



For Sale

Concourse Business Center

200 Sorrell Grove Church Rd. Morrisville, NC
24,766 RSF Building



About Concourse Business Center

Concourse Business Center is conveniently located in Morrisville, right at the entrance to Raleigh Durham International Airport, just off the I-40 and Airport Boulevard exit, one exit east of I-540. The center offers a total of 24,766 square feet of space. A portion of the available space is currently being used as a data center, complete with raised flooring and backup generators. Parking is plentiful, with a generous ratio of 4 parking spaces per 1,000 square feet. Concourse Business Center is a prime location that offers a versatile space configuration, convenient access to transportation, ample parking, and a variety of nearby amenities, making it the ideal choice for businesses looking for a professional and strategically located space.



Office
Building Type



1 Story
Building Height



102
Surface Parking Spaces



2000
Year Built



A
Building Class



4/1000
Parking Ratio



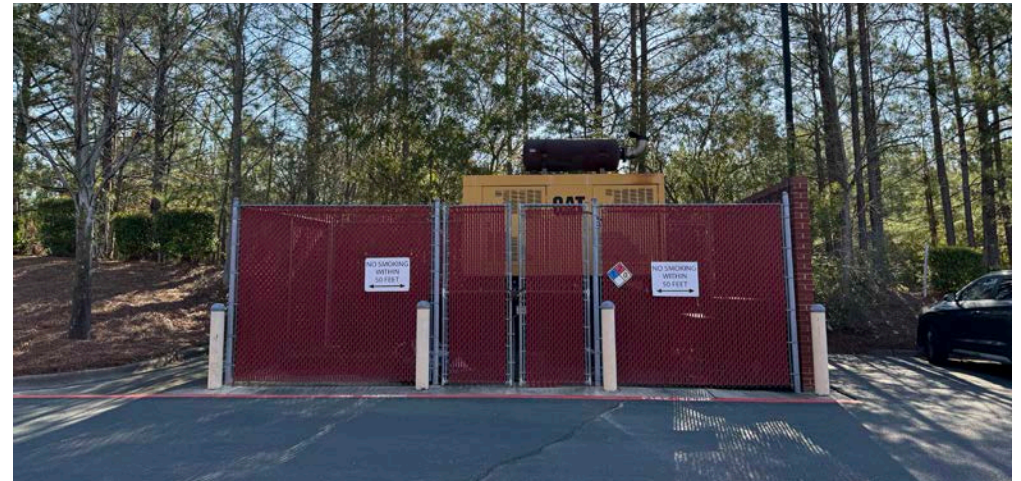
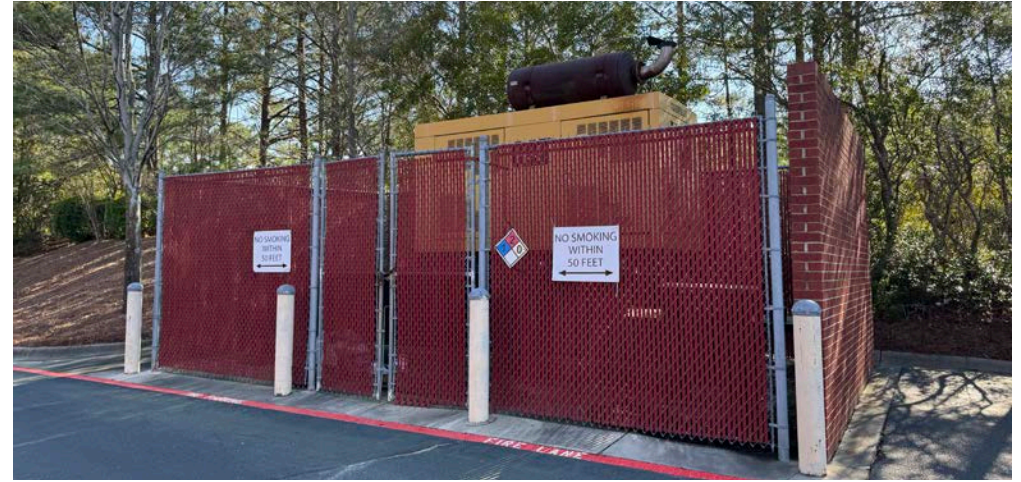
Property Highlights

Address	200 Sorrell Grove Church Rd. Morrisville, NC 27560
Submarket	RTP/I-40 Corridor
Size (SF)	24,766 RSF
% Leased	Vacant
Stories	1
Site Area (acres)	2.48
Parking Ratio	102 spaces, 4:1,000
Year Built	2000
County Real Estate Pin #	Wake County
Zoning	GB
Structure	Masonry
Exterior	Brick
Building Height	16'
Fire & Life Safety	Wet fire sprinkler system

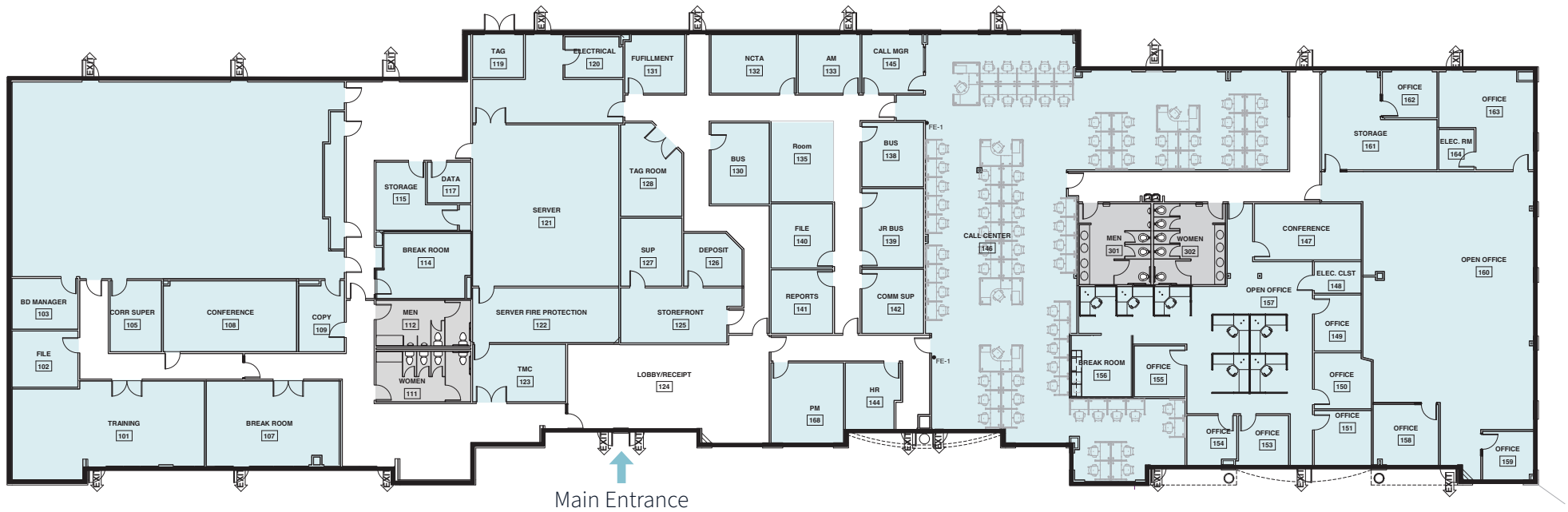


Generator Specs

Generator Type:	Caterpillar 3306 DITA Diesel Generator
Package Manufacturer:	Caterpillar
Engine Manufacturer:	Caterpillar
Engine Model:	3306 DITA
Manufacture Date:	2001
HP:	320 Hp
Governor:	Hydra-mechanical governor
Starter:	Electric starter
Engine RPM:	1800
Cooling Method:	Radiator
Generator S/N:	6YR02622
Leads:	12
Voltage:	:480V
Power Factor:	0.8
kW Prime:	210 kW Prime
kVA:	263 kVA
Phase:	3 Phase
Hz:	60 Hz



Property Floorplan



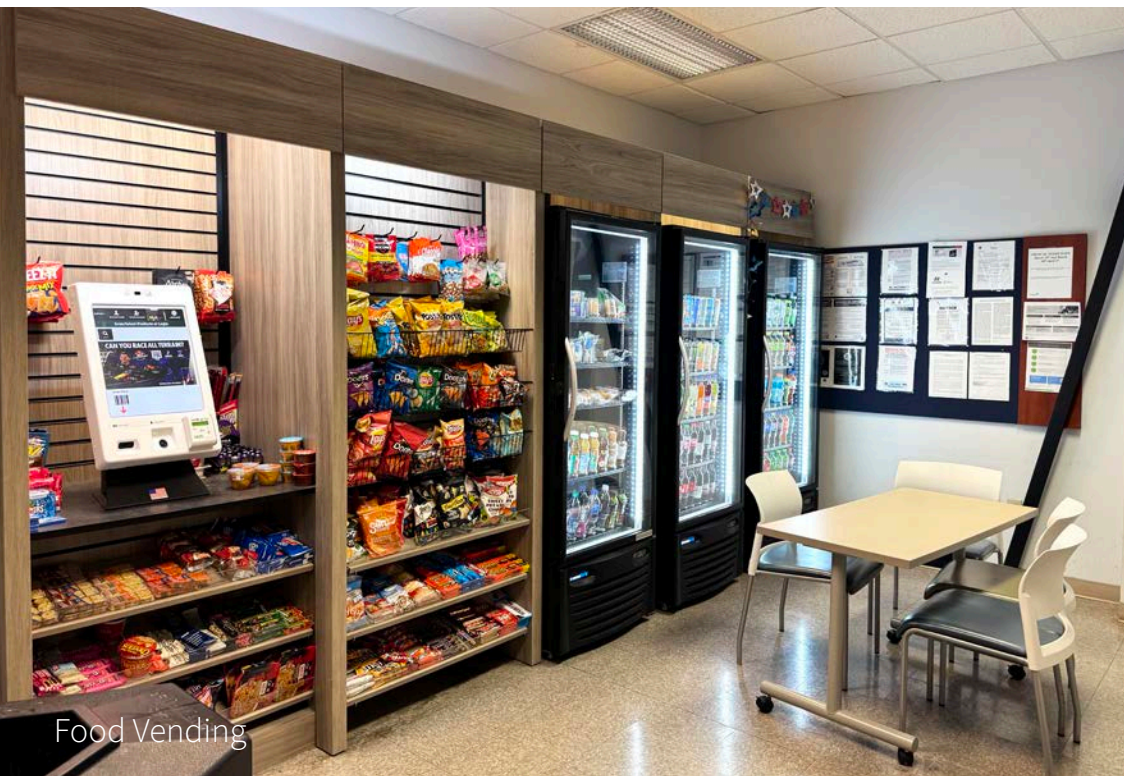
Interior Photos



Interior Photos



Break Area



Food Vending



Open Workstations

Exterior Photos



⚡ On-site Generator



Multiple Entrances



Ample Parking

Convenient Triangle Location

40+

Dining Options
Within 10 Minutes

30+

Nearby
Hospitality Options

5-Min

Drive to RDU
International Airport

Located Next to
Interchanges

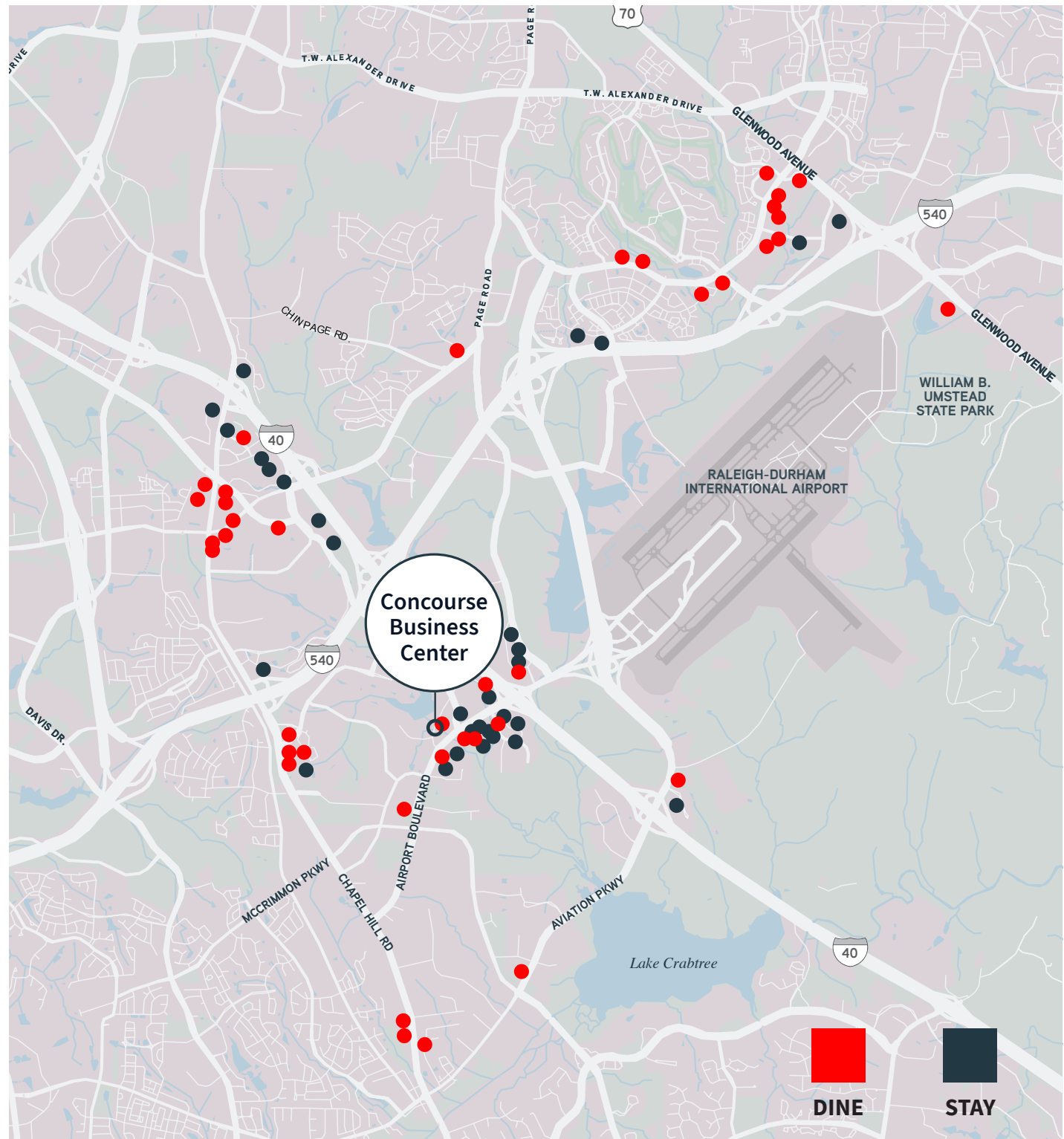
I-40 and I-540

7-MIN

from Lake
Crabtree

10-MIN

from Umstead
Park Lake



Why The Triangle?

#1

State for Prosperity Cup Awards

SITE SELECTION, 2021, 2022 & 2023

#1

Best State for Business

CNBC, 2022 & 2023

#1

State of the Year for Economic Development

BUSINESS FACILITIES, 2023

#1

Big City for Career Growth

moveBuddha, 2024

#2

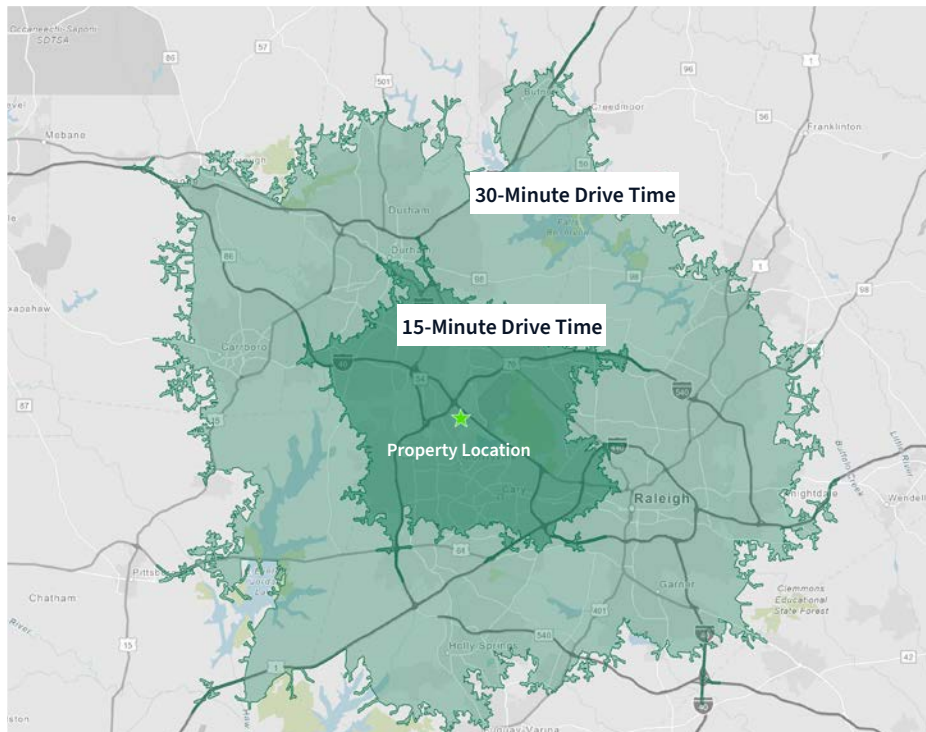
Hottest Real Estate Market in 2024

U.S. News & World Report
February 2024

#3

Top Growth State in US

U-Haul Growth Index, 2024



Total Population
615,442
2023 10-Mile
Radius

**Avg. Household
Income**
\$117,098
**2023 10-Mile
Radius**

**Number of
Households**
192,060
**2023 10-Mile
Radius**





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