



GOELS PLAZA BANQUET & CONFERENCE CENTER



117 International Drive, RTP/Morrisville, NC 27560

Beautiful outstanding Business Plaza (with a Top-10 Banquet Facility in it), is available for flexible offices, research & development, retail stores, or light-duty industry in the most central/convenient location in Triangle area.

Building Features

- ✓ Metal framed prefabricated structure with brick masonry exterior, EIFS Façade, large Glazing with Green insulated/tempered glass and Store-fronts
- ✓ Ceiling height: approx. 10 feet with automatic fire sprinkler system attached.
- ✓ Building area: Available office suite approx. 8,600 sq. ft. (Additional 25,000 -100,000 SF building can be built to suit).
- ✓ Available area is fully air-conditioned and ready to move-in.
- ✓ Carpet will be installed per tenant's choice from the approved list (allowance).
- ✓ Parking area: ~ 74,000 sq. ft. pavement area
- ✓ Building Age: Shell (2001) and Fit-up work completed in March 2006
- ✓ Lot size: ~ 4.25 Acres (450 foot road frontage on International Drive)

Offering Summary

Leasing Rate \$11.99 NNN
TICAM \$ 2.50/SF
Broker Commission up to 4% P.A.

Property Description

Lot Size ~ 4.25 acres
Total Building Size ~ 38,000 SF
Parking Area ~ 74,000 SF
Space Available ~ 6,000 SF*
* Additional 25,000 -100,000 SF building can be built to suit

For additional information, please contact:

Diane Cunningham
Owner's Rep.
(919) 469-4800

Dr. V.K. Goel
Owner
(919) 818-7400

Goels Plaza

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Floor Plan



Location

117 International Dr
Cedar Fork Business Park
Morrisville, NC 27560

- Conveniently located off Aviation Parkway. Close to I-40 and Highway 54.
- Approximate Travel Times:
 - ↳ I-40, RDU Int'l Airport - 3 -5min.
 - ↳ Raleigh, Durham, Chapel Hill, Cary - 15 min.
- Convenient to Hotels, Business Parks, Universities, local malls and shopping centers

General Information

- **Zoning:** Industrial-Management (Manufacturing, Distribution, Warehousing, Offices, Flex, Institutional, Hotel, Retail, Churches, Wholesale, Construction, Sporting facilities, and Sales.
- **Neighborhood Business Parks:** Located in Cedar Fork Industrial Park. Other neighboring parks include: Southport, Perimeter Park, Imperial Center, Gateway Center, Commonwealth Business Park, The Concourse, Aerial Center, and Enterprise Center.
- **Utilities on site:** Electricity (Progress Energy), Gas(PSNC), Water & Sewer (Town of Cary/Morrisville), Telephone and DSL high speed internet (Bell South).

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