

# versatile FULL BUILDING OPPORTUNITY

1700 PERIMETER

1700 PERIMETER PARK DR  
MORRISVILLE, NC 27560



*Beautiful three-story, Class A office located just off I-40 and I-540 in the heart of Perimeter Park.*

- Flexible floorplates and high ceilings
- Abundant natural light on all floors
- Ample parking
- Access to all Park amenities
- Surrounded by abundant retail and dining options

77,312 SF, full building  
available 04.01.2024

\$26.50 PSF, Full Service



TRINITY  
PARTNERS

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



FITNESS CENTER



THE GREEN POCKET PARK



WALKING TRAILS



# unparalleled PARK AMENITIES

THE PATIO



THE PERK CAFÉ + LOUNGE



THE PERK MEETING SPACE



*1700 Perimeter Park enjoys easy access to the abundant amenities within Perimeter Park.*

- Two fitness centers with locker rooms and showers
- The Green pocket-park with bocce court and putting green
- 7 miles of walking trails
- Expansive outdoor lounge just outside The Perk Café
- Café + Lounge equipped with Wi-Fi and laptop hookups
- Meeting Space with 16-person boardroom & training room for up to 60
- Marketplace shops + restaurants



# tenant ENGAGEMENT + COMMUNITY

- Weekly food trucks
- Community drives, walks, and fundraisers
- Group fitness classes
- Live entertainment
- Skill-based workshops and more



what tenants are saying

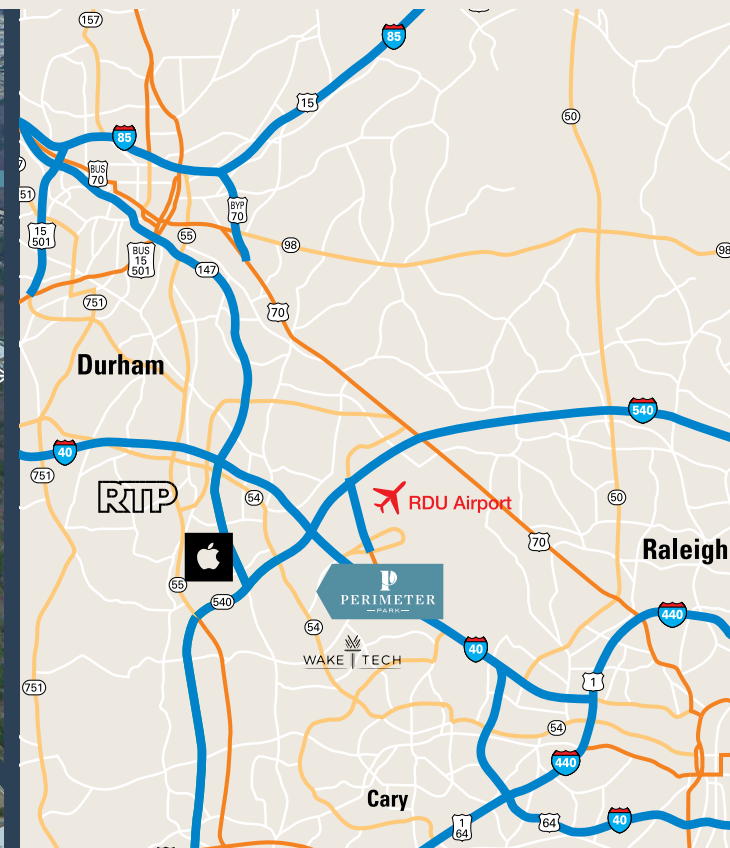
“I love the fitness classes. The teachers are great and it's a good initiative.”

“Super fun times. Keep creating..the events have been extraordinary and help break up the stress of my work day.”

Tenants also appreciate the sense of community created by responsive, pro-active on-site property management and curated tenant engagement events throughout the year.



# exceptional LOCATION



## WITHIN 5 MILES

 **404+**  
RESTAURANTS/BARS

 **583**  
RETAIL OPTIONS

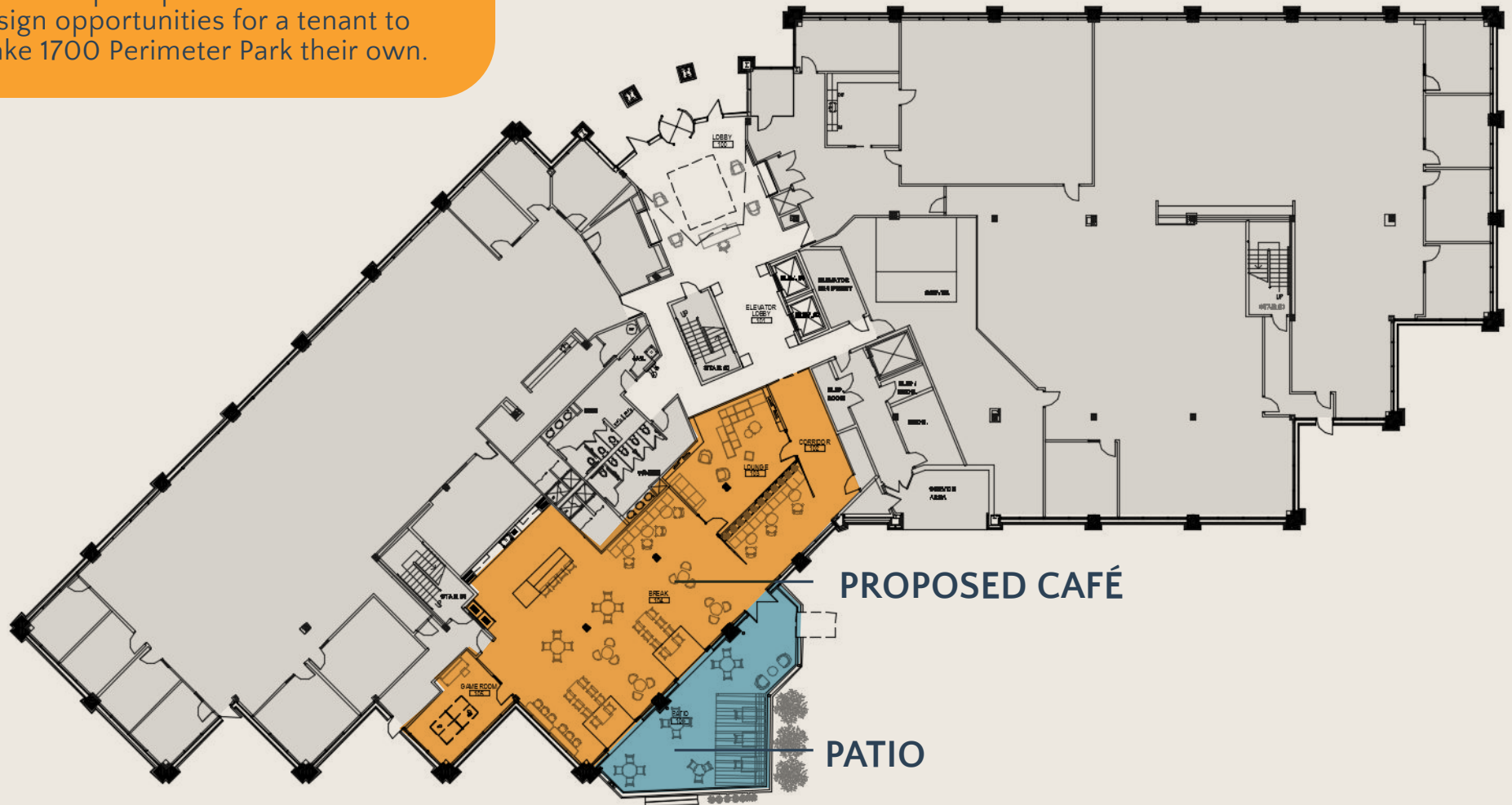
 **81**  
HOTELS/LODGING

Conveniently located just off I-40 and I-540 providing easy access to all points in the Triangle, and only 3 minutes from Research Triangle Park and the RDU International Airport.

# PATIO + PROPOSED CAFÉ

## FIRST FLOOR

Full building availability and versatile space provide a multitude of design opportunities for a tenant to make 1700 Perimeter Park their own.





# *coming soon* **PATIO REFRESH**

Expansive patio to provide a serene spot for a relaxing break or an outdoor meeting.





# CONCEPTUAL CAFÉ

## VIEW 1



Proposed café on the first floor opening to the outdoor patio provides the perfect place for full building occupants to enjoy lunch, have a meeting or host a company gathering.



# CONCEPTUAL CAFÉ

## VIEW 2





# CONCEPTUAL LOBBY



Natural finishes, high ceiling, and inviting conversation zones create a functional and modern grand entry for tenants and guests.



# BUILDING DETAILS

LOCATION	Perimeter Park / 1700 Perimeter Park Drive, Morrisville, NC 27560
BUILDING AREA	77,312 square feet
AVAILABLE FOR LEASE	77,312   Full Building
LEASE RATE	\$26.50/sf, full service
TOTAL FLOORS	3 Floors
CEILING HEIGHT	14'-3"
CEILING MATERIAL	Sheet rock and acoustical tiles
INTERIOR WALLS	Drywall and metal studs
STRUCTURAL	Poured concrete slab on grade; structural steel framing exterior consists of brick veneer supported at rough openings via steel lintels; rough openings are infilled with aluminum storefront windows, aluminum entrances with insulated glazing and steel service doors
PARKING	362 spaces   6 handicap spaces, 1 van accessible
ROOF	Steel deck, rigid insulation, 45-mil white TPO mechanically attached single-ply, 15-year Firestone warranty, expires 06/22/2034
SECURITY	Tridium Niagara Access Control maintained by Trinity Partners; Best 7-pin interchangeable cores
LIFE SAFETY	Fully sprinklered   Fire alarm monitored by Security Central
ELECTRIC	750 KVA switch gear 2000 amp
HVAC	RTU's, VAV & FPB's-BAS controlled Tridium Niagara Frontend ASD and honeywell LON Controllers
BUILDING SERVICES	On-site property management / building engineers by Trinity Partners
EXTERIOR SIGNAGE & BRANDING	Building signage available, visible from Perimeter Park Drive



# CONTACT

## LEASING



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## OWNERSHIP

maple<sup>ē</sup>ree

Headquartered in Singapore, Mapletree is a global real estate development, investment, capital and property management company committed to sustainability. Its strategic focus is to invest in markets and real estate sectors with good growth potential. By combining its key strengths, the Group has established a track record of award-winning projects, and delivers consistent and high returns across real estate asset classes.

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PERIMETER

— PARK —

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