

OFFICE SPACE FOR LEASE

1330 SE Maynard Rd
Cary, NC 27511
SUITE 102



Space Available: +/- 956sf

Rental Rate: \$21.50/sf = \$1,712.83 per Month Modified Gross + Tenant pays Electricity, Phone/Internet, Interior Pest Control, Janitorial, and HVAC Service Agreement.

Lease Term: 3 – 5 years with 3% annual increases

Space Highlights:

This well-maintained ground floor office suite offers a professional and functional layout, featuring a welcoming reception area, three private offices, a dedicated conference room, kitchenette, and private restroom. Recent upgrades include new HVAC system (2025), fresh paint and premium LVP flooring which create a polished, modern work environment.

Property Details:

Maynard Office Center is a professionally maintained office condominium park located in the highly desirable Cary, NC. Featuring classic all-brick exteriors, mature landscaping, and abundant on-site parking, the property offers a welcoming and professional setting for businesses of all sizes. Enjoy quick access to I-40, with Downtown Raleigh and RDU International Airport reachable within approximately 20 minutes.



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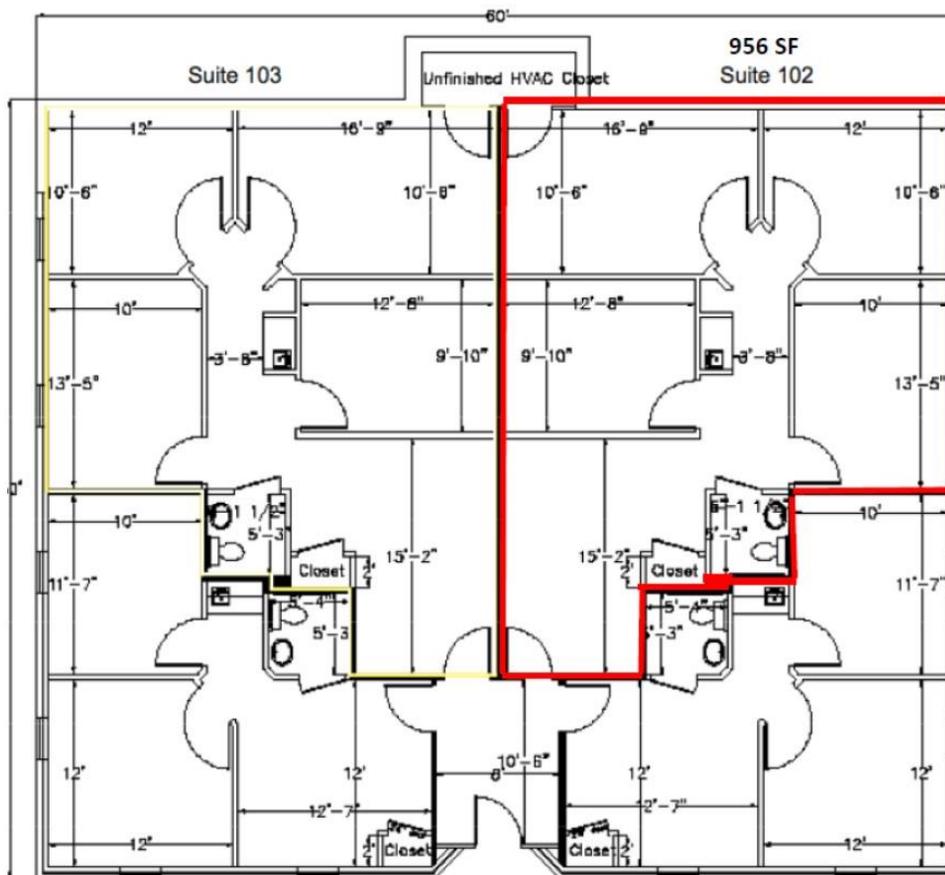
CHRISTINE BANNERMAN

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

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FLOOR PLAN



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