



THE PARK AT
GATEWAY CENTRE

3800
GATEWAY

3800 GATEWAY CENTRE BLVD.
MORRISVILLE, NORTH CAROLINA



THE PARK AT GATEWAY CENTRE

The Park at Gateway Centre

is part of a four building campus. Located directly across from Lake Crabtree Park, it is ideally positioned with convenient access to multiple restaurants, hotels, retail amenities, and RDU International Airport. The Park at Gateway Centre is a 72,385 SF flex building located at the heart of the park.



BUILDING HIGHLIGHTS

6,868-
8,098
AVAILABLE
SQUARE FEET

2
SUITES
AVAILABLE

1
GREAT
OPPORTUNITY

1
STORY
BUILDING

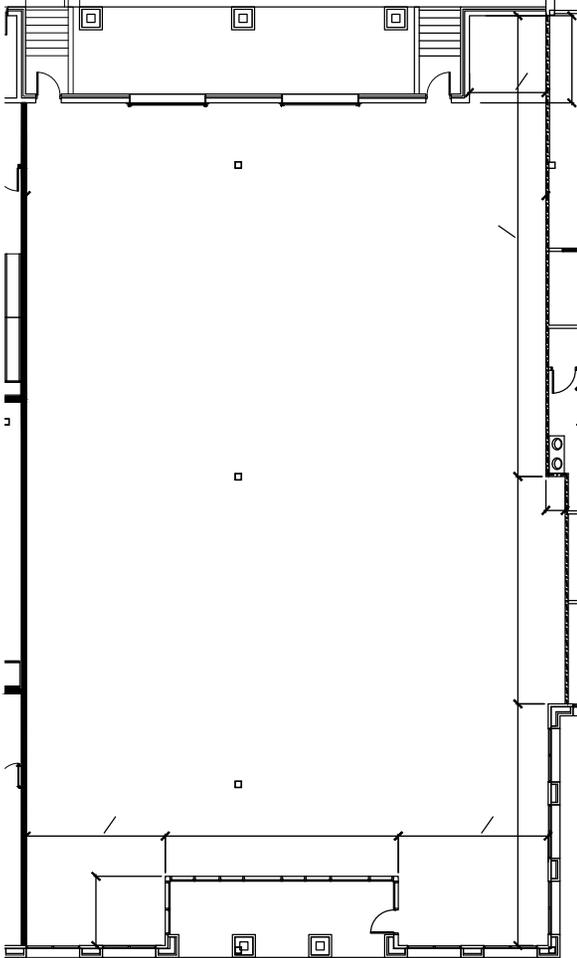
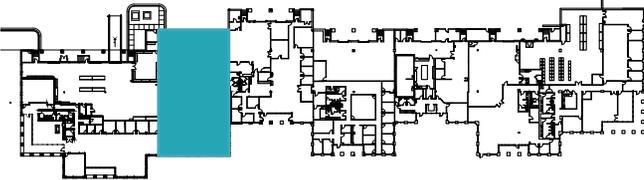
3.3
PER 1,000
PARKING RATIO

- Suite 305: 8,098 square feet
- Suite 308: 6,868 square feet
- Outdoor Plaza, Weekly Food Trucks, and Walking Distance to Lake Crabtree Park
- Rental Rate: \$21.50, NNN
- Parking Ratio 3.3/1,000
- Estimated TICAM: \$4.46



FLOORPLATES

 Suite 305: 8,098 SF

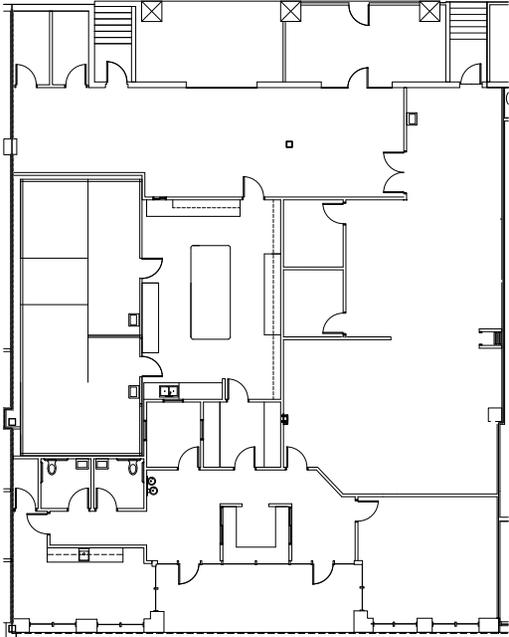


 Suite 305



FLOORPLATES

Suite 308: 6,868 SF



Suite 308



A LOCATION TO BRAG ABOUT



The Park at Gateway Centre offers convenient access to a concentrated area of the Triangle's most highly educated workforce. Add to that a market-leading selection of amenities, and The Park at Gateway Centre is truly in the center of everything.

FEATURED NEARBY AMENITIES



BRIER CREEK

DINING

Applebee's
Bar Louie
Brasa Brazilian Steakhouse
Brier Creek Beer Garden
Brixx Wood Fired Pizza
Bruegger's Bagels
Caribou Coffee
Chili's Grill & Bar
Gigi's Cupcakes
Greek Fiesta
Jason's Deli
Longhorn Steakhouse
Rise Biscuits & Donuts
Which Wich?

SHOPPING

Barnes & Noble
Dick's Sporting Goods
Home Goods
Men's Wearhouse
PetSmart
Pier 1 Imports
Staples
T.J. Maxx
Target
Total Wine & More
Verizon Wireless

SERVICES

Advance Tailors
BB&T
BJ's Wholesale Club & Gas
Blo Hair Salon
Brier Creek Cleaners
Brier Creek Dental Studio
European Wax Center
Massage Envy
MyEyeDr.
The UPS Store
Tips 2 Toes

ENTERTAINMENT

Movies at Brier Creek



PARK WEST VILLAGE

DINING

Another Broken Egg
Bad Daddy's Burger Bar
Blaze Pizza
Chipotle Mexican Grill
Firebirds Wood Fired Grill
Hibachi Blue
Hickory Tavern
Noodles & Company
Panera Bread
Penn Station Subs
Rise Biscuits and Donuts
Smoothie King
The Full Moon Oyster Bar
Travinia Italian Kitchen
Zoe's Kitchen

SHOPPING

Ann Taylor LOFT
Chico's
Home Goods
Mattress Firm
PetSmart
Target
TJ Maxx
ULTA Beauty

SERVICES

AT&T
BB&T
European Wax Center
Jay Andrew Salon & Spa
Massage Envy
Omega Sports
Orangetheory Fitness
Park West Nail Spa
Pure Barre
Sport Clips
Sprint
T-Mobile
The UPS Store
Triangle Family Eye Care

RESIDENTIAL

The Bristol Apartment Homes & Lofts
District Lofts & Station



THE ARBORETUM

DINING

Bonefish Grill
BurgerFi
Cafe Carolina & Bakery
Jersey Mike's
Moe's Southwest Grill
Raleigh Brewing
Ruckus Pizza, Pasta & Spirits
Ruth's Chris Steakhouse
Starbucks

SERVICES

A Better Man's Barber
Carolinas Dentist
Cary Flow Yoga
Deluxe Cleaners
GolfTec
SoHo Nails Spa
Title Boxing

RESIDENTIAL

The Apartments at The Arboretum



HARRISON SQUARE

DINING

Dame's Chicken & Waffles
Lucky Chicken
N.Y. Pizza
Rallypoint Sport Grill
Subway
Tropical Smoothie Cafe
Yum Yum Thai Cuisine

SHOPPING

Ann Taylor LOFT

SERVICES

Accupressure Center
Enterprise Rent-A-Car
Hair News
Lovely Nails
Nationwide Insurance



RDU INTERNATIONAL AIRPORT



LEASING INFORMATION

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THE PARK AT GATEWAY CENTRE

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