

6001 MCCRIMMON PARKWAY

MORRISVILLE, NC 27560

OFFICE
CONDOS
FOR LEASE



EXCLUSIVE BROKER:

SHELLEY BHATIA, CCIM

910.273.8474 (D)

SBHATIA@TRADEMARKPROPERTIES.COM

1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM | 919-782-5552



6001 MCCRIMMON PKWY
MORRISVILLE, NC 27560

PROPERTY HIGHLIGHTS

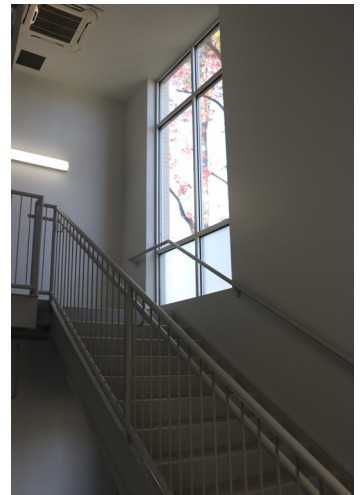
- » 22,000 SF, two-story Class A medical/professional office building
- » 6,500 SF of total available shell space
 - » 1,700-6,500 SF available for lease
- » Suite 200A: 3,621 RSF
- » Seeking 7 – 10 year lease term
- » Parking Ratio: 4.0:1,000 SF
- » Option for Building & Monument Signage
- » Convenient to RTP, Raleigh, Cary, and all points in the Triangle!

SHELL SPACE LEASE RATE:
\$26.50/SF, NNN
+\$6.00 TICAM

SUITE 200A LEASE RATE:
\$38.00/SF, NNN
+\$6.00 TICAM



6001 MCCRIMMON PKWY
MORRISVILLE, NC 27560

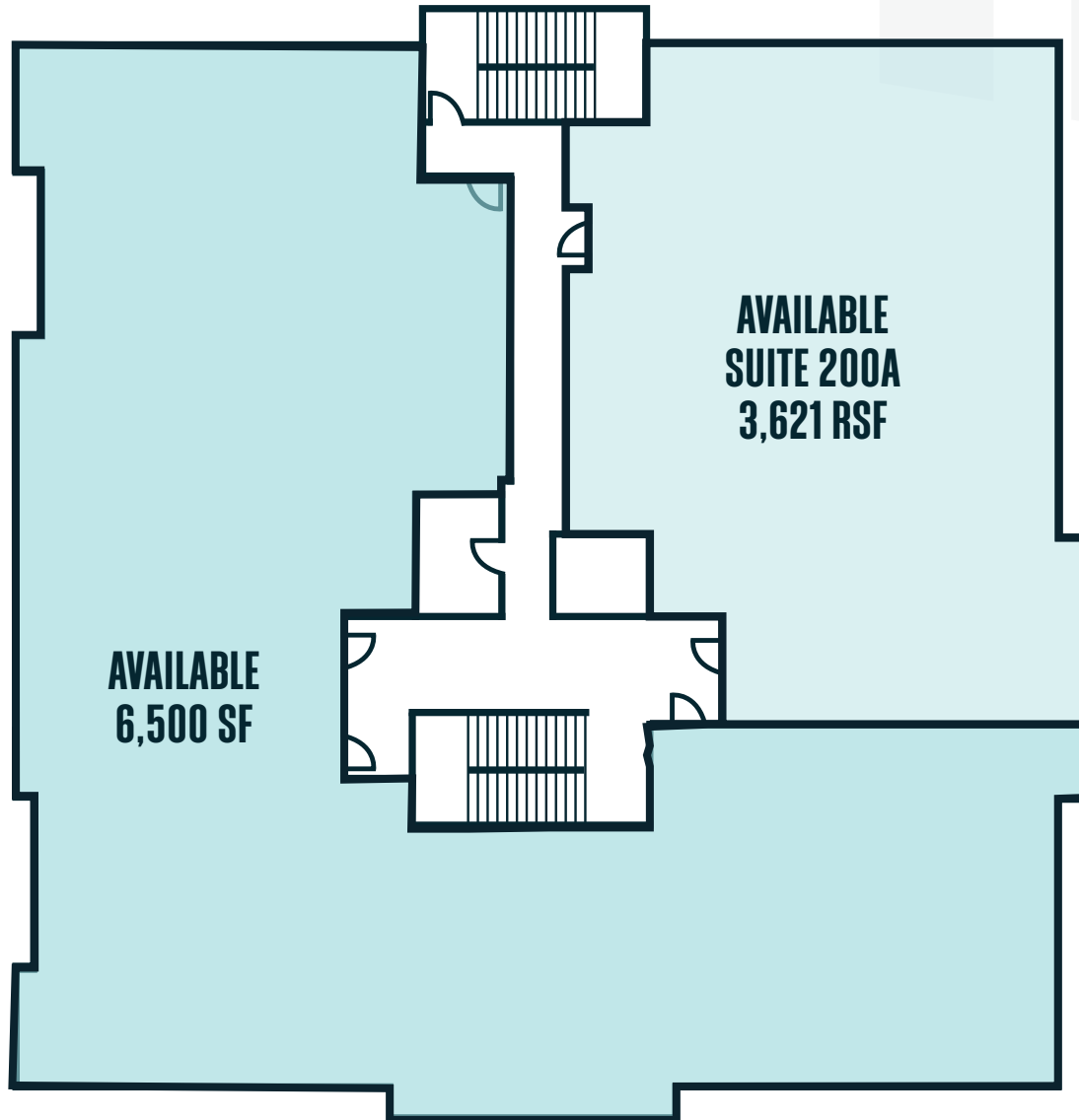


SHELLEY BHATIA, CCIM
910.273.8474 (D)
SBHATIA@TRADEMARKPROPERTIES.COM

1001 WADE AVENUE SUITE 300
RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM | 919-782-5552

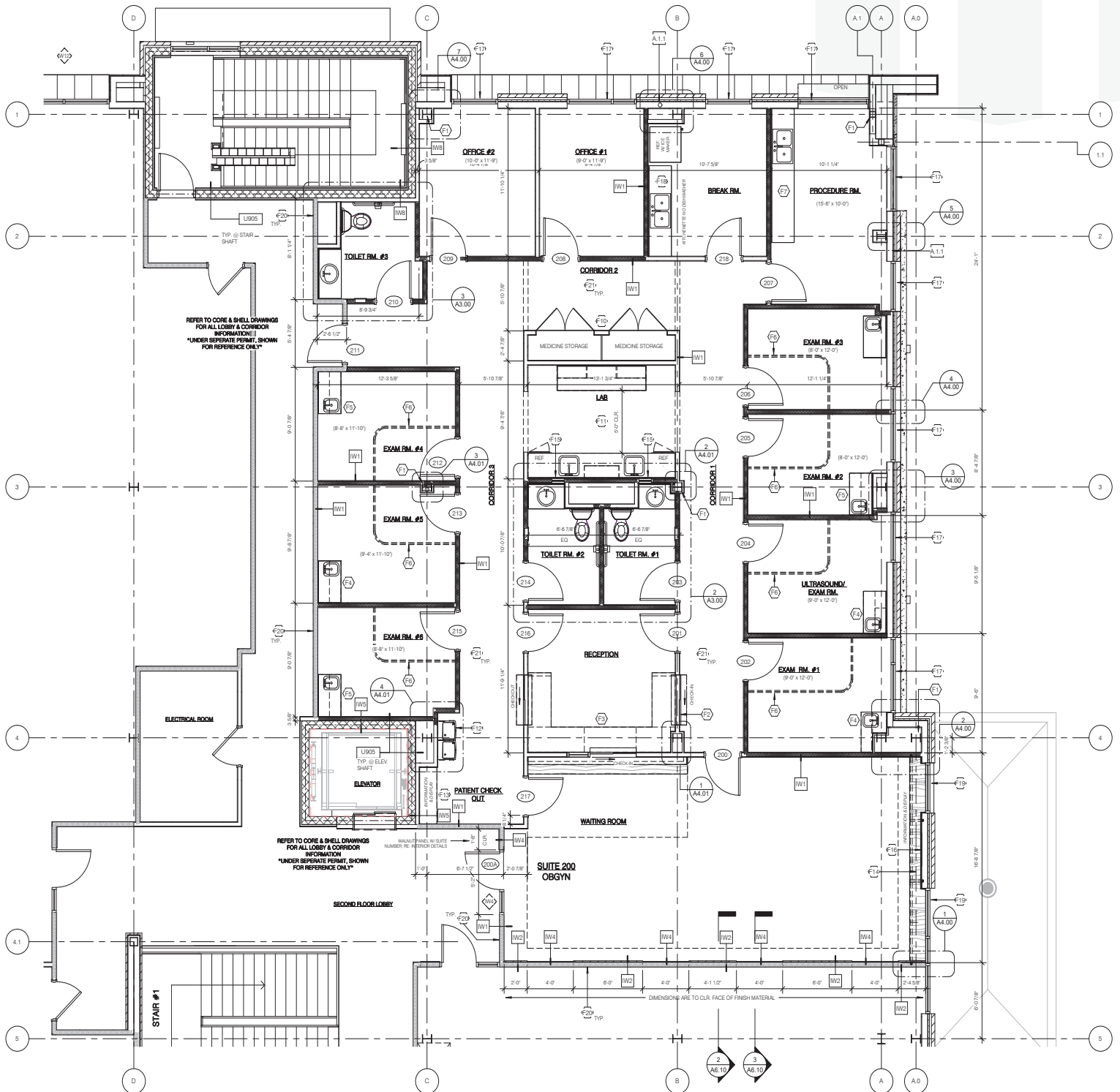
6001 MCCRIMMON PKWY
MORRISVILLE, NC 27560

2ND FLOOR PLAN



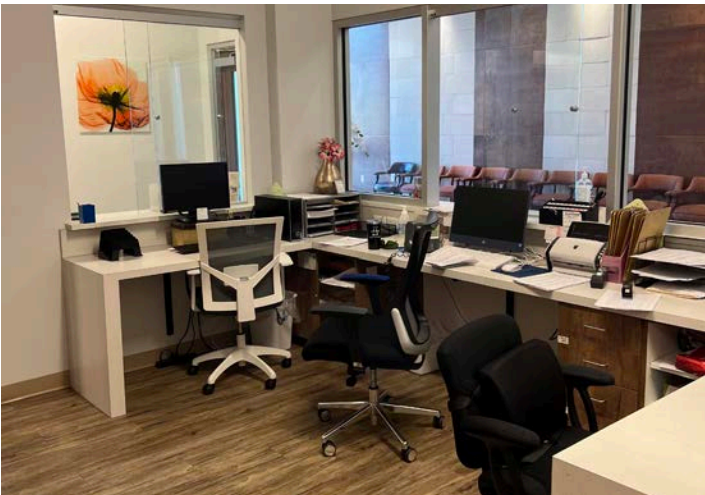
6001 MCCRIMMON PKWY
MORRISVILLE, NC 27560

SUITE 200A FLOOR PLAN



6001 MCCRIMMON PKWY
MORRISVILLE, NC 27560

SUITE 200A INTERIOR PHOTOS

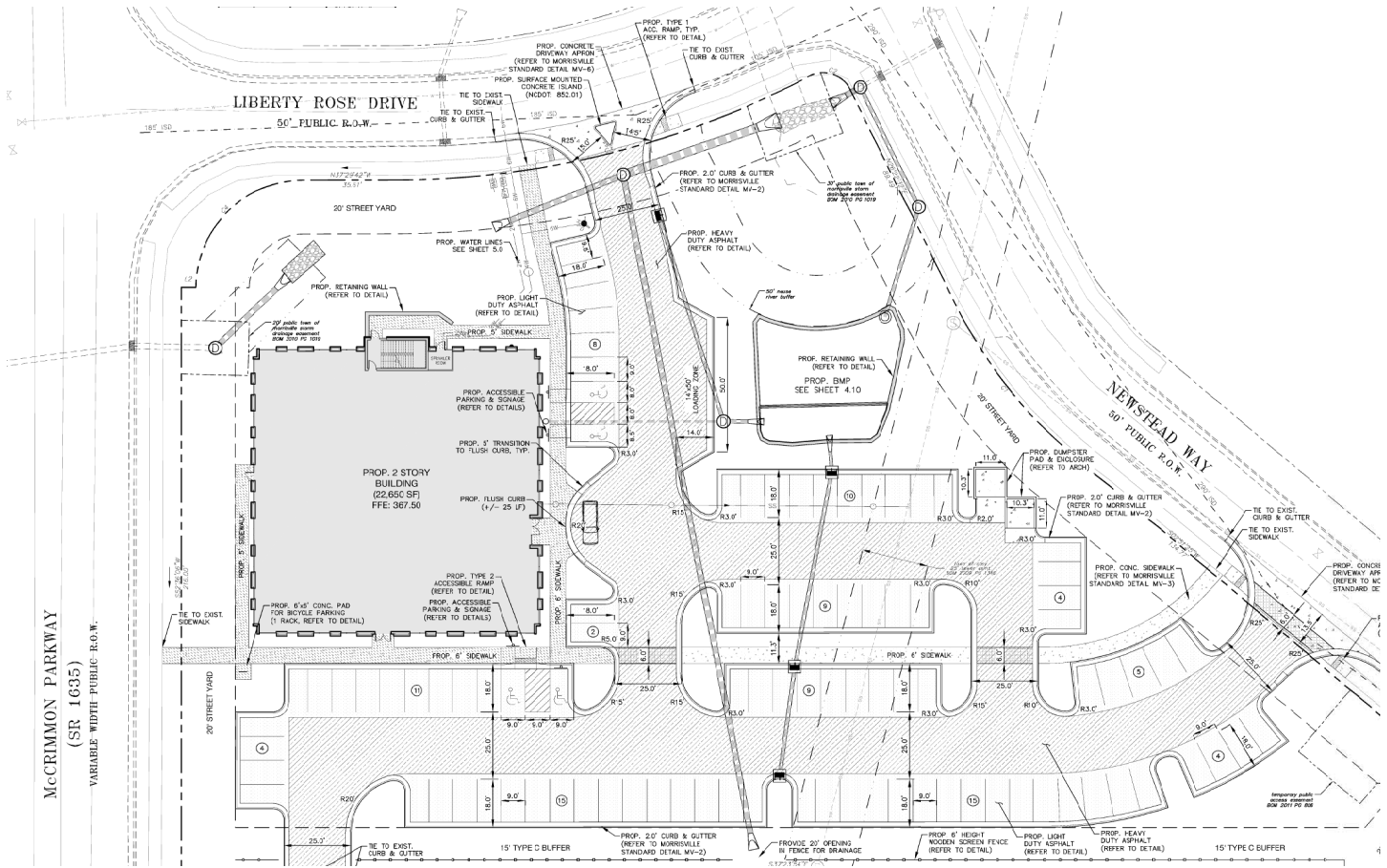


SHELLEY BHATIA, CCIM
910.273.8474 (D)
SBHATIA@TRADEMARKPROPERTIES.COM

1001 WADE AVENUE SUITE 300
RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM | 919-782-5552

6001 MCCRIMMON PKWY
MORRISVILLE, NC 27560

SITE PLAN



6001 MCCRIMMON PKWY
MORRISVILLE, NC 27560

LOCATION

- » The property is centrally located within the Cary/Morrisville market, providing convenient access to growing, high-income West Cary.
- » The new Apple Campus, which will feature a \$1B investment and create over 3,000 jobs with an average salary of \$187,000, is located a short five minute drive from the property.
- » The area features convenient access to Interstate 440, Interstate 540, NC 54 Highway, the Research Triangle Park, and West Cary.



🟡 Seven daycares and schools within one mile

6001 MCCRIMMON PKWY
MORRISVILLE, NC 27560

DEMOGRAPHICS

BASED ON 2023 NUMBERS

POPULATION

| 1 MILE RADIUS | 3 MILE RADIUS | 5 MILE RADIUS |
|---------------|---------------|---------------|
| 13,513 | 64,615 | 160,265 |

HOUSEHOLDS

| 1 MILE RADIUS | 3 MILE RADIUS | 5 MILE RADIUS |
|---------------|---------------|---------------|
| 5,045 | 25,785 | 63,682 |

AVG. HOUSEHOLD INCOME

| 1 MILE RADIUS | 3 MILE RADIUS | 5 MILE RADIUS |
|---------------|---------------|---------------|
| \$135,597 | \$134,960 | \$136,620 |

DAYTIME POPULATION

| 1 MILE RADIUS | 3 MILE RADIUS | 5 MILE RADIUS |
|---------------|---------------|---------------|
| 2,697 | 40,239 | 83,441 |

EXCLUSIVE BROKER:

SHELLEY BHATIA, CCIM

910.273.8474 (M)

SBHATIA@TRADEMARKPROPERTIES.COM



TRADEMARK
P R O P E R T I E S

THIS IS OUR TRADEMARK

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE; HOWEVER, TRADEMARK PROPERTIES 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.