

OFFICE SPACE FOR LEASE

527 Keisler Drive
Cary, NC 27518
SUITE 201



Space Available: +/- 544sf

Rental Rate: \$28.57/sf = \$1,295.00/Month Modified Gross + Tenant pays Electricity, Phone/Internet, Interior Pest Control, Janitorial, and HVAC Service Agreement.

Lease Term: 3 years with 3% annual increases

Space Highlights:

Beautifully maintained ground-floor office suite. Professional layout ideal for a variety of business uses. The space features a welcoming reception area, two private offices, a kitchenette, and a private restroom—designed to support productivity and comfort.

Property Details:

Western Wake Office Center, located in desirable Cary, NC, is a well-maintained office condo park with all brick exteriors, mature landscaping, and ample parking. Situated off Tryon Road and Kildare Farm Road in close proximity to WakeMed Cary. Multiple restaurants and shopping options in the nearby vicinity including Whole Foods, Panera Bread, Starbucks, Chick-fil-a, and more. Easy access to US 1, Hwy 64 and the I-440 beltline.



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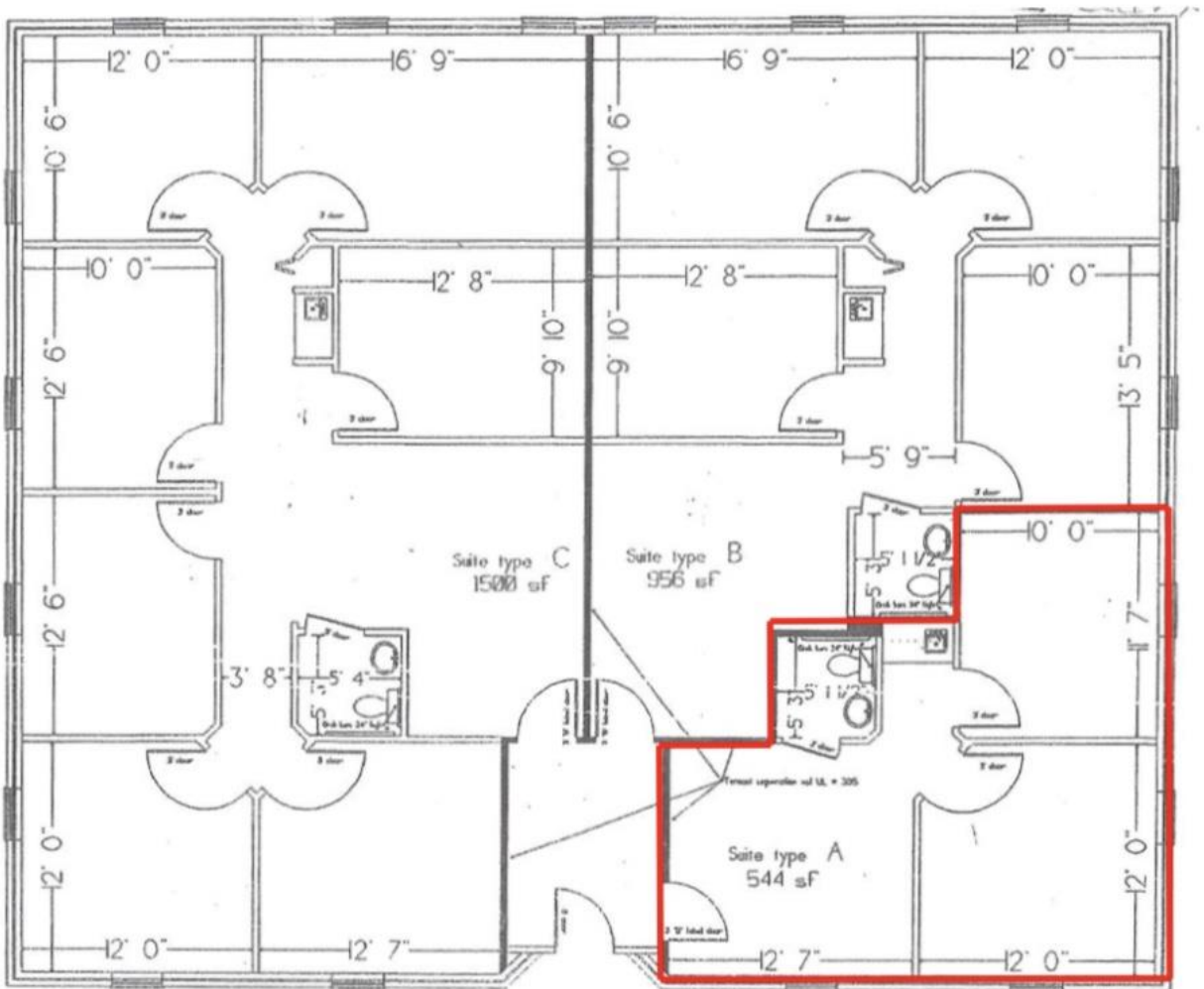
CHRISTINE BANNERMAN

115 S Saint Mary's St
Raleigh, NC 27603
Office - 919-828-4808

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FLOOR PLAN



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