



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-Wich 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

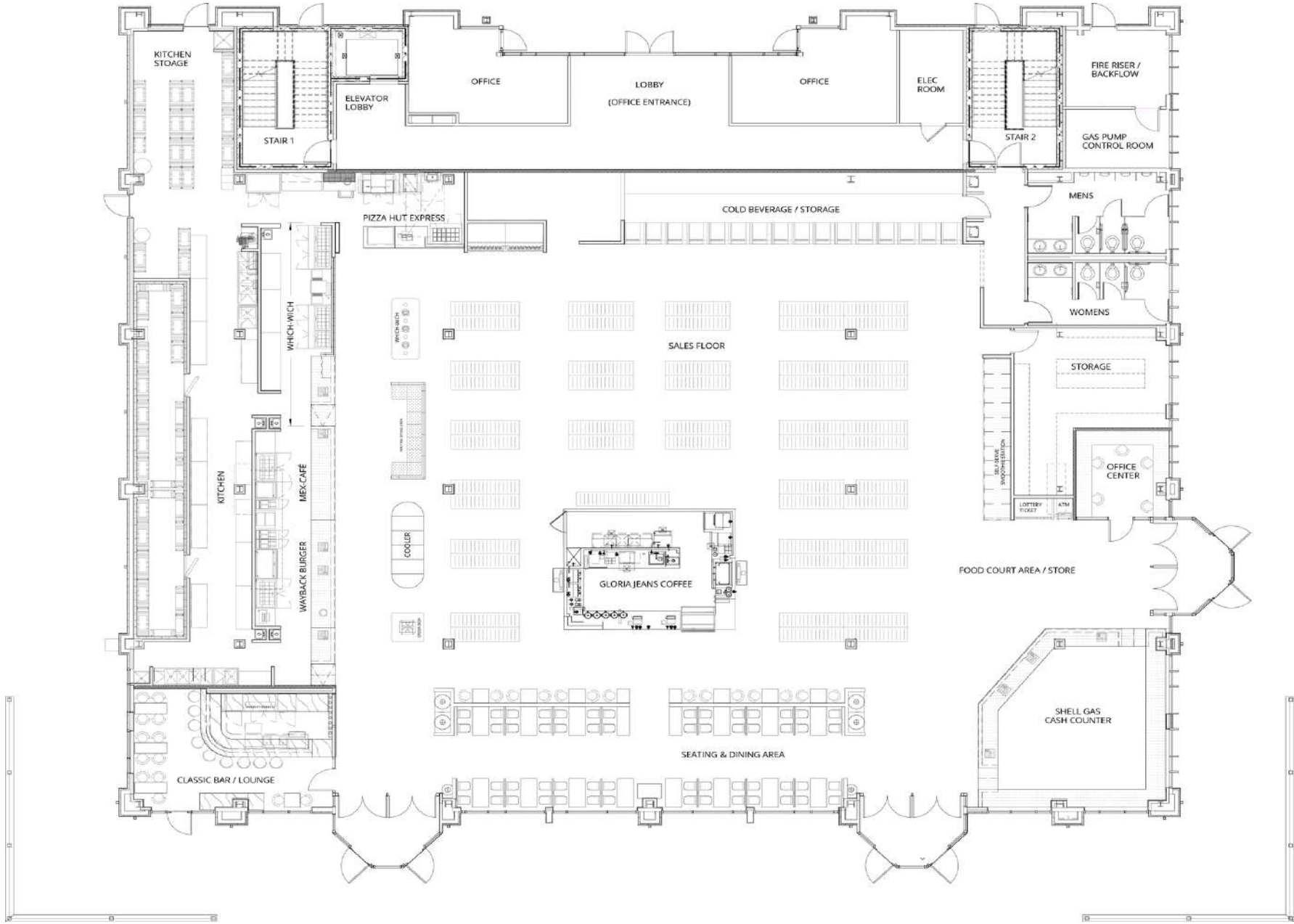


Easy access to I-40, I-540, and RDU International Airport

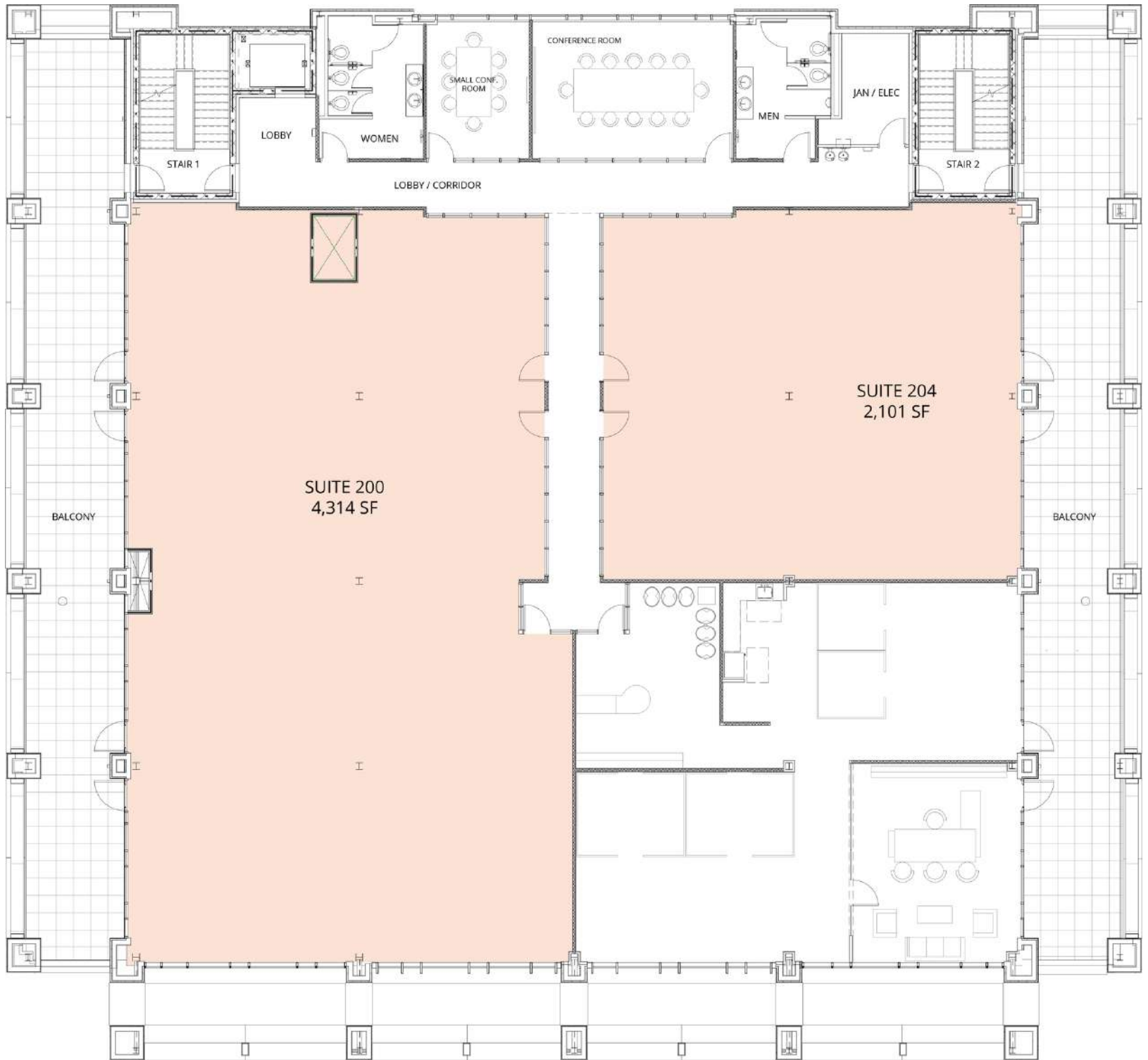


Adjacent to Hilton Garden Inn

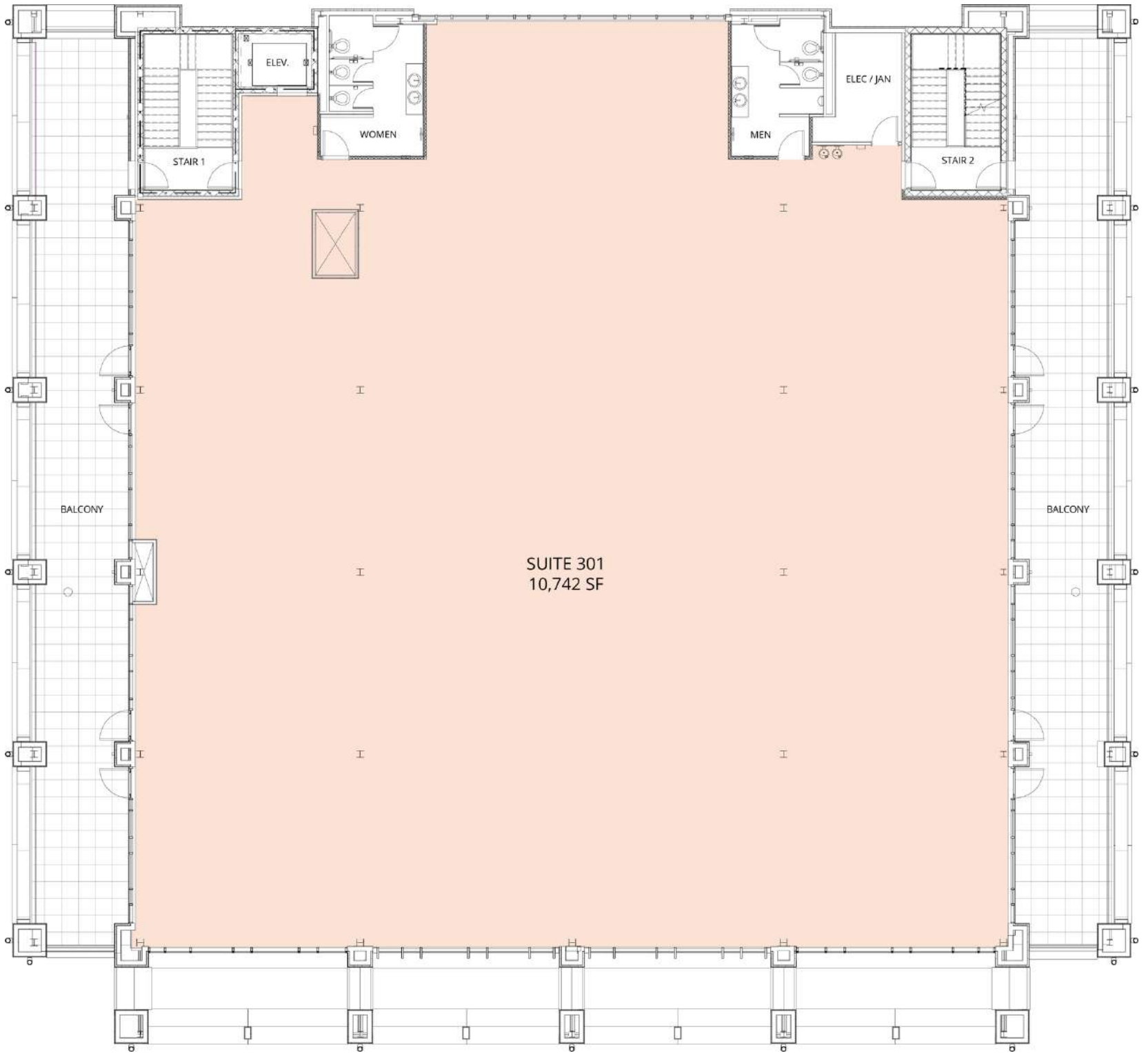
# Ground Floor Plan



# Second Floor Plan



# Third Floor Plan





Office entrance side



First floor food court



Second floor office



Third floor office



Third floor veranda

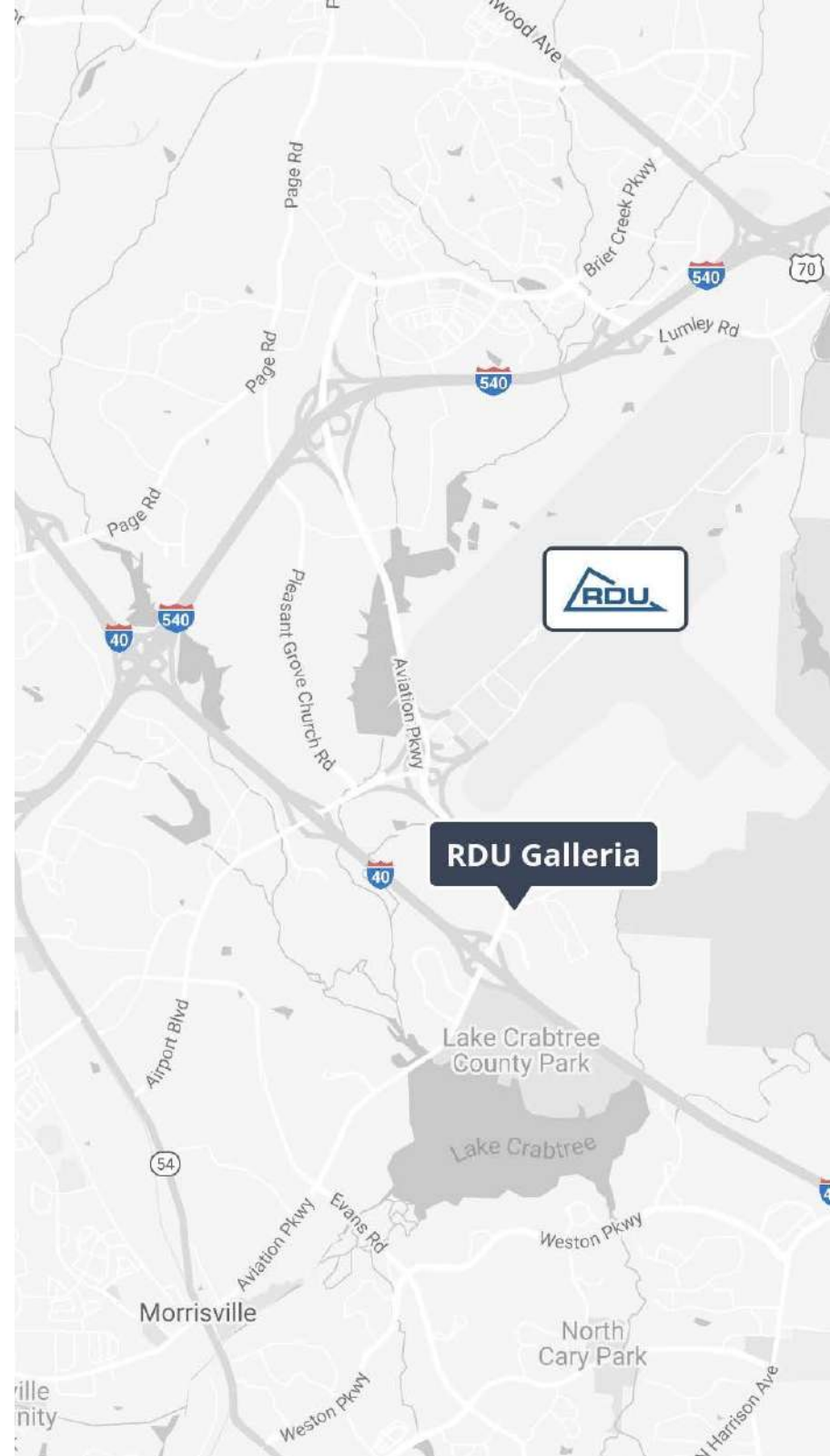
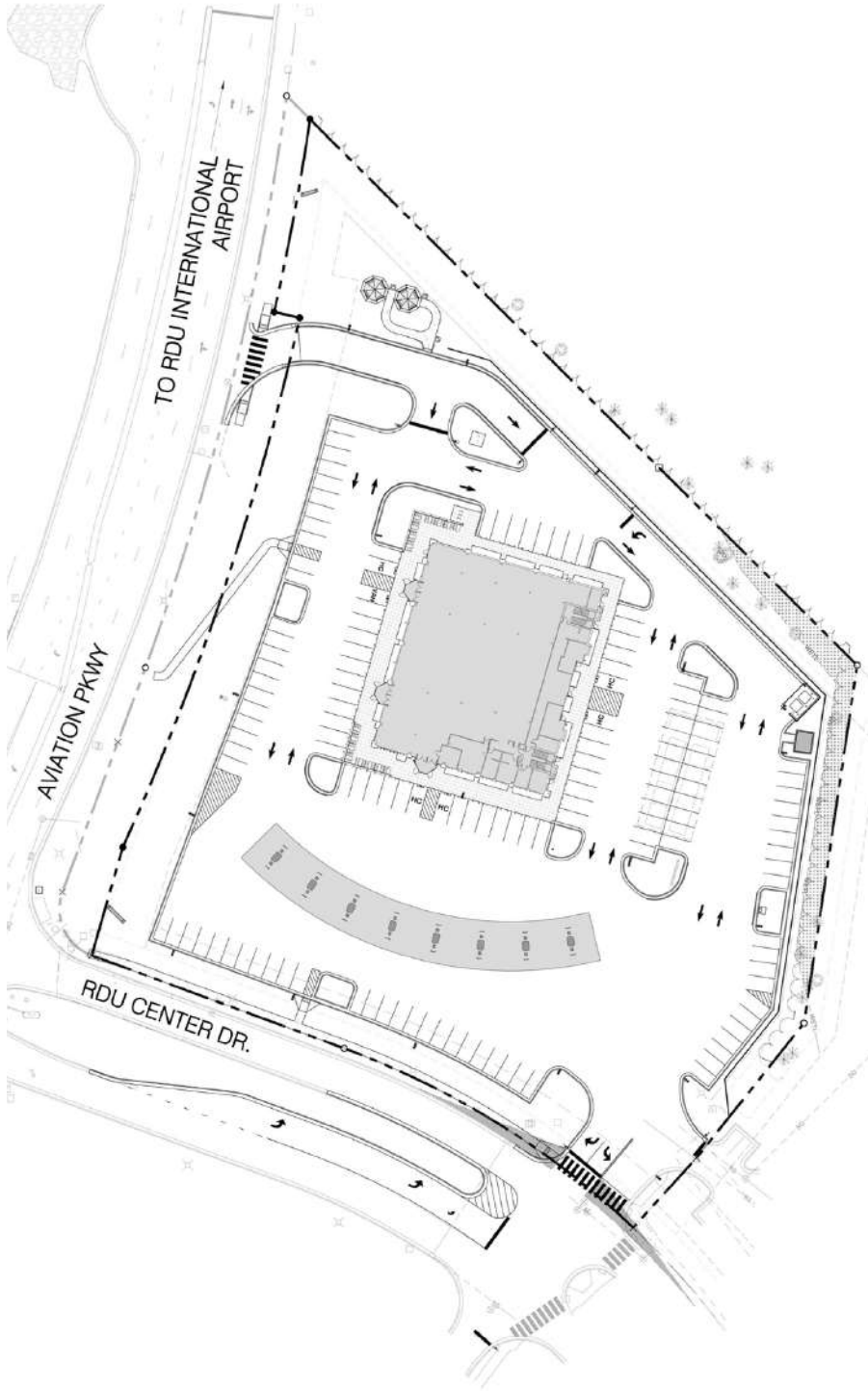


Outside bar area



Third floor veranda

# Site Plan & Map



Demographics

**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

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