

# OFFICE FOR LEASE 404 E CHATHAM ST Cary, NC 27511



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# PROPERTY SUMMARY

404 E Chatham Street offers professional office space in the heart of Downtown Cary. Suite D, located on the second floor, features 1,109 RSF and provides a functional layout with windows in each office, allowing for abundant natural light. The property includes both first and second floor spaces with separate entrances, offering flexibility and privacy for tenants. On-site parking is available for employees and visitors.

## LOCATION DESCRIPTION

Situated along E Chatham Street in Downtown Cary, this property benefits from strong visibility and accessibility, with traffic counts of approximately 7,800 vehicles per day. The location provides walkable access to Downtown Cary's growing mix of restaurants, coffee shops, retail, and community amenities. Convenient access to major thoroughfares makes commuting easy for both employees and clients.

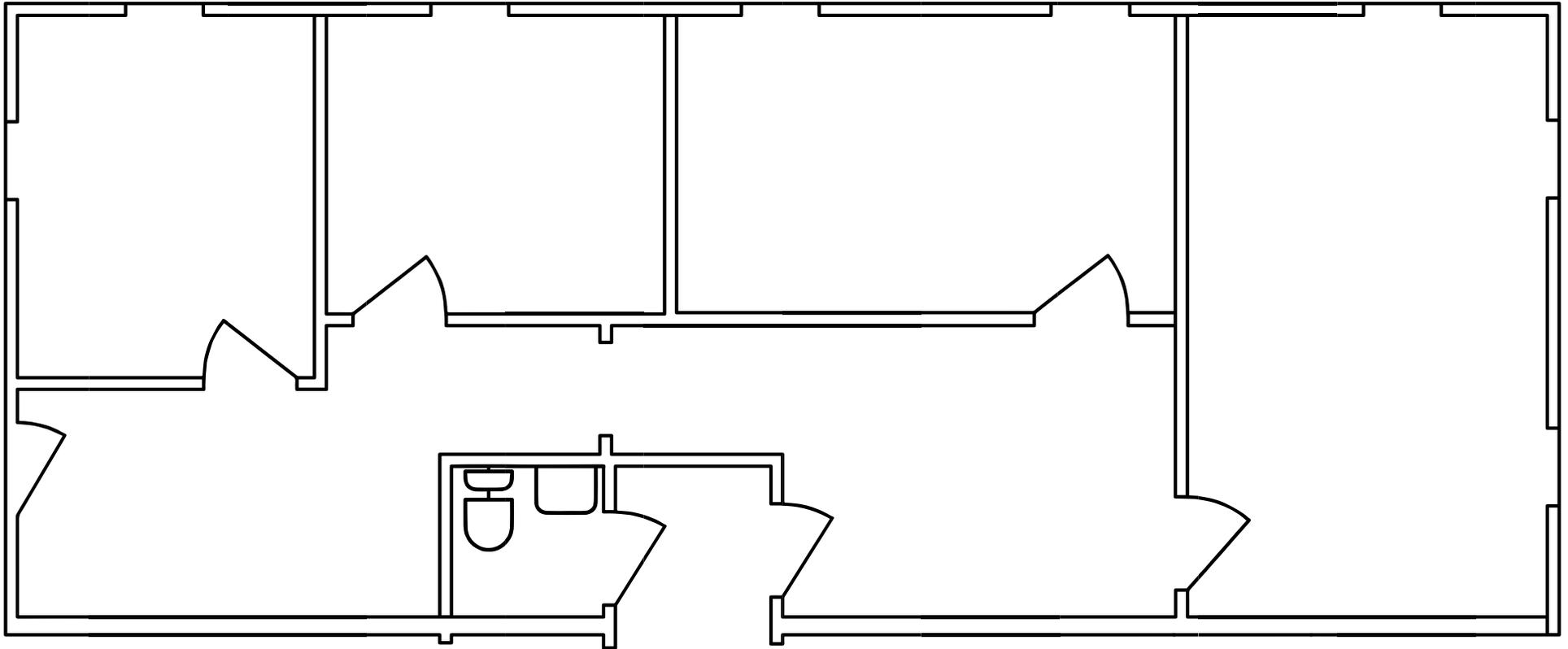
## HIGHLIGHTS

- » 1,109 RSF available (Suite D - 2nd Floor)
- » Windows in each office providing natural light
- » First and second floor spaces with separate entrances
- » On-site parking available
- » Walkable to Downtown Cary amenities
- » 7,800 VPD on E Chatham Street
- » LEASE RATE: \$2,126/month, Full Service



# FLOOR PLAN

2ND FLOOR  
SUITE D - 1,109 SF



The floor plan provided herewith is intended for illustrative purposes only and may not be entirely accurate or to scale.

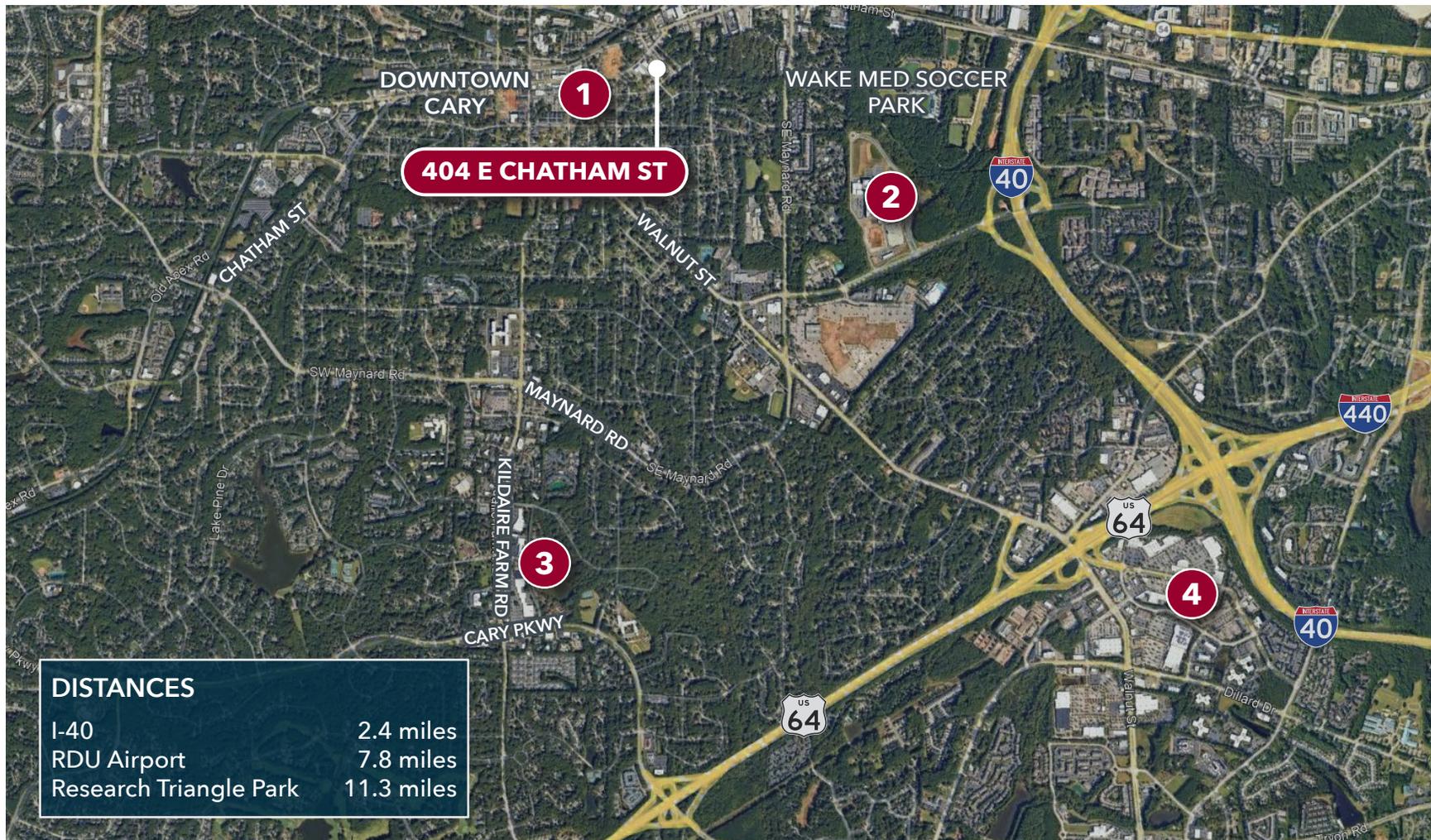
OFFICE FOR LEASE | 404 E CHATHAM ST | CARY, NC 27511

# PHOTOS



OFFICE FOR LEASE | 404 E CHATHAM ST | CARY, NC 27511

# AREA OVERVIEW



- 1 DOWNTOWN CARY**  
 La Farm Bakery  
 The Mayton Inn  
 Downtown Cary Park  
 Scratch Kitchen & Taproom  
 Bond Brothers Beer Co.  
 Di Fara Pizza Tavern  
 Hank's Downtown Dive  
 MC Cuisines  
 Cary Regional Library  
 Cary Art Center

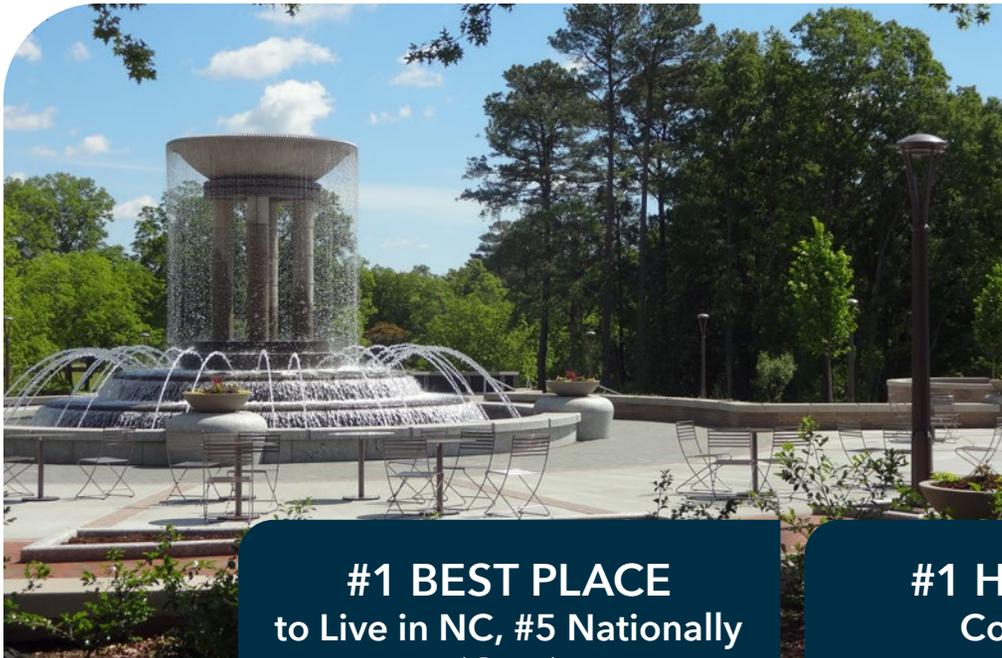
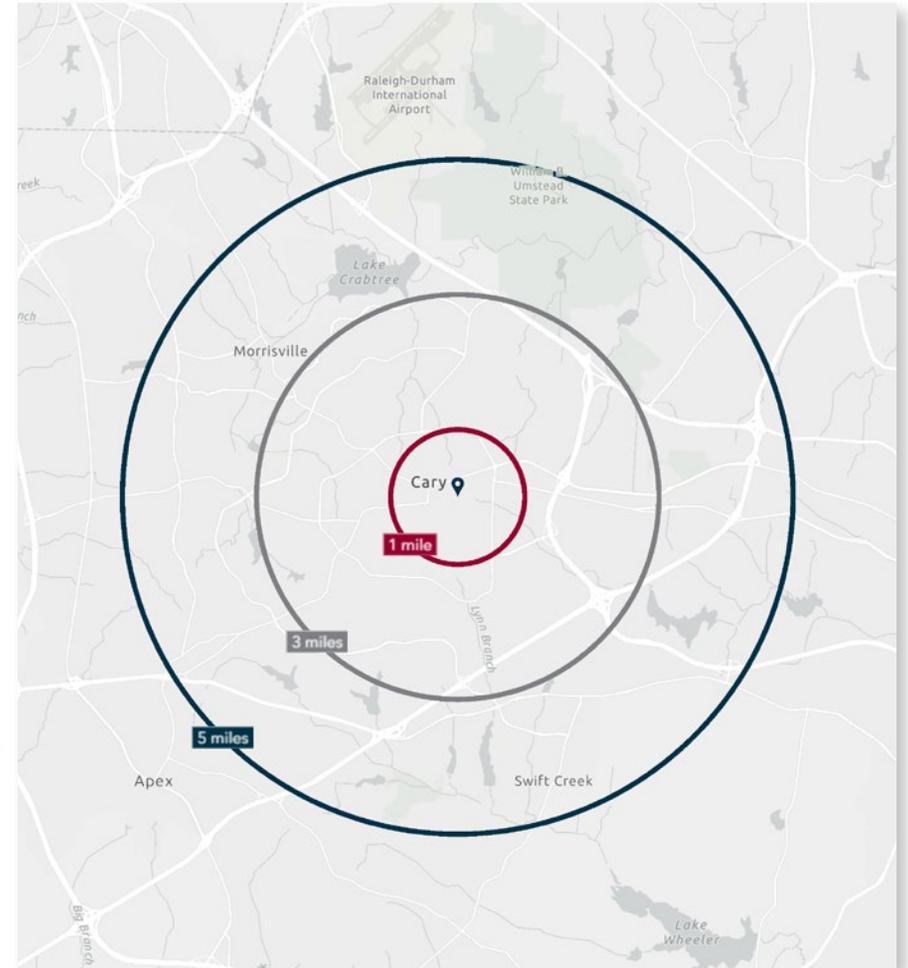
- 2 FENTON (1.6 MI)**  
 Pottery Barn  
 Williams  
 Sonoma  
 Sports & Social  
 lululemon  
 Sephora  
 Arhaus  
 M Sushi  
 Dram & Draught

- 3 KILDAIRE FARM ROAD (2.5 MI)**  
 Trader Joe's  
 Staples  
 Aldi  
 Barnes & Noble  
 Starbucks  
 Chipotle  
 Goodberry's  
 Duck Donuts  
 McDonald's  
 The Butcher's Market

- 4 CROSSROADS PLAZA (3 MI)**  
 Target  
 Best Buy  
 Hobby Lobby  
 Dick's Sporting Goods  
 HomeGoods  
 Michaels  
 Chick-fil-a  
 Olive Garden  
 Home Depot  
 Lowe's  
 BJ's  
 PetSmart  
 CAVA  
 World Market  
 Starbucks  
 Noodles & Co  
 Chipotle  
 Autozone

# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population (2025)	12,586	82,923	189,592
Daytime Population	13,708	99,207	240,574
Average Home Value	\$471,820	\$541,471	\$605,879
Average Household Income	\$114,974	\$132,803	\$145,057
Median Age	35.0	36.7	36.4
Bachelor's Degree or Higher	45.7%	63.2%	68.0%



**#1 BEST PLACE**  
to Live in NC, #5 Nationally  
(Cary)

US News & World Report, 2025

**#1 HEALTHIEST**  
County in NC  
(Wake)

Microsoft Start, 2024

**#1 TOP PLACES**  
to Raise a Family  
(Cary)

Niche.com, 2025

**FOR LEASING INQUIRIES, CONTACT:**

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