

THE CONCOURSE

One Copley Parkway, Morrisville



131,553 SF six-story Class A office building | Offering reduced base rental rate of **\$20.00 per rentable square foot** for the first year of a new lease | **Turnkey Build-outs** (assuming Building Standard Finishes) | Direct access to Raleigh-Durham International Airport (.5 mile) and the world renowned Research Triangle Park (1.5 miles)

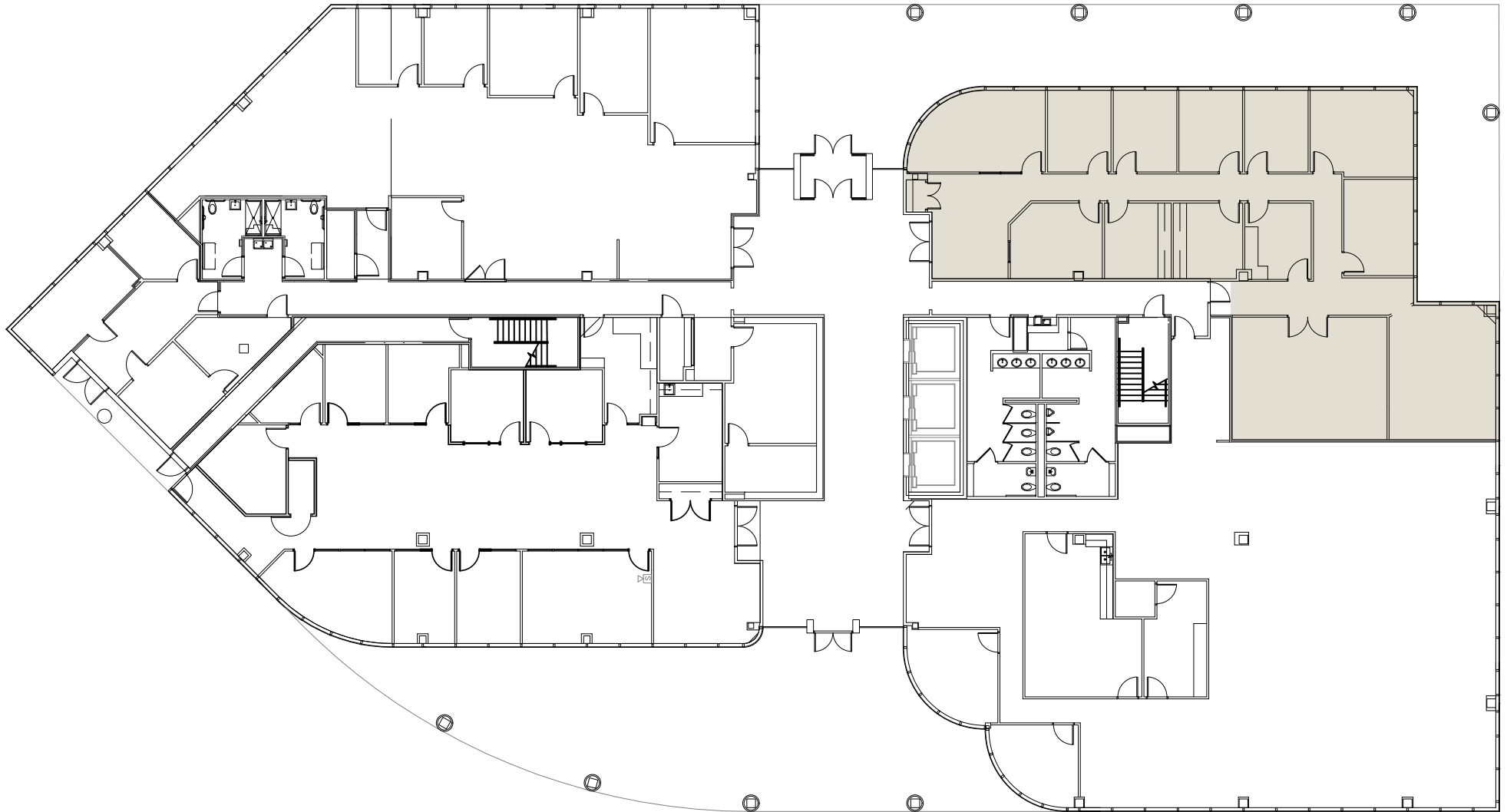
John MacDonell

+1 919 424 8166 | john.macdonell@jll.com

AVAILABILITIES

First Floor

Suite 104 - 3,798 SF



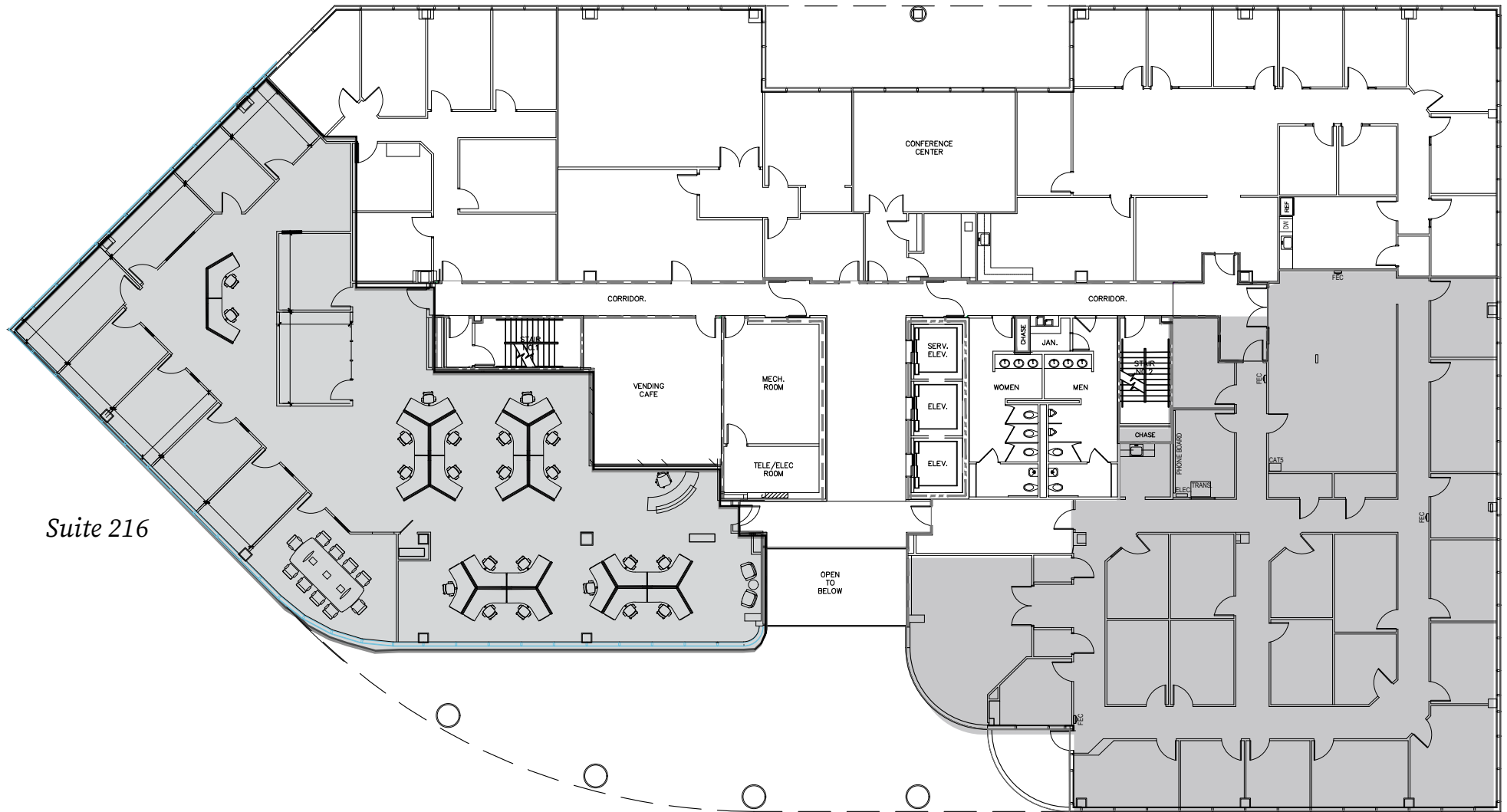
AVAILABILITIES

Second Floor

Suite 200 - 7,200 SF

Year 1 Rental Rate: \$20.00 FSG

Suite 216 - 5,772 RSF



Suite 200

AVAILABILITIES

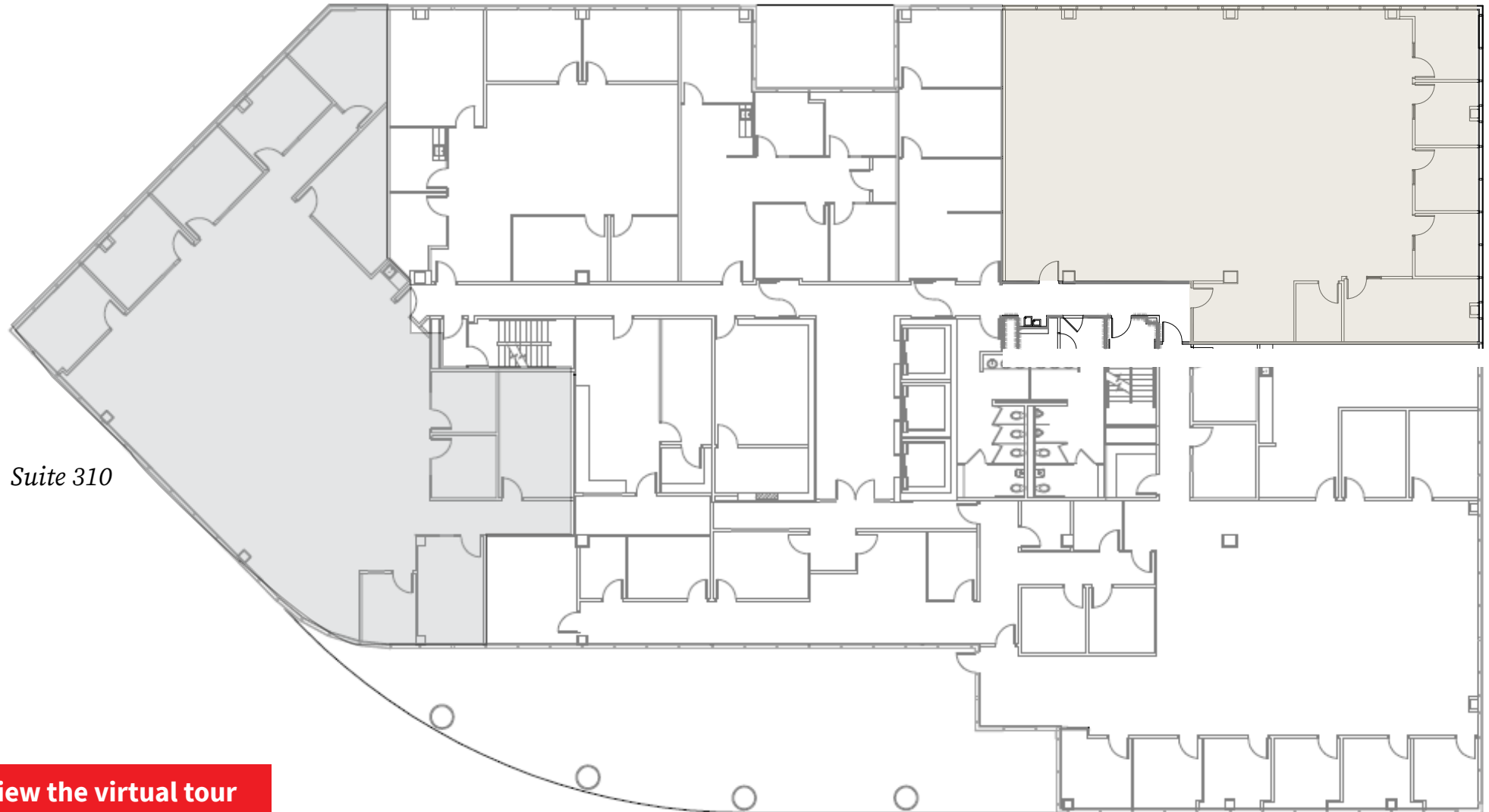
Third Floor

Suite 303 - 4,051 SF

Suite 310 - 5,129 RSF

Year 1 Rental Rate: \$20.00 FSG

Suite 303



Suite 310

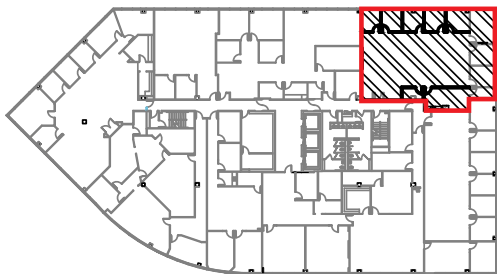
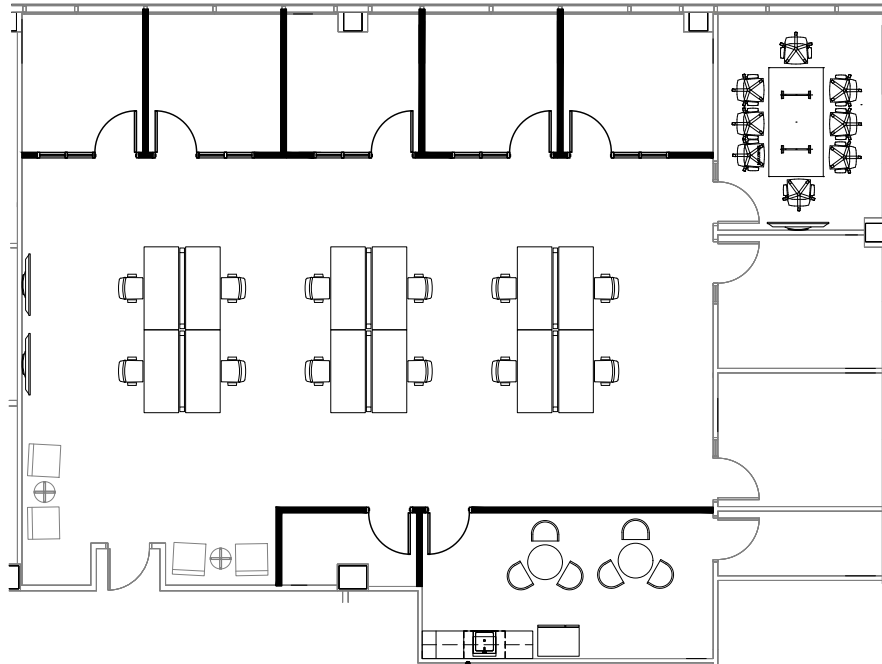
[View the virtual tour](#)

AVAILABILITIES

Fifth Floor - Spec Suite

Suite 560 - 4,000 SF

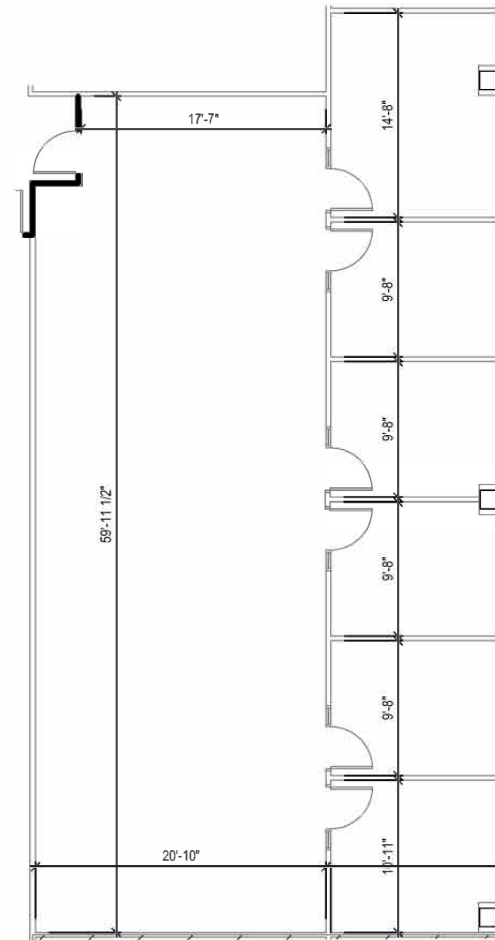
Available May 1, 2024



AVAILABILITIES

Fifth Floor

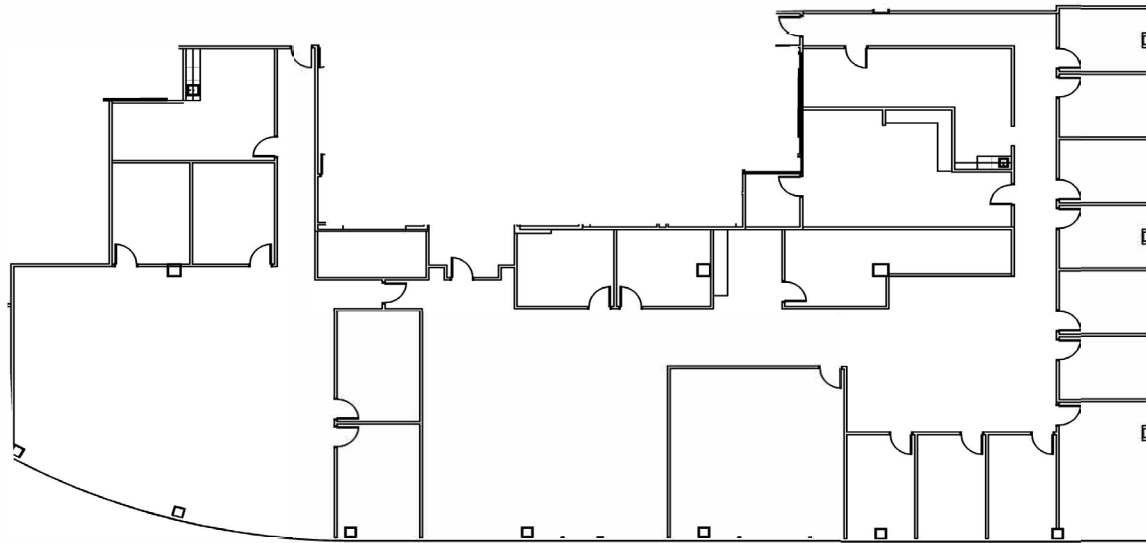
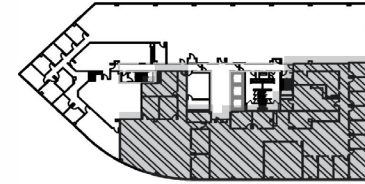
Suite 510 - 2,408 SF



AVAILABILITIES

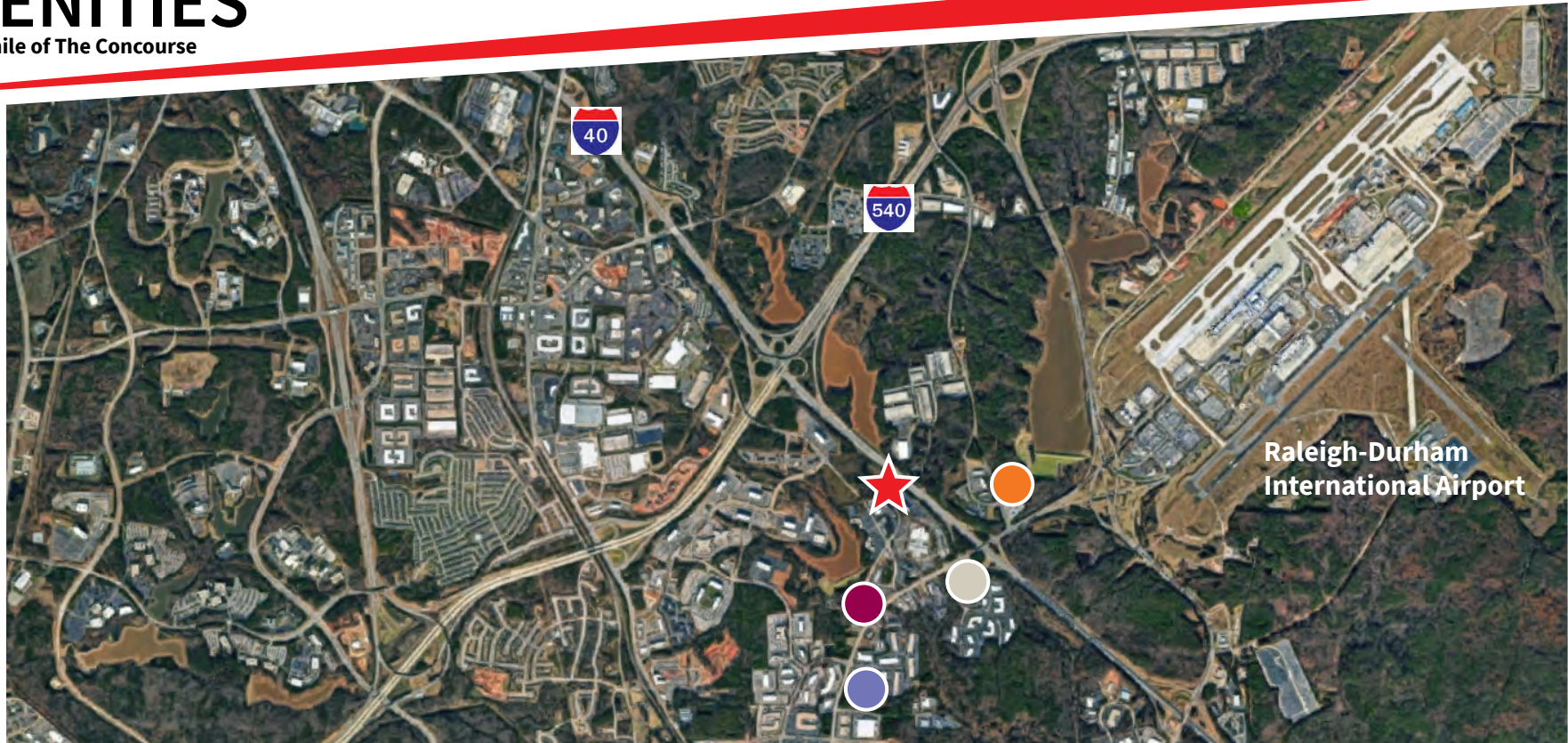
Sixth Floor

Suite 600 - 11,542 SF



AMENITIES

Within 1 mile of The Concourse



 Hyatt Place
Country Inn & Suites
Chop House

 LaQuinta Inn & Suites
Residence Inn - Marriott
Courtyard - Marriott

 Jersey Mikes Subs
Days Inn
Wendy's
Holiday Inn Express

 Bojangles
Four Points By Sheraton
Holiday Inn

ON-SITE AMENITY VIRTUAL TOURS



Updated Lobby



Shared Conference



Tenant Lounge