

1300 Crescent Green

Cary, North Carolina

A rare 78,203 SF full building
opportunity in a prime location

CBRE

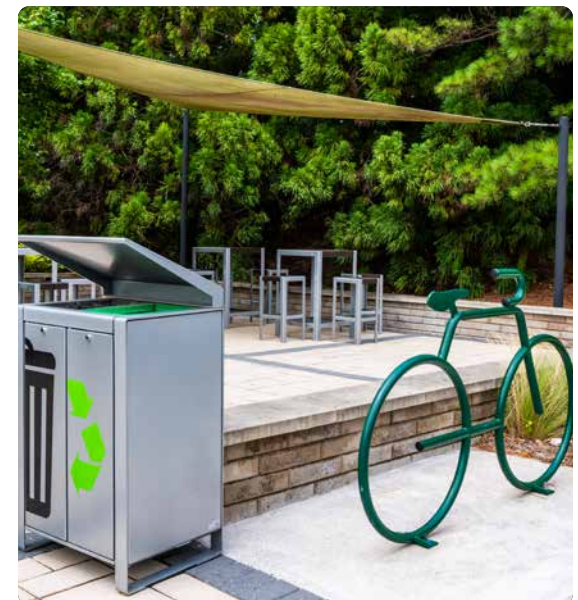
Property Overview



1300 Crescent Green is a two-story 78,203 SF full building available for lease.

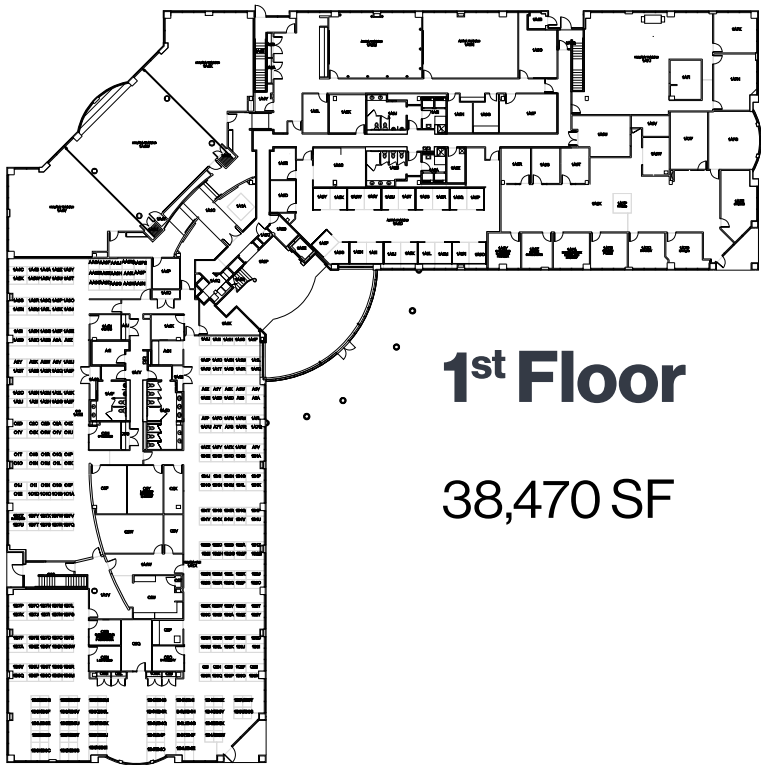
The opportunity exists to create a rare two building \pm 155,000 SF campus with 73,316 SF available at 1200 Crescent Green.

- Beautiful office park setting
- Showers on-site
- Competitive TI packages
- Ability to provide up to 6/1000 for surface and covered parking
- Nearby amenities include hotels, shopping, banking, restaurants and walking/biking trails
- Convenient Cary location with easy access to I-40, I-440 and the US 1 & US 64 interchange

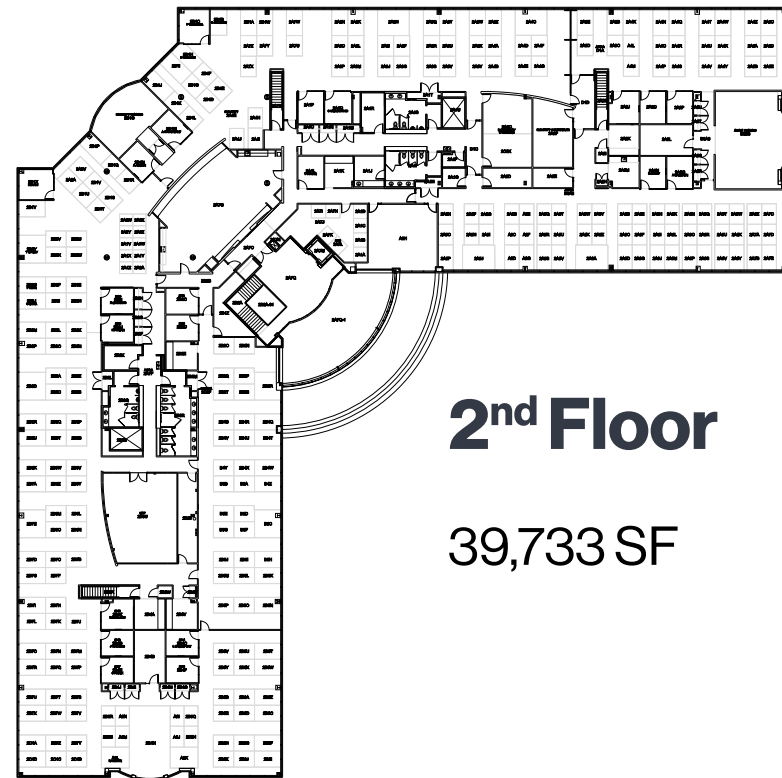


Floor Plans

FLOOR PLANS
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1st Floor
38,470 SF



2nd Floor
39,733 SF

FINISHED CEILING HEIGHT

- Standard tenant ceiling height is nine feet on the first floor and ten feet on the second floor

HVAC

- 5 carrier rooftop units, VAV and PIU units
- Siebe Microzone control energy management system

LIFE SAFETY

- 1/2" Reliable MDL G4 Concealed Pendant/ 155 degree sprinkler heads with white plates.
- Notifier AFP200 Fire Panel

EMERGENCY POWER SYSTEMS

- 1300 Crescent Green has a 1,000 kW generator

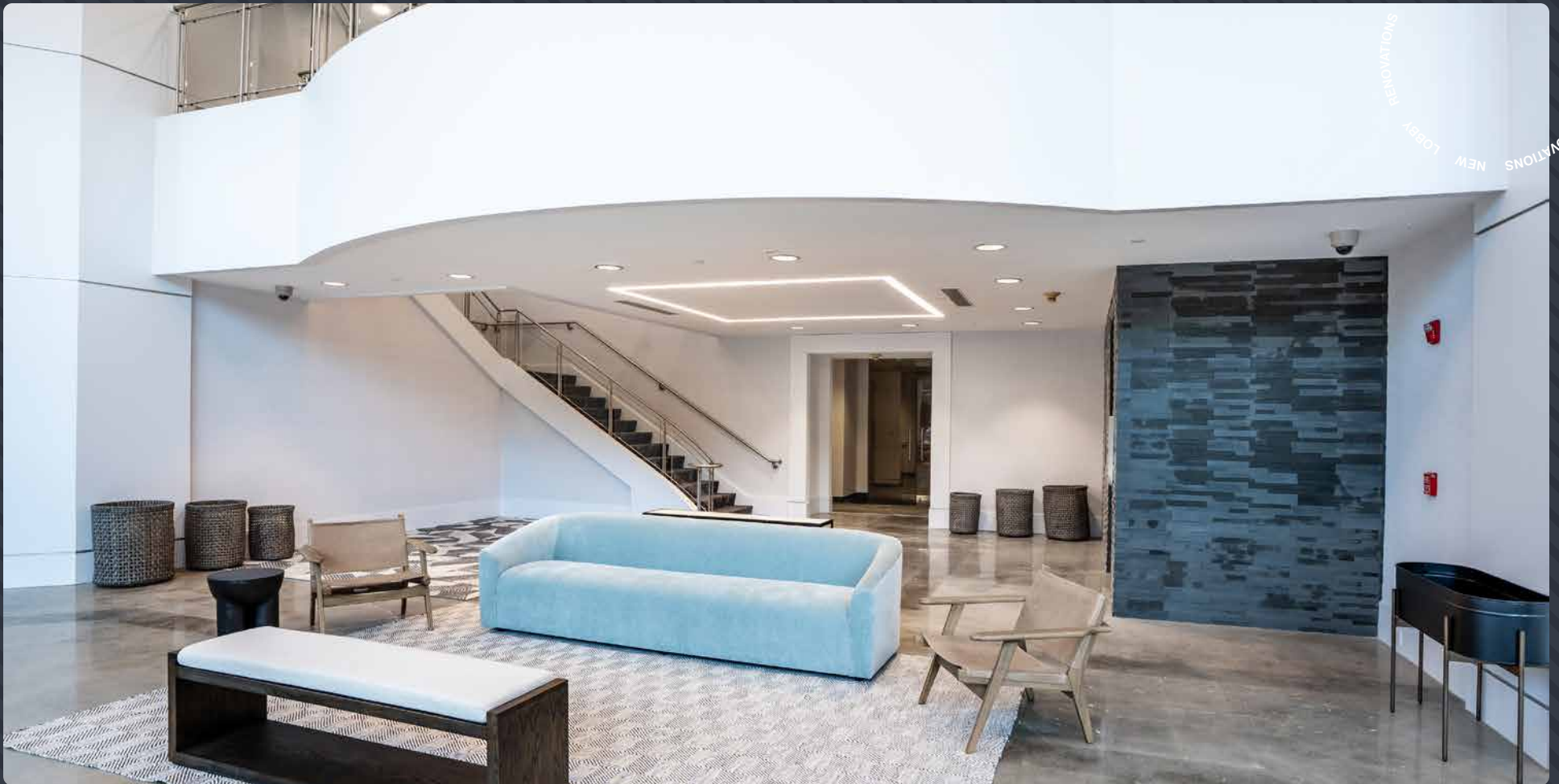
SECURITY

- A card access system is utilized for after-hours access to the building as well as security cameras in place throughout

PARKING

- The parking lot consists of approximately 317 surface spaces. (In addition, the parking garage that services both buildings consists of 371 spaces.)

Lobby Renovations



NEW LOBBY RENOVATIONS

Aerial

RDU AIRPORT
15 minute drive

DISTANCE TO MAJOR HIGHWAYS	
US 64/US 1	1 Mile
I-40	4 Miles
I-440	4 Miles
I-540	6 Miles

Prime Cary Location with Walkable Amenities



LUCKY 32
SOUTHERN KITCHEN



WAVERLY PLACE
200K SF Retail Center

CRESCENT COMMONS
265K SF Retail Center

1300
CRESCENT GREEN

Crescent Green
Parking Deck

1100 Crescent Green

1200 Crescent Green



1300 Crescent Green

CONTACTS

John Brewer

Executive Vice President

+1 919 831 8214

john.brewer@cbre.com

Hastings Jones

Vice President

+1 919 831 8219

hastings.jones@cbre.com

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