

PERIMETER TWO

📍 3020 Carrington Mill Blvd. | Morrisville, NC 27560



*Expansive lobby renovations
& patio refresh underway!*

One of Perimeter Park's most modern Class A office buildings. Five-stories, 209,657 SF, located just off I-40 and I-540, and only 3 minutes from RDU International Airport.

- Efficient floorplates and high ceilings
- Striking glasslines
- Wellness Room
- Beautifully landscaped grounds and ample parking
- Steps away from the Park's finest amenities
- Surrounded by abundant retail and dining options



TRINITY
PARTNERS

PERIMETER
—PARK—

AVAILABILITIES

Suite 100 – 20,714 rsf
Suite 150 – 11,853 rsf
Suite 185 – 5,545 rsf
2nd Floor – 42,658 rsf
Suite 400 – 22,050 rsf
Suite 450 – 5,491 rsf
available 9/30/2025
5th Floor – 43,167 rsf
Move-in-Ready Prebuilt Suite

LEASE RATE

\$32.00 PSF, Full Service

perimeterparkoffice.com



COMING SOON

Construction underway
NEW first floor lounge & patio
provide tenants with inviting
indoor + outdoor spaces to work,
enjoy lunch, or meet with visitors.



TENANT LOUNGE



PATIO

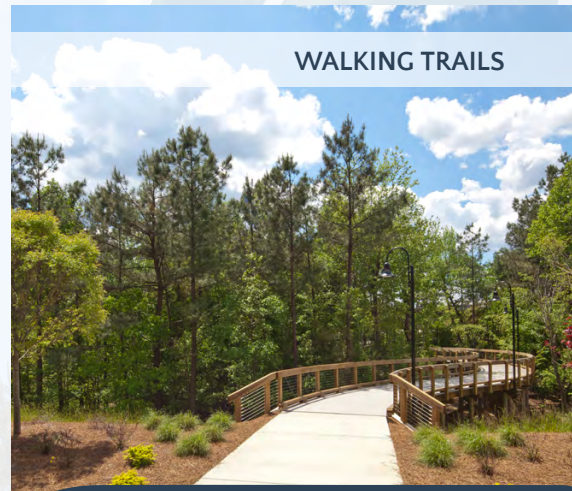
UNPARALLELED ACCESS TO PERIMETER AMENITIES



FITNESS CENTER IN PERIMETER FOUR



LOCKER ROOMS



WALKING TRAILS



SHOWERS



FITNESS CENTER AT 3800 PARAMOUNT

- Two fitness centers with locker rooms and showers
- Marketplace shops + restaurants
- 7 miles of walking trails

- The Green pocket-park with bocce court and putting green
- The Perk Café equipped with Wi-Fi and laptop hookups
- The Patio - new expansive outdoor lounge just outside The Perk Café
- Meeting Space with 16-person boardroom & training room for up to 60



THE PATIO



THE GREEN POCKET PARK



THE PERK CAFÉ + LOUNGE



THE PERK MEETING SPACE



CENTRAL CAMPUS COURTYARD

TENANT ENGAGEMENT + COMMUNITY

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



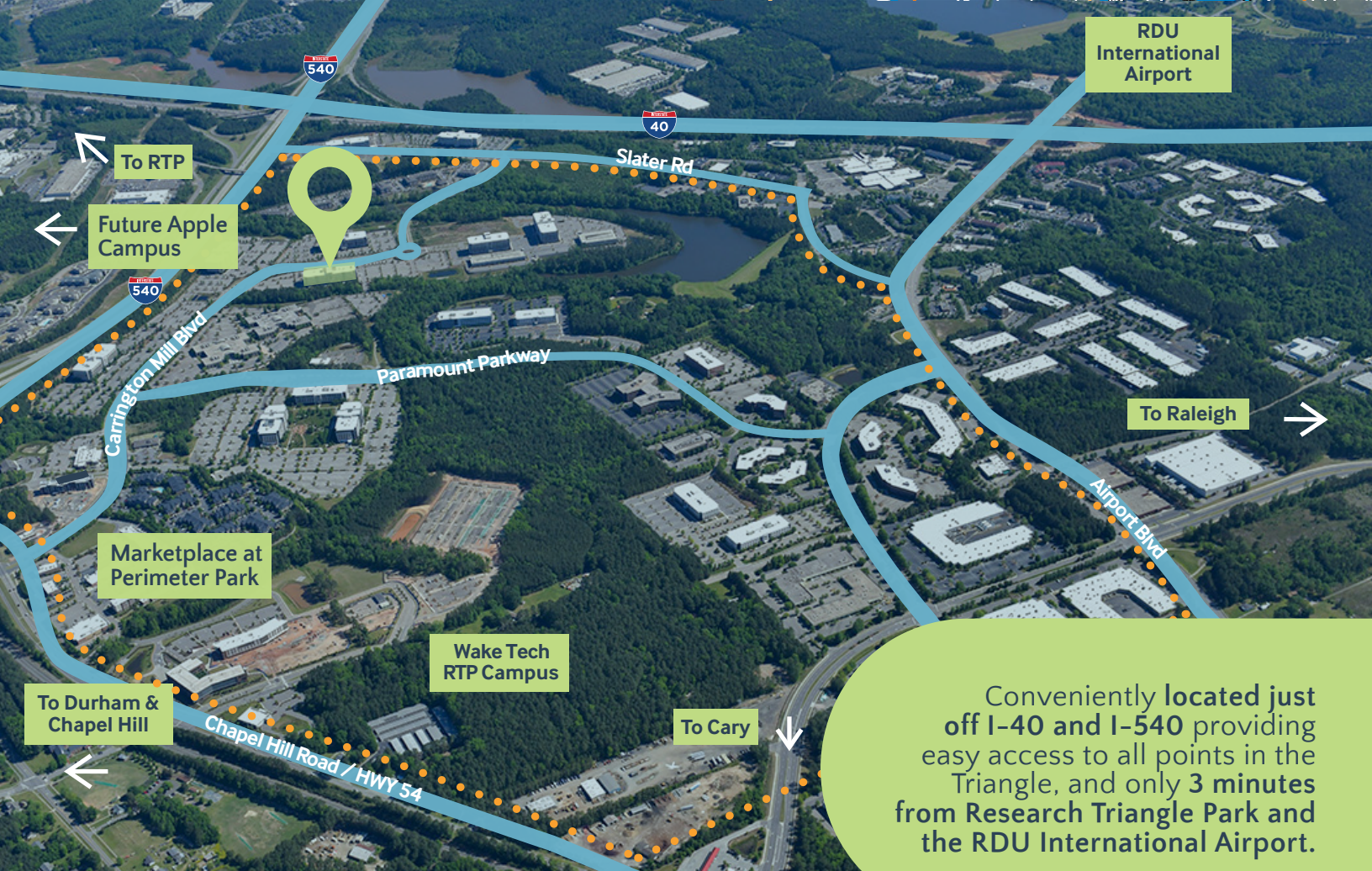
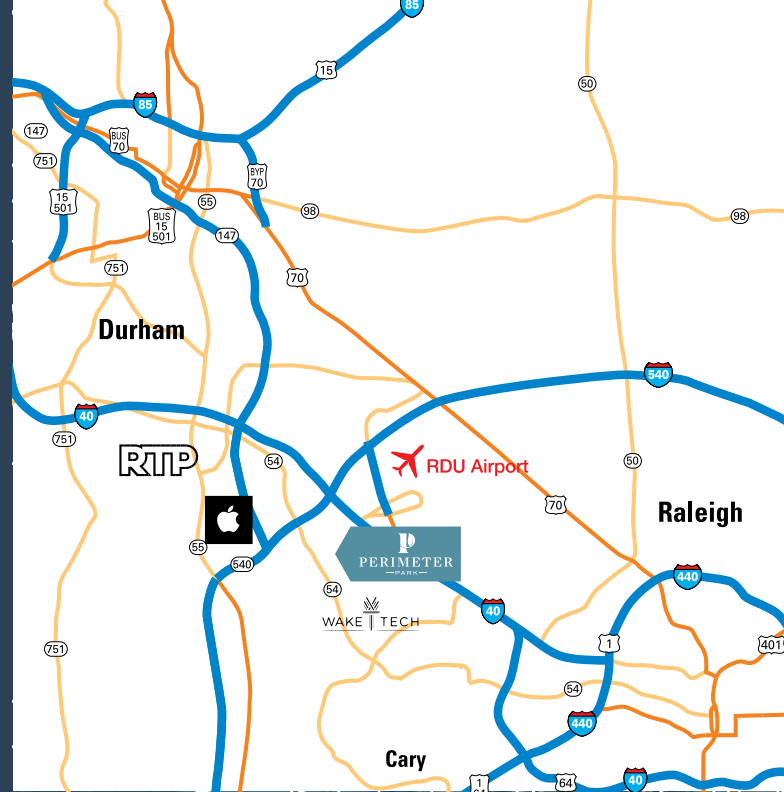
what tenants are saying

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



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.

WITHIN 5 MILES

 **404+**
RESTAURANTS/BARS

 **583**
RETAIL OPTIONS

 **81**
HOTELS/LODGING



pre-built suite
FIFTH FLOOR

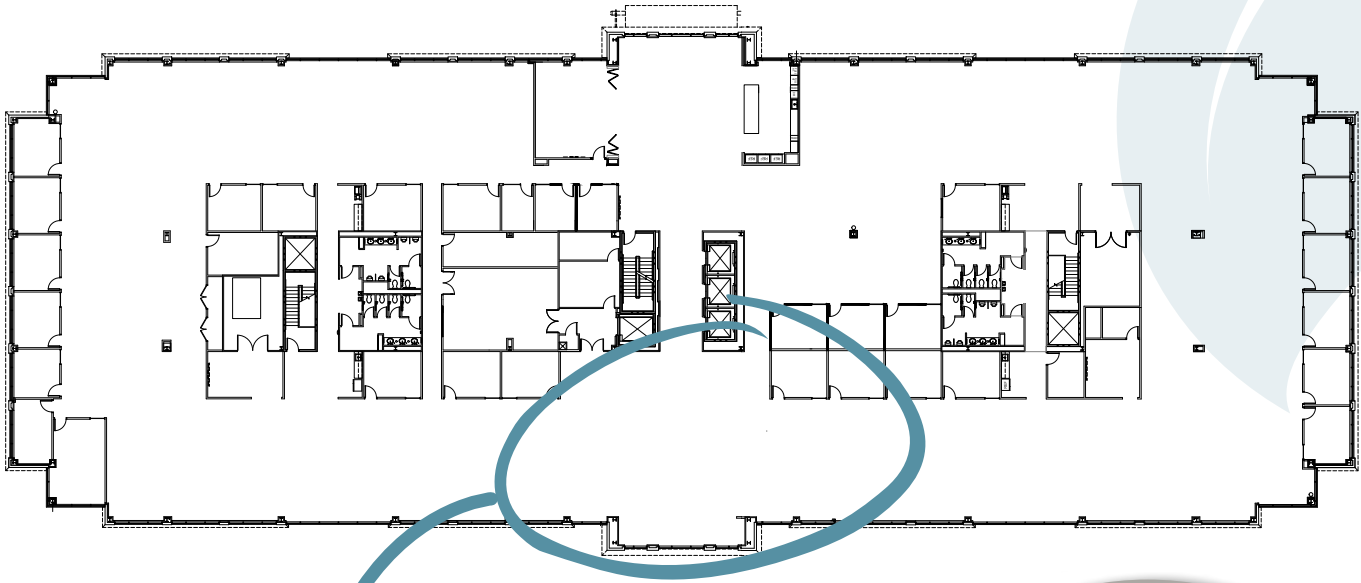
Elevate your office

This stunning full floor space features a private elevator entrance, breathtaking double-height foyers with curtain glass walls, sophisticated design, and a perfect blend of collaborative and focused workspaces, bathed in natural light.



5TH FLOOR - 43,167 RSF

Pre-Built Suite - construction underway



The information contained herein was obtained from sources believed reliable; however, Trinity Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

CONTACT

William Allen

919.415.4390

wallen@trinity-partners.com

Alex Dunn

919.415.4405

adunn@trinity-partners.com

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