OFFICE CONDO FOR SALE OR LEASE

5920 S Miami Boulevard, Suite 101

Morrisville, NC 27560

AVISON YOUNG

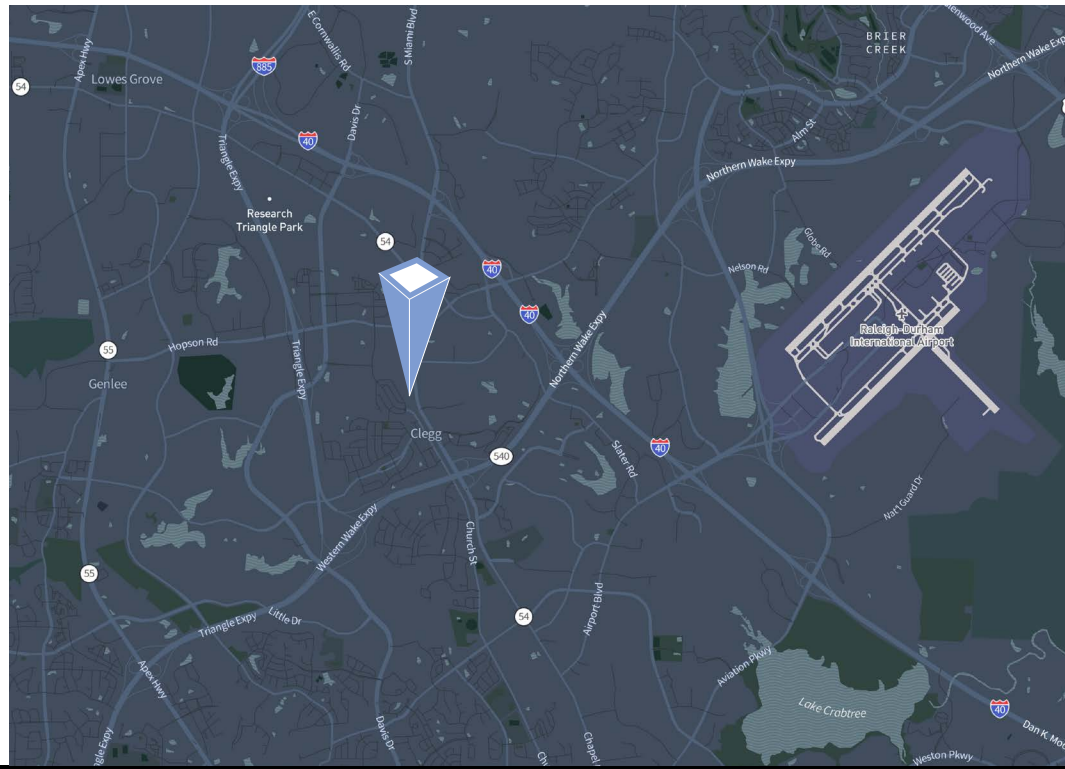
Property highlights

First floor office condo for sale or lease available now

- Furniture available
- Two-sided monument signage on S Miami Boulevard
- This light-filled first floor office condo features open space, four offices, three conference rooms, break room and storage room
- Situated close to RDU Airport and Research Triangle Park
- Easy access to nearly anywhere in the Triangle
- AT&T Fiber and Spectrum telecom services

Offering Summary

Available SF:	4,921 sf
Sale Price:	$1,476,300
Price/SF:	$300/sf
Lease Rate:	$22.00/sf, NNN
TICAM (est. 2026):	$4.81/sf
Building Size:	20,046 sf
Year Built:	2001/2002
Parking Ratio:	4 per 1,000 sf
Total Parking Spaces:	81 spaces
Association Dues:	$2,875/quarter
Electric:	Owner's responsibility
Water:	Included in Association Dues
Real Estate Taxes:	$10,268/year



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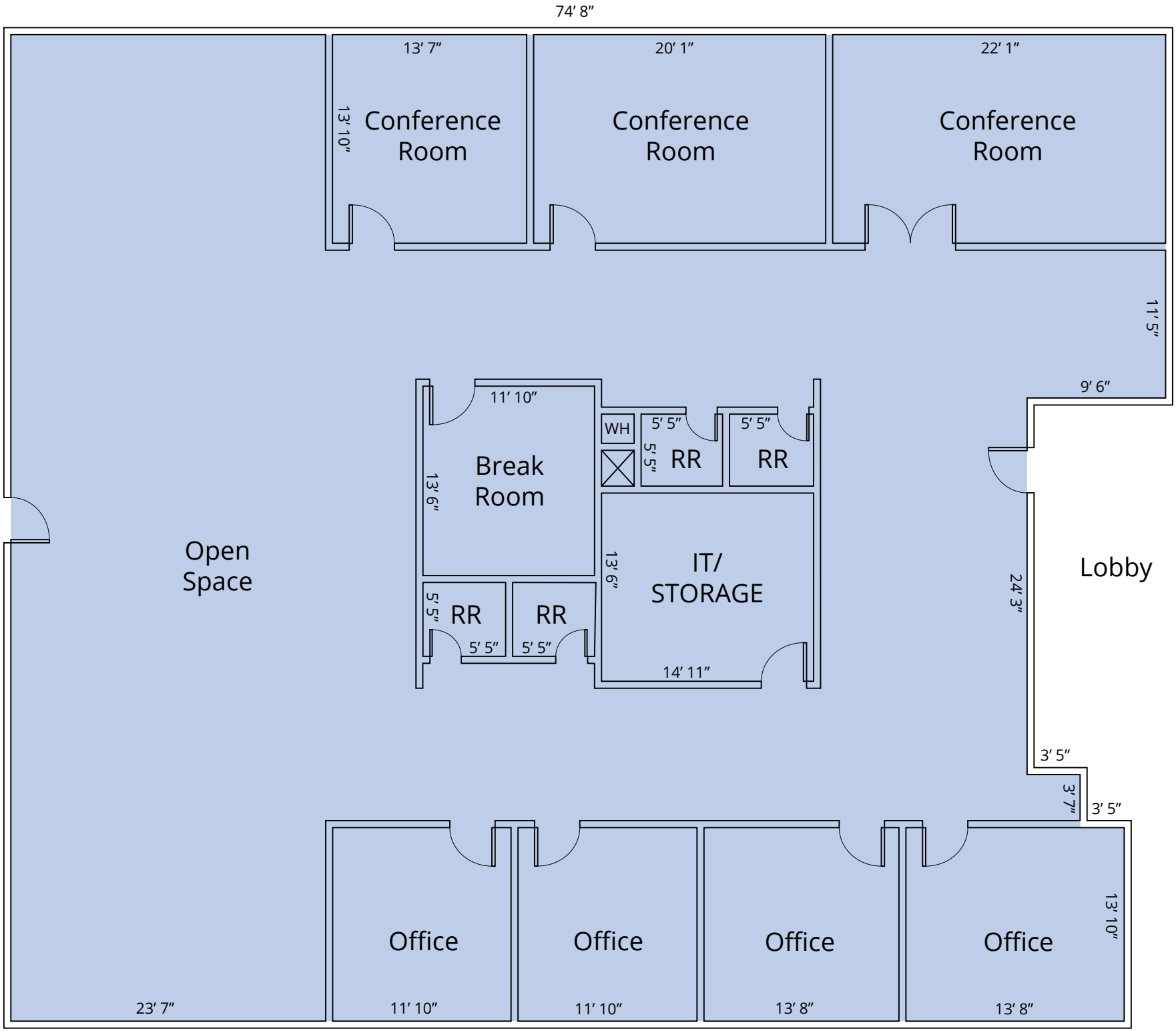
Floor Plan



Suite 101: 4,921 sf available

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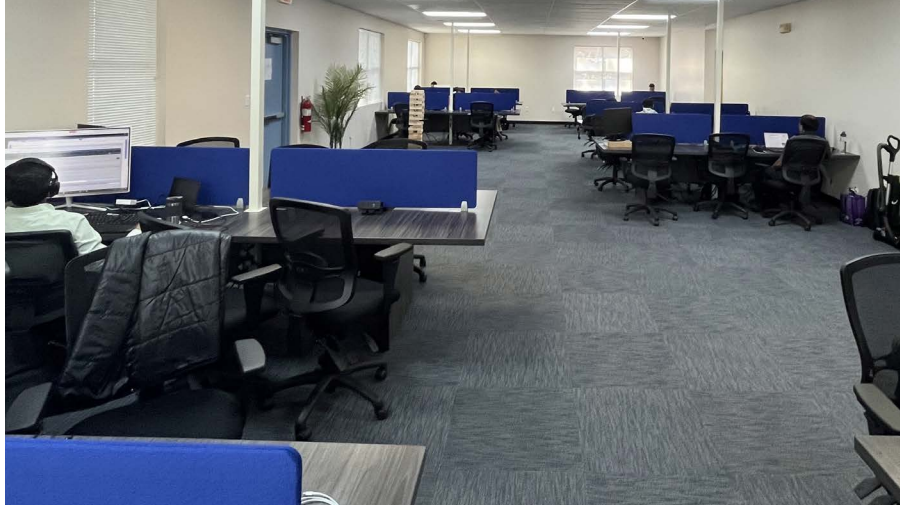
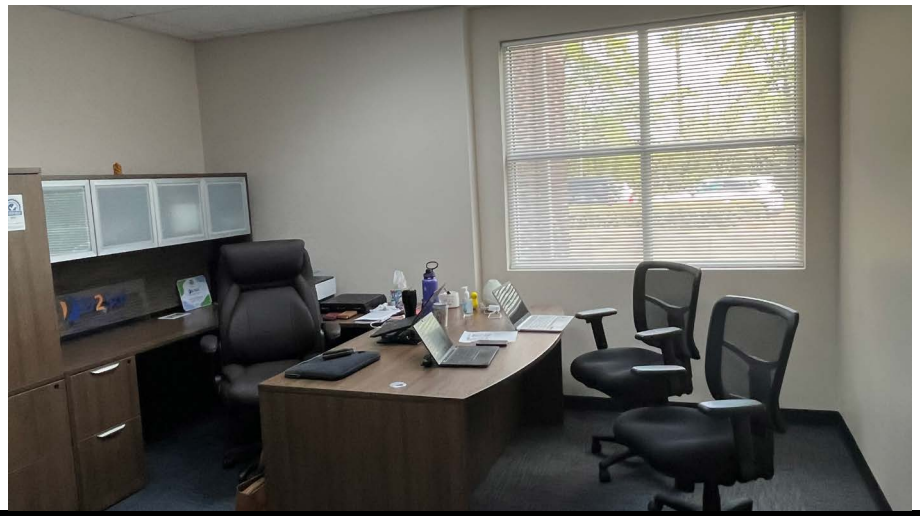
Photos





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Demographics

129,000
Total population within a five-mile radius

7,089
Total businesses within a five-mile radius

92,548
Total employees within a five-mile radius

61,124
Households within a five-mile radius

$160,991
Avg. hh income within a five-mile radius

$489,092
Avg. house value within a five-mile radius

Avison Young - Raleigh-Durham
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Let's talk.

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