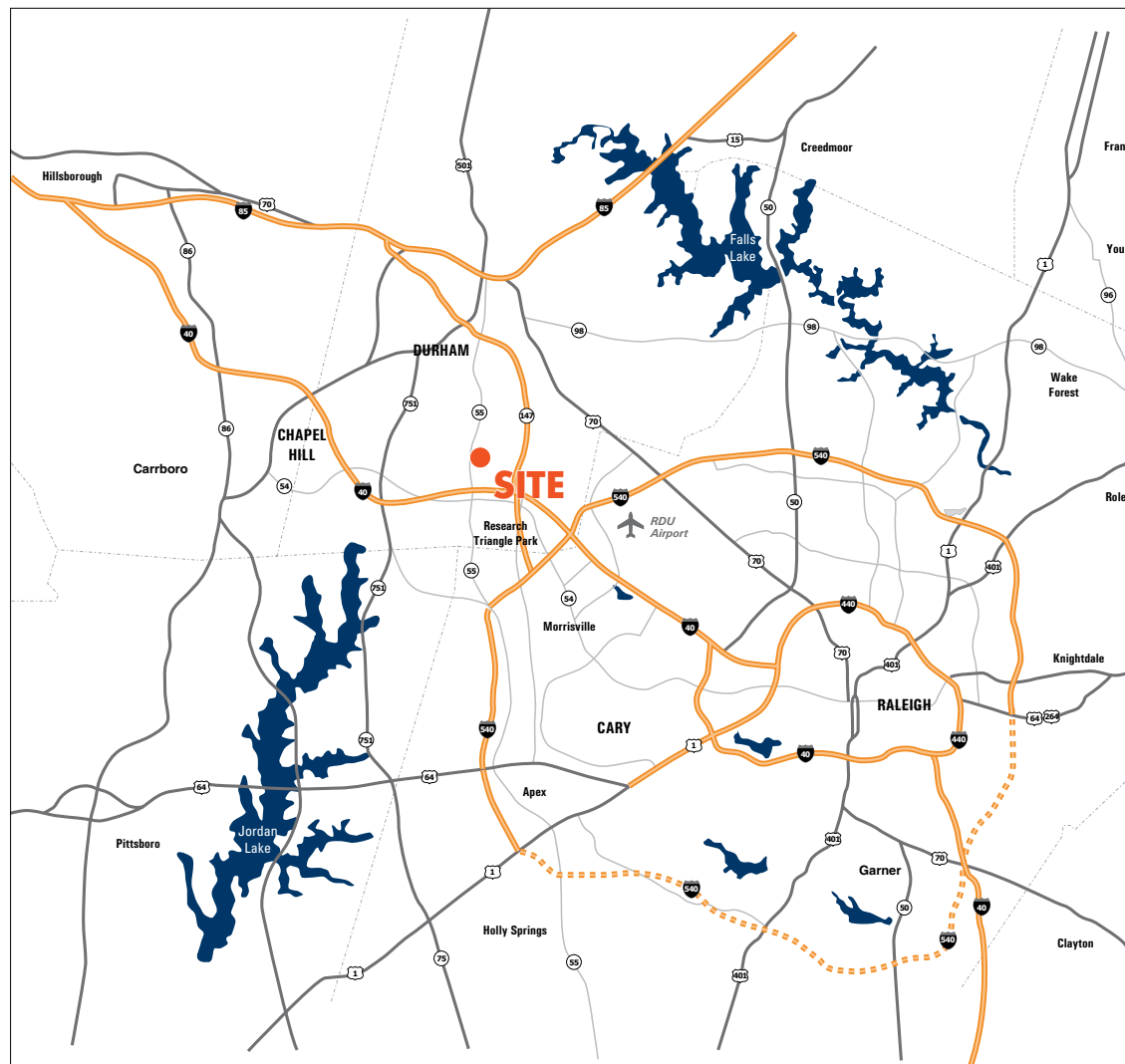
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CONCOURSE LAKESIDE I

CLASS A OFFICE SPACE FOR LEASE

BUILDING FEATURES

PROPERTY TYPE	Class A Office
LOCATION	2801 Slater Road, Morrisville, NC
BUILDING SIZE	78,377 SF
FLOORS	Two (2)
LEASING RATE	\$24.50/SF Full Service
PARKING	4.6/1,000 SF
AVAILABLE SPACE	Suite 200: 25,158 SF



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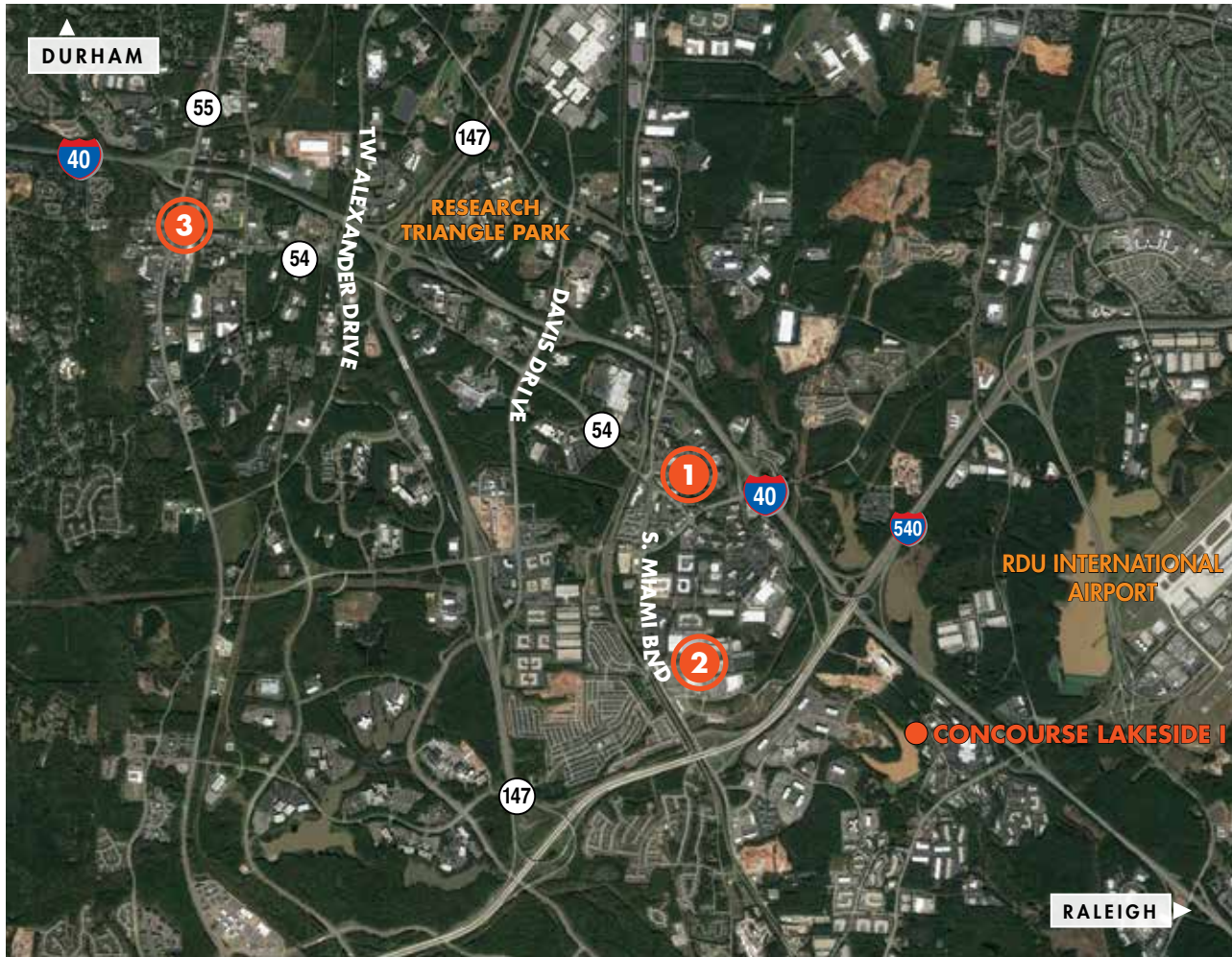
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CONCOURSE LAKESIDE I

CLASS A OFFICE SPACE FOR LEASE

NEARBY AMENITIES



1 NC HIGHWAY 54 & PAGE ROAD 1.9 MILES

Page Road Grill	Bank of America
McDonald's	Starbucks
Bojangles'	Quiznos
Wendy's	Jimmy John's
Arby's	Sheraton Imperial
BB&T	Hilton Garden Inn
Wells Fargo Bank	

2 SHILOH CROSSING 1.5 MILES

Bruegger's Bagels	WalMart
Waback Burgers	Sam's Club
Neo Japan	Great Clips
McDonald's	Dharani South Indian Cuisine
Verizon	

3 NC HIGHWAY 54 & 55 6.2 MILES

Wendy's	State Employees' Credit Union
Chick-fil-A	Starbucks
Brigs at the Park	Food Lion
Papa John's	Courtyard Marriott
Bojangles	Candlewood Suites
PNC	

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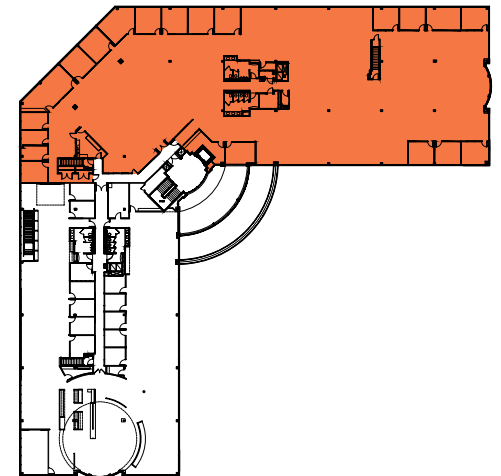
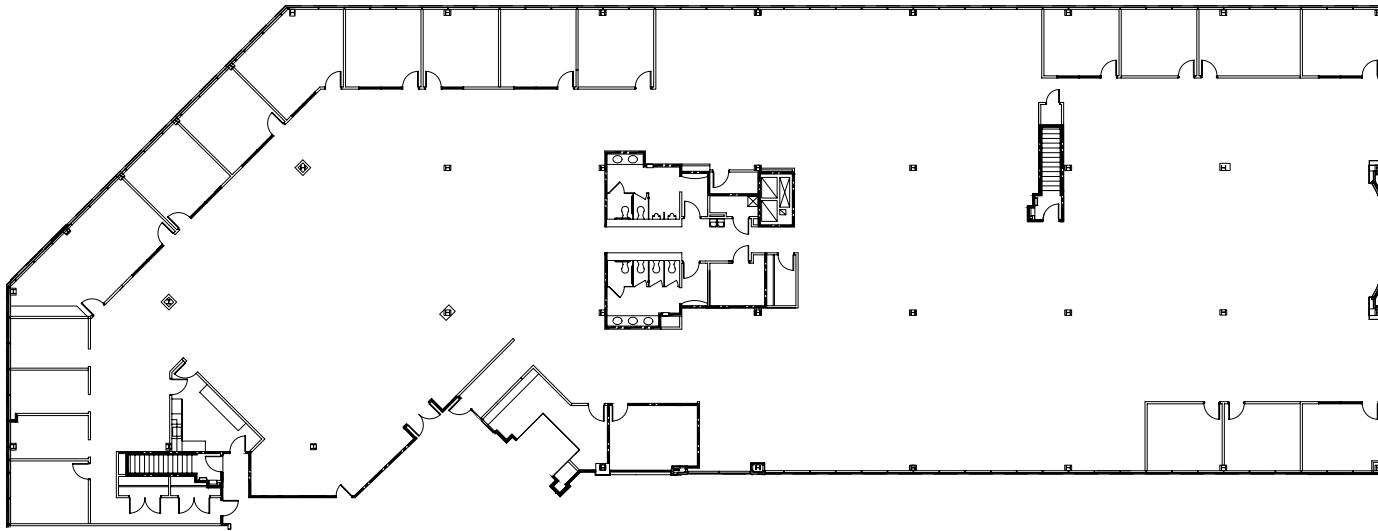
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CONCOURSE LAKESIDE I

CLASS A OFFICE SPACE FOR LEASE

SECOND FLOOR

SUITE 200 | ±25,158 SF



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