

COMMERCIAL



# 250 DOMINION DR., MORRISVILLE, NC

**Approx. 8,000 SQ FT SALE OR LEASE**



**MARGUERITE GREENE**  
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Century 21 Triangle Group  
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## Property Information:

<b>PRICE:</b>	\$1,495,000.00
<b>LEASE TERMS:</b>	\$19- \$23.50 PSF / 5 YR Absolute Net Lease
<b>TOTAL SQ FT:</b>	Approx. 8,000 SQ FT
<b>Available Now:</b>	FF : 1,250 SQ FT SF: 1,250 SQ FT SF: 2,700 SQ FT SF: 4,000 SQ FT
<b>Acreage:</b>	.75 Acres
<b>Year Built:</b>	1996
<b>Year Renovated</b>	2014



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## Property Highlights:

- Less than 4 miles to RDU Airport
- Foyer Decorated with Marble
- High Ceilings 10'
- Brick Building
- Office Building
- Multiple Suites available
- 22 Parking Spots



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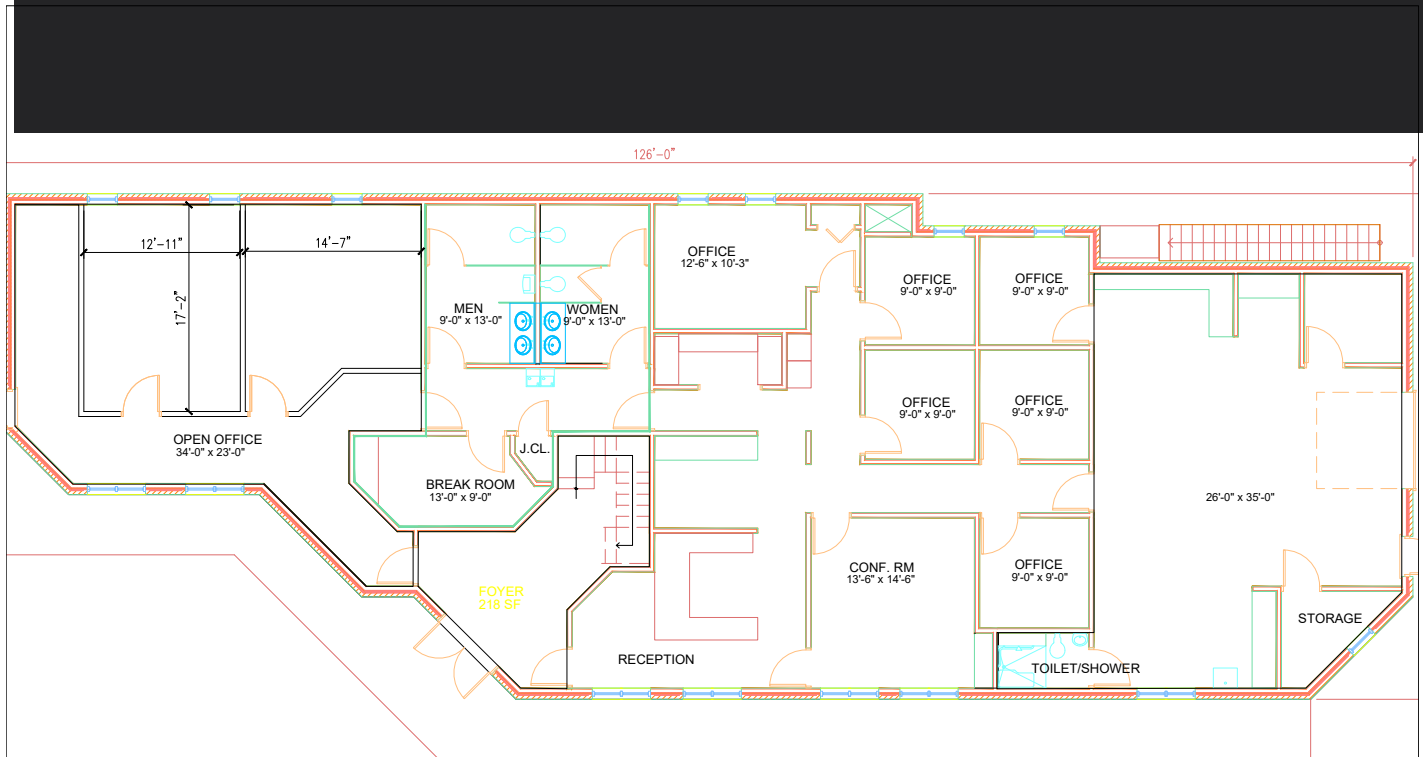
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# Floor Plans - First Floor



FIRST FLOOR PLAN  
SCALE: NTS

**G-2 TECHNOLOGY CENTER**  
250 DOMINION DRIVE  
MORRISVILLE, NC 27560



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# Floor Plans - Second Floor



SECOND FLOOR PLAN  
SCALE: NTS

**G-2 TECHNOLOGY CENTER**  
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## Prime Investment Opportunity

“ Located near the Raleigh-Durham International Airport and Research Triangle Park, this office building is ideal for a professional service firm. The 8,000 SF light-filled, open space is designed with an entry lobby, conference rooms, private office space, and storage. Enjoy ample parking and convenient access to almost anywhere in the Triangle!

This space is available for Lease or Sale. ”



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# LEASE TERMS

- \$19 - \$23.50 sq ft - depending on Square Footage
- FF : 1,250 SF \$23.50 = \$2,447.92 monthly (with built-in suites)
- Second Floor \$19.00 Sq Ft SF: 1,250SF, = \$1,979.17, 2700 SF, = \$4,275  
4,000 SF (built-in conference room) = \$6,333.33 + TICAM
- Absolute NNN/5 YR Term



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**AVAILABLE**

**BROKER**  
**919.219.9312**  
[commercialc21tg.com](http://commercialc21tg.com)



Each office is independently owned and operated



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## Exterior Photos



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# Interior Photos



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# CENTURY 21 COMMERCIAL

## DRIVE TIMES



RDU Airport	7 minutes
RTP	11 minutes
Downtown Raleigh	21 minutes
Downtown Durham	19 minutes



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# Demographics

2020 Population Demographics	1 Mile	3 Mile	5 Mile
<b>POPULATION</b>			
Total Residential Population	5,283	38,549	125,306
Median Age	34.5	34.7	35.7
Total Employees	8,070	42,469	96,464
Total Businesses	317	2,148	5,652
<b>INCOME</b>			
Median HH Income	\$100,470	\$101,562	\$104,577
Per Capital Income	\$51,147	\$51,771	\$56,294
Average HH Income	\$123,439	\$126,459	\$137,632
<b>HOUSEHOLDS</b>			
Owner Occupied Housing Units	1,455	9,328	29,954
Renter Occupied Housing Units	623	6,648	21,790
Vacant Housing Units	163	1,017	4,326
Total Housing Units	2,241	16,993	56,069
<b>ETHNICITY</b>			
White	42.3%	45.0%	54.7%
Black	14.3%	13.9%	14.0%
Hispanic Origin (Any Race)	5.7%	5.5%	5.9%
Other	43.4%	41.1%	31.3%

Source: Site To Do Business



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Company Name

