



1,078 SF OFFICE CONDOMINIUM UNIT | PRICE: \$340,000

OFFERING MEMORANDUM

107-C FOUNTAIN BROOK CIRCLE

CARY, NORTH CAROLINA 27511



PROPERTY OVERVIEW

FOR SALE

1,078 SF OFFICE CONDOMINIUM UNIT

INVESTMENT OPPORTUNITY

Alexy Realty Group LLC is pleased to present the exclusive offering of 107-C Fountain Brook Circle, a thoughtfully renovated office condominium located within The Courtyards Office Condominiums in the heart of Cary, North Carolina.

This ±1,078 square foot office condo offers a highly functional and flexible layout featuring two separately secured mini suites with keypad access, making it ideal for owner-users, investors, therapists, consultants, attorneys, wellness professionals, or small business operators seeking supplemental rental income.

Renovated in 2023, the property blends modern finishes with practical office functionality, including shared conference space, individual waiting areas, kitchenettes, and private offices with closing doors.

Located approximately one mile from both Downtown Cary and the rapidly expanding Fenton mixed-use district, the property benefits from exceptional accessibility, strong surrounding demographics, and continued economic growth within one of the Triangle's most desirable commercial corridors.

PROPERTY DETAILS

Property Address	107-C Fountain Brook Circle, Cary, NC 27511
Property Type	Office Condominium
Submarket	Cary
Building Size	±1,078 SF
Renovation Year	2023
Asking Price	\$340,000
Occupancy	Partially Leased
Current Lease Income	\$1,100/month
Lease Expiration	7/31/2026
Layout	Two Mini Suites + Shared Conference Room
Parking	Shared Office Condominium Parking
Ownership Structure	Condominium

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.



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INVESTMENT HIGHLIGHTS

- **Renovated Professional Office Space**
- **Modernized in 2023 with updated finishes, flooring, lighting, and contemporary design aesthetics throughout.**
- **Flexible Dual-Suite Configuration**
- **Efficiently divided into two private mini suites with keypad access, allowing for:**
 - Owner-user occupancy with supplemental income
 - Full investment leasing strategy
 - Multi-tenant office use
 - In-Place Income
- **Suite A currently leased through July 2026 at \$1,100/month, providing immediate cash flow.**
- **Highly Desirable Cary Location**
- **Positioned approximately one mile from:**
 - Downtown Cary Fenton Cary Greenway access
 - Major retail and dining destinations US-1 and I-40 connectivity
 - Strong Demographics & Economic Growth
- **Located within one of the Triangle's most affluent and rapidly growing submarkets with strong demand for boutique office and professional service space.**



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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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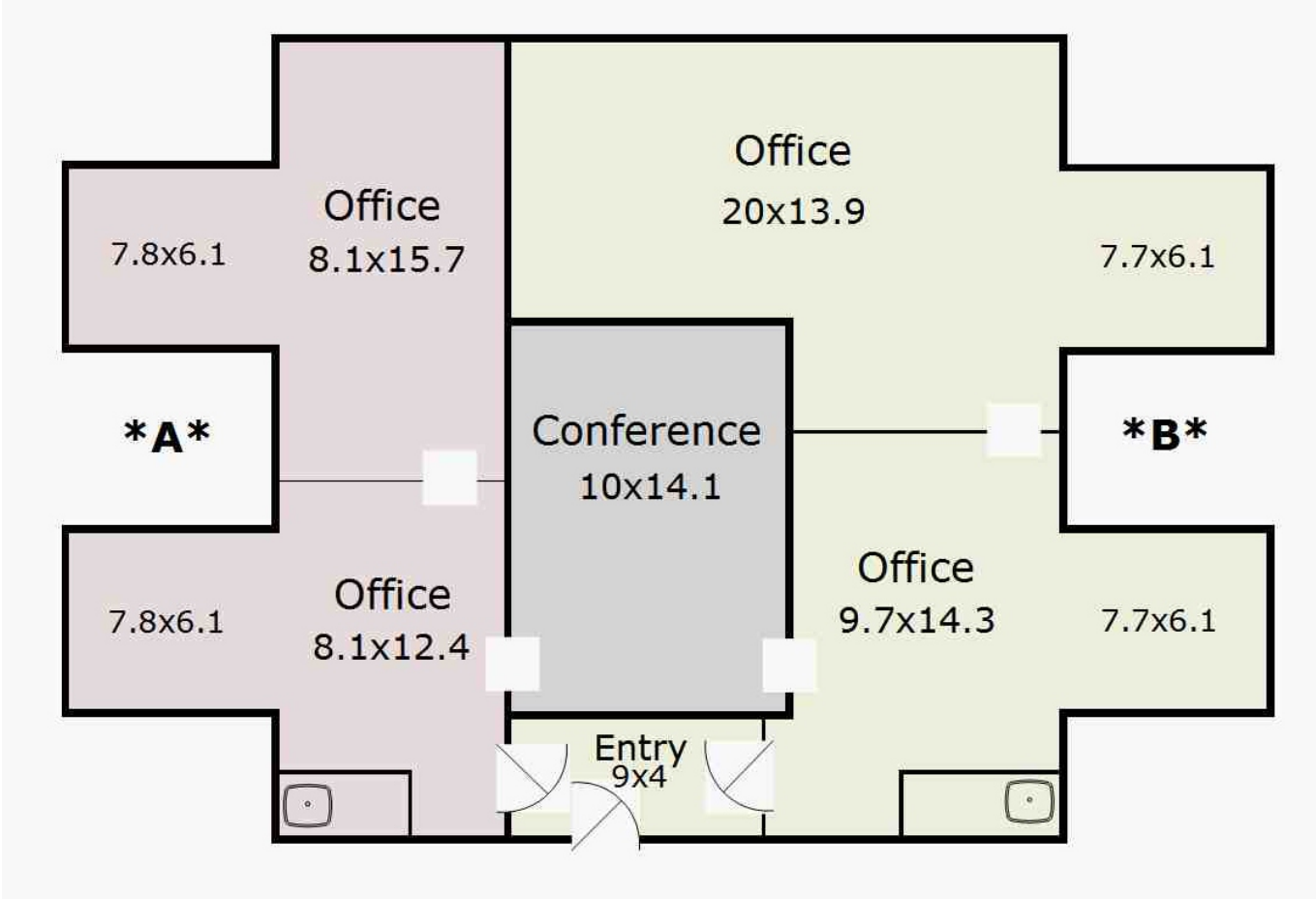
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FLOOR PLAN

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TOTAL Sketch by a la mode		Area Calculations Summary	
Living Area		Calculation Details	
Suite C - A	362.04 Sq ft	6.8 × 7.8 = 53.04	
		6.8 × 7.8 = 53.04	
		29.7 × 8.62 = 255.96	
Suite C - Conference Room	152.31 Sq ft	10.43 × 14.6 = 152.31	
Suite C - B	563.7 Sq ft	6.8 × 7.7 = 52.36	
		6.8 × 7.7 = 52.36	
		29.7 × 10.15 = 301.46	
		10.43 × 10.5 = 109.53	
		10.43 × 4.6 = 47.99	
Total Living Area (Rounded):	1078 Sq ft		

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AERIAL MAP

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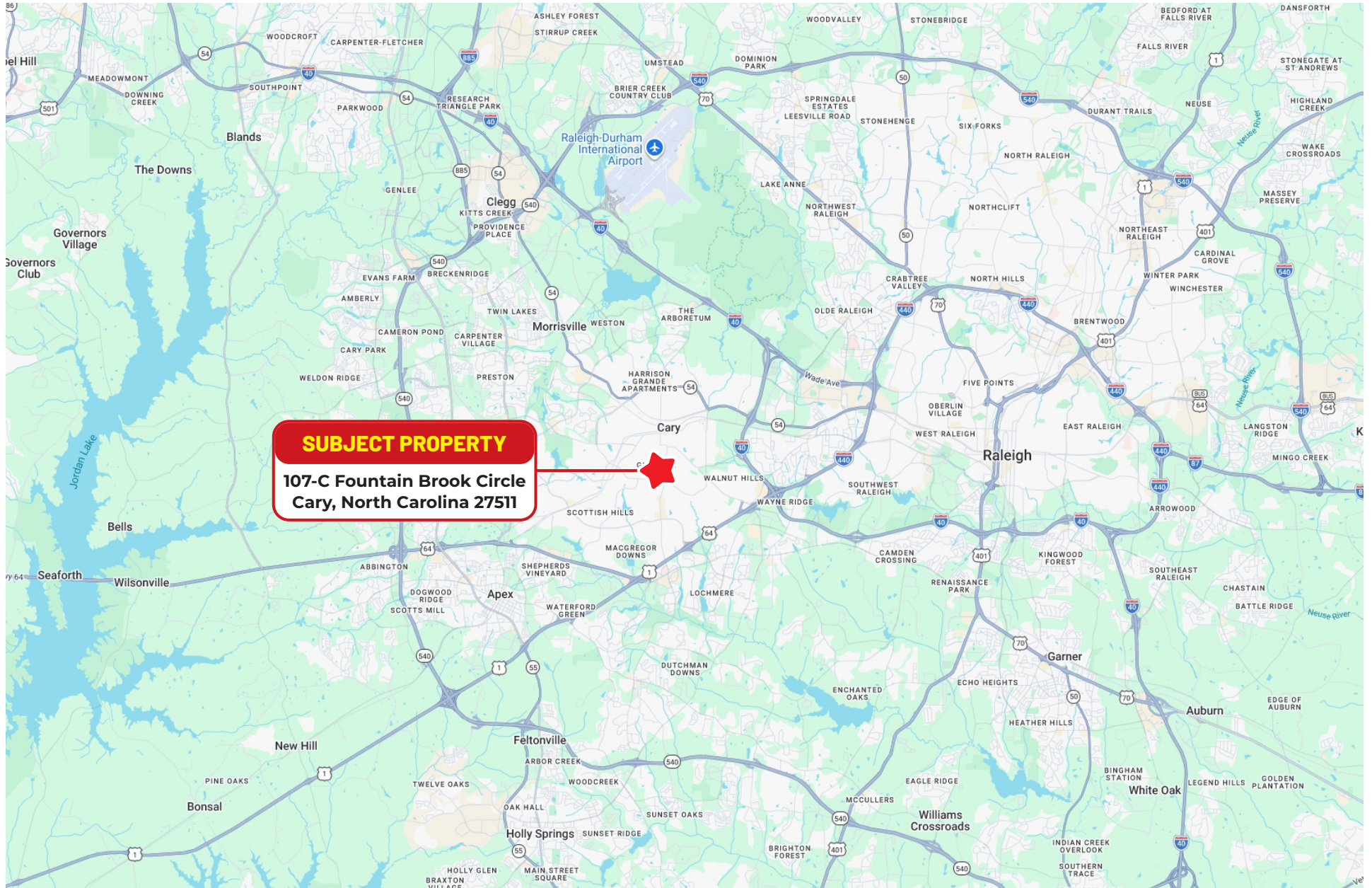
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THE LOCATION

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PRESENTED BY



TIFFANY ALEXY

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The founder of Alexy Realty Group, Tiffany Alexy grew up in Cary and has seen firsthand how the Triangle has grown. She attended UNC Chapel Hill for her Bachelors and NC State University for her Masters, which she obtained in 2014.

Tiffany got her start in real estate by investing in a property by NC State in 2011 and “house hacking” – living in one bedroom and renting out the other (in this case) 3 bedrooms. She was able to cover her expenses and then some, and soon saw how lucrative real estate could be.

She dove headfirst into real estate and hasn’t looked back since. She and her team have experience with property management, flipping homes, investing in rental property (she owns 8 rentals herself), private lending, and real estate development.

