

1010 SYNC STREET, MORRISVILLE, NC 27560

# Perimeter

SIX

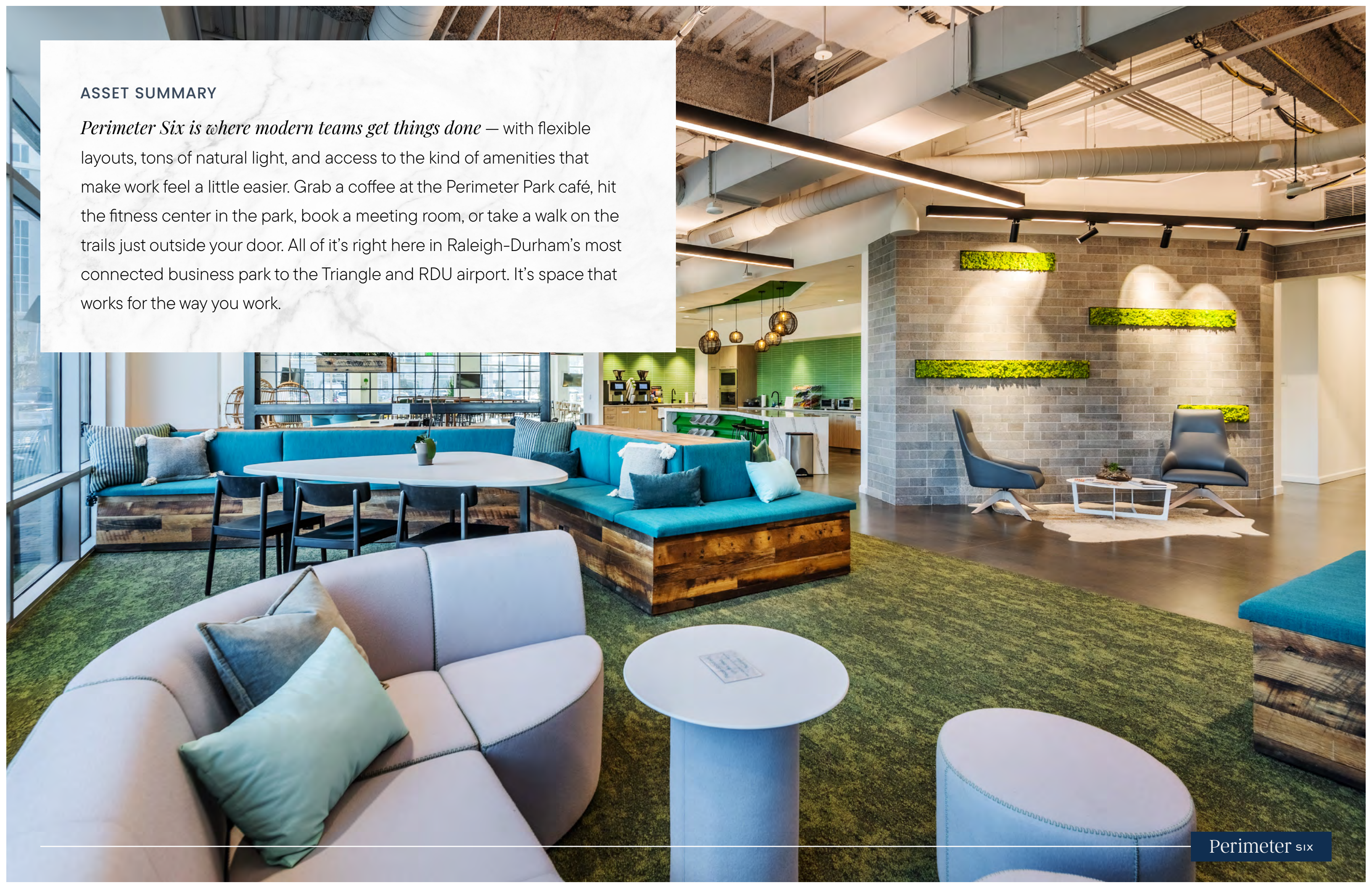
Space That  
Works for the  
Way You Work.

CBRE



## ASSET SUMMARY

*Perimeter Six is where modern teams get things done* — with flexible layouts, tons of natural light, and access to the kind of amenities that make work feel a little easier. Grab a coffee at the Perimeter Park café, hit the fitness center in the park, book a meeting room, or take a walk on the trails just outside your door. All of it's right here in Raleigh-Durham's most connected business park to the Triangle and RDU airport. It's space that works for the way you work.





PROPERTY OVERVIEW



1010 Sync Street  
Morrisville, NC 27560



Availability:  
Suite 175 - 9,480 SF - Available Now  
Suite 575 - 9,941 SF - Available 12/1/2025



5.0/1,000 SF parking ratio with  
structured and surface parking



Over 7 miles of walking and biking trails  
throughout Perimeter Park



Perimeter Six's top-tier tenants include  
Relias, ChannelAdvisor, and Eco-Site







## PROPERTY OVERVIEW



±195,864 SF  
Class A+ office building



Flexible floor plates  
with efficient layouts



Access to The Perk: on-site fitness center  
cafe, lounge, and meeting space



Walkable to restaurants, hotels, and  
retail within the park





## PROPERTY OVERVIEW



Built in 2019 with modern systems and finishes



Outdoor tenant lounge and pocket park with WiFi and seating



Minutes to I-40, I-540, and RDU International Airport



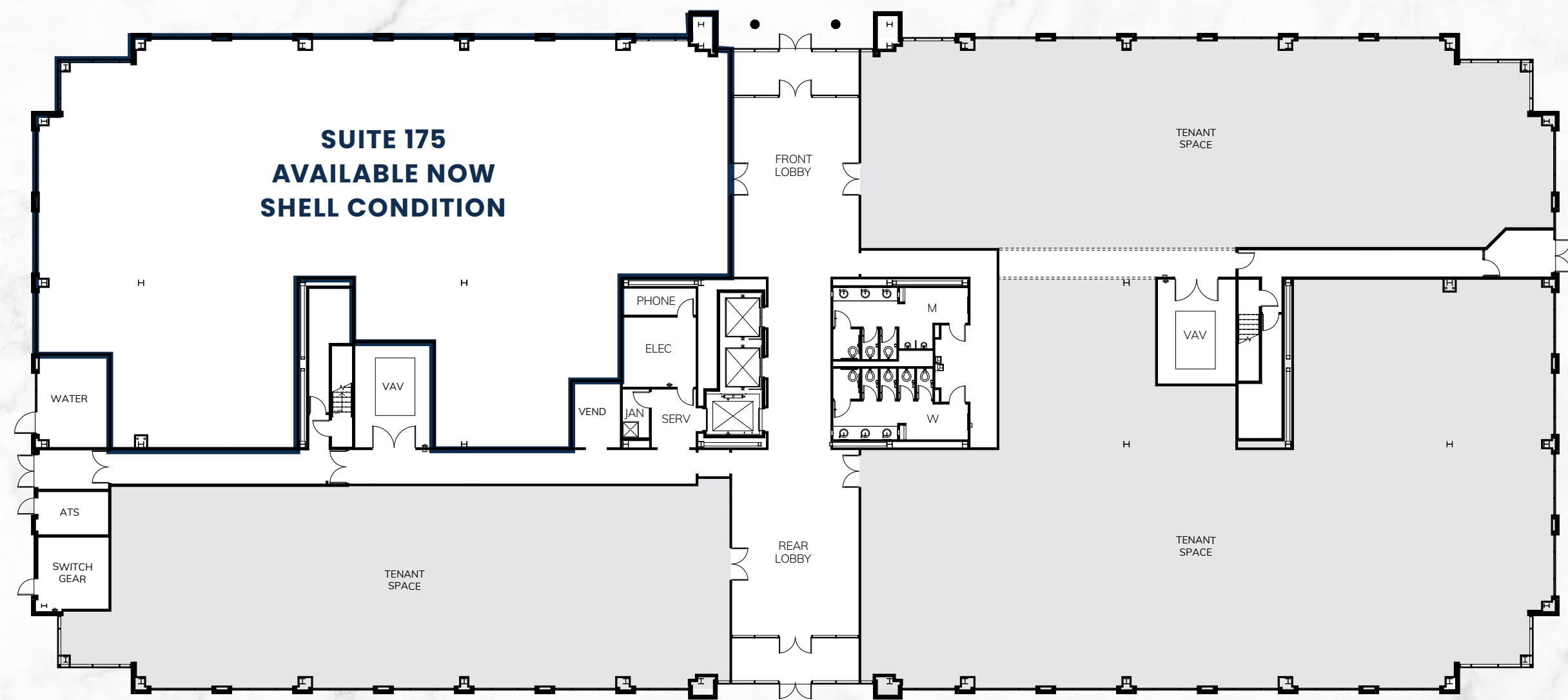


AVAILABILITY

Suite 175: 9,480 SF



Lobby access with excellent visibility



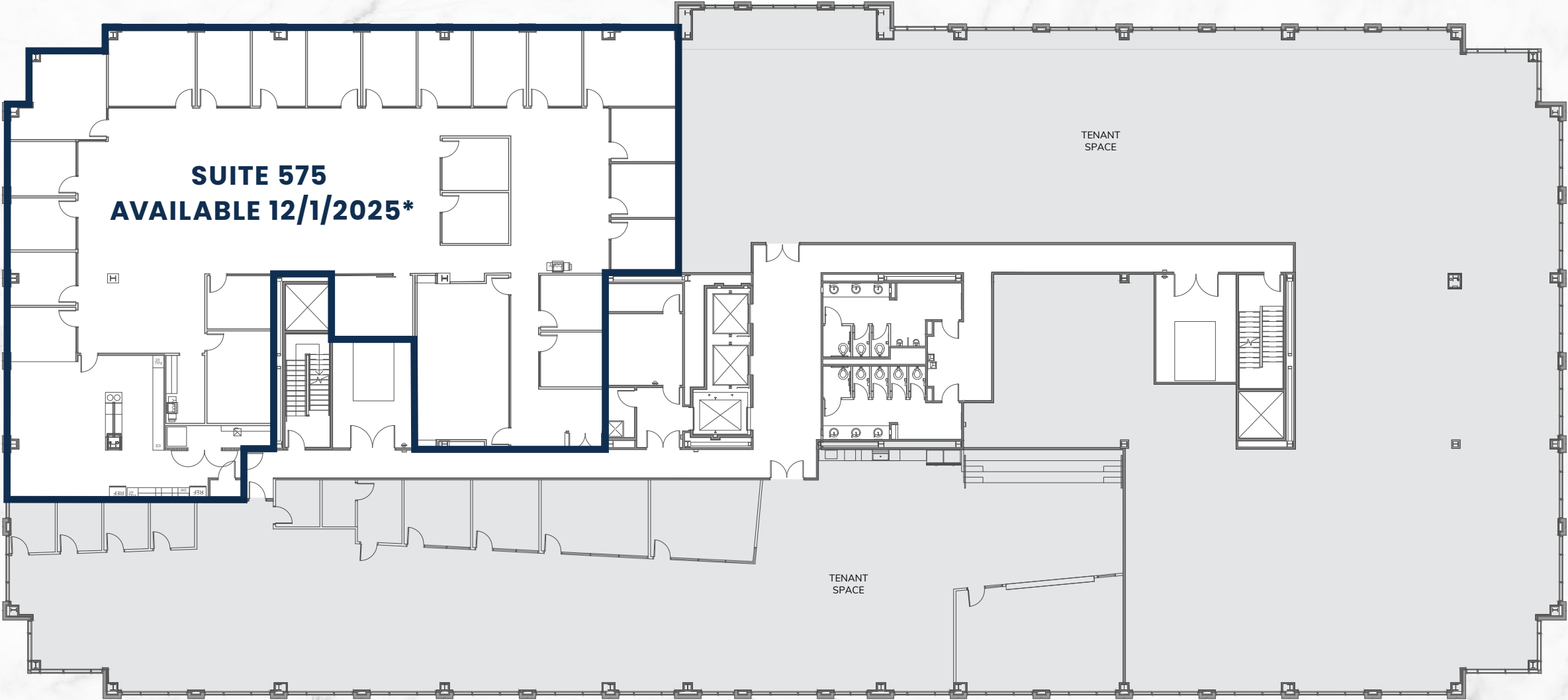


AVAILABILITY

*Suite 575: 9,941 SF*



Move-in Ready



*\*Suite 575 may be made available prior to the lease expiration date. Plug-and-play optionality also available.*



CONNECTED TO NATURE

*Trails, Parks, and  
Nearby Water Views*

Step outside Perimeter Six and onto over 1.5 miles of scenic greenway trails, seamlessly linking you to more than 7 miles of Perimeter Park's expansive trail network. Along the way, enjoy peaceful views of a nearby pond and access to walking and biking paths that offer a refreshing connection to nature. Whether you're out for a stroll, a ride, or a quiet moment by the water, it's all just steps away.

Perimeter  
SIX

Perimeter SIX



ACCESS

*Connected  
From Every  
Direction*

  
**RDU Airport**  
(6 MINUTE DRIVE | ±190 FLIGHTS  
DAILY | ±80 DIRECT DESTINATIONS)

**RALEIGH**

**TO NORTH RALEIGH  
& WAKE FOREST**

**TO RTP & DURHAM**

**Perimeter**  
SIX

**Perimeter**  
SIX

**Perimeter** SIX

**I-40  
EXIT 284**

**ACCESS TO/FROM I-40**

**AIRPORT BLVD.**

**CARRINGTON MILL BLVD.**

**SYNG ST.**

**ACCESS TO/FROM I-540**

**N**





NEARBY AMENITIES

Work Here.  
Eat There.  
Fly Anywhere.





WHY RALEIGH-DURHAM

*The Triangle: The Southeast's Innovation Powerhouse*

Welcome to The Triangle - Raleigh, Durham, and Chapel Hill - where innovation meets lifestyle. This powerhouse region is drawing waves of new residents, businesses, and investors with its unbeatable combo of affordability, talent, and vibrant quality of life.

*Outperforming Demographics  
(within a 1-mile radius of Perimeter Six)*

12.40%

2020-2024 Annual  
Population Growth Rate  
(NC: 1.04% / US: 0.49%)

33.2

2024 Median Age  
(NC: 39.8 / US: 39.3)

\$642,291

2024 Average Home Value  
(NC: \$377,167 / US: \$459,105)

61.8%

Bachelor's Degree or Higher  
(NC: 37.1% / US: 36.8%)

\$114,867

2024 Average Household Income  
(NC: \$101,441 / US: \$113,185)





WHY RALEIGH-DURHAM

*The Triangle's Talent Engine*

With over 86,000 students enrolled across three Tier 1 research universities, the Triangle fuels a deep, diverse, and highly educated talent pipeline for the region's top employers.

**NC STATE**  
**UNIVERSITY**



**Duke**  
UNIVERSITY

**27K**  
Undergraduate  
Students

**21K**  
Undergraduate  
Students

**6K**  
Undergraduate  
Students

**10K**  
Graduate  
Students

**12K**  
Graduate  
Students

**10K**  
Graduate  
Students

**#26**  
Top Public  
School in the U.S.  
(U.S. News &  
World Report, 2025)

**#5**  
Top Public School  
in the U.S.  
(U.S. News &  
World Report, 2025)

**#6**  
National University  
(U.S. News &  
World Report, 2025)





*A National Leader in Life  
Sciences and Tech*

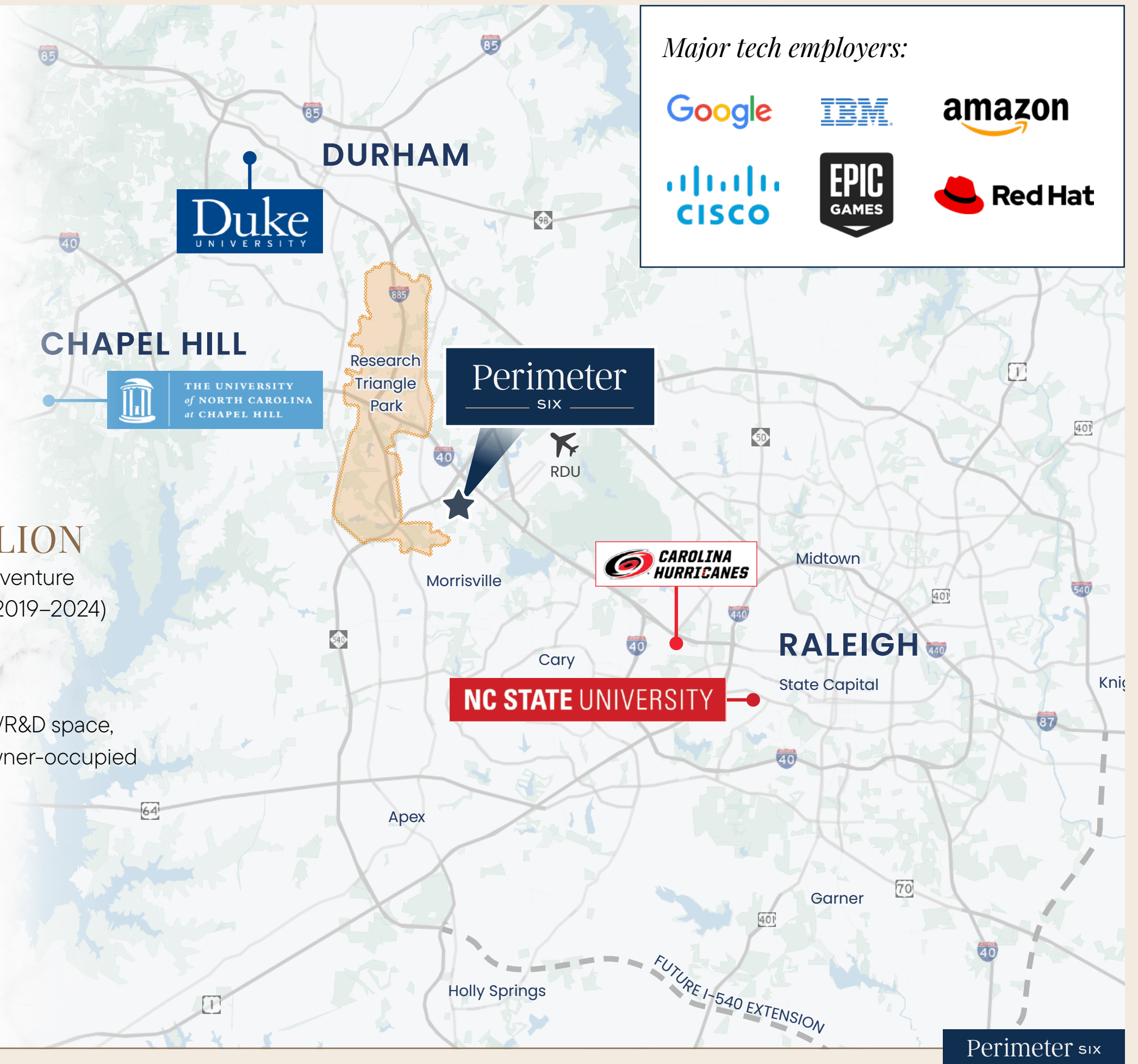


13,000+  
Employed in life sciences R&D  
roles — 10th highest in the U.S.



40,000+  
employed in the life sciences industry  
(4.5% of total employment - 3x the U.S. average)

**9.5M SF**  
Of leasable lab/R&D space,  
plus 1.6M SF owner-occupied







# Perimeter

## SIX

For more information, please contact:

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