



JORDAN

155 W. CHATHAM STREET

CLASS A OFFICE IN DOWNTOWN CARY



CHATHAM STREET
COMMERCIAL

LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

JORDAN

The Jordan is a new 80,548 SF office and retail development at the corner of West Chatham Street and South Harrison Avenue in Downtown Cary, now available for pre-leasing.

FEATURES

- » Now pre-leasing: Class A office with prime corner location
- » Direct access to I-40 from Harrison Avenue with no turns
- » Hybrid-timber construction
- » 60,347 RSF, three floors
- » Up to 20,165 RSF per floor
- » Lease Rate: Call broker for pricing
- » Tenant Improvement: \$50.00/RSF
- » More than two dozen restaurants & breweries in proximity
- » Frontage and signage on West Chatham Street



BRIAN FARMER, SIOR
bfarmer@lee-associates.com
O: 919.576.2503
C: 919.730.6584

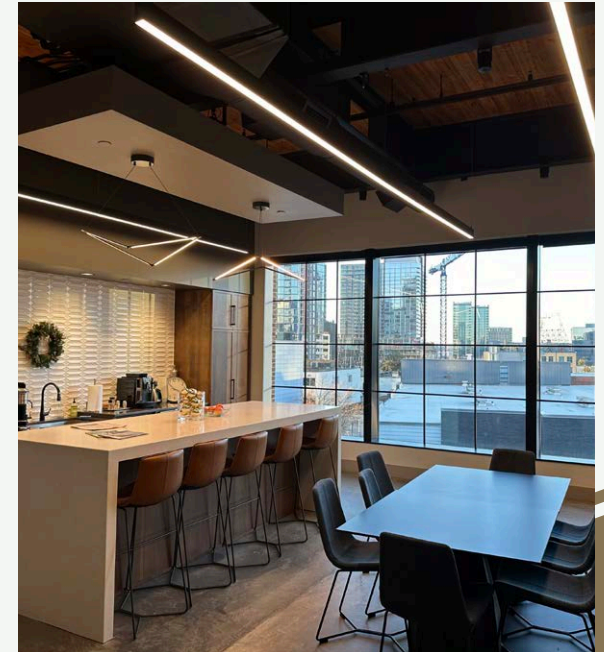
KARAH JENNINGS MCCONNELL
kjennings@lee-associates.com
O: 919.576.2502
C: 919.817.0705

MOSS WITHERS, SIOR, MBA
mwITHERS@lee-associates.com
O: 919.576.2501

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The Jordan features ground floor retail and three stories of office, with up to 20,165 SF of contiguous rentable space of office on each floor. The space will feature modern hybrid-timber construction. This is a prime opportunity for a business looking to locate in rapidly growing downtown Cary.

The overall project will include a multi-family building with 195 units and a 478-space parking deck.



AMENITIES AND CONVENIENCE IN A THRIVING SMALL DOWNTOWN SETTING.

More than 20 restaurants, cafes, breweries, and bakeries within two blocks of the building.

Easy access to I-40 from Harrison Avenue, with no turns required.

Downtown Cary Park is under construction nearby. The seven-acre Park will feature a performance pavilion, garden, gathering spaces, and interactive water features.

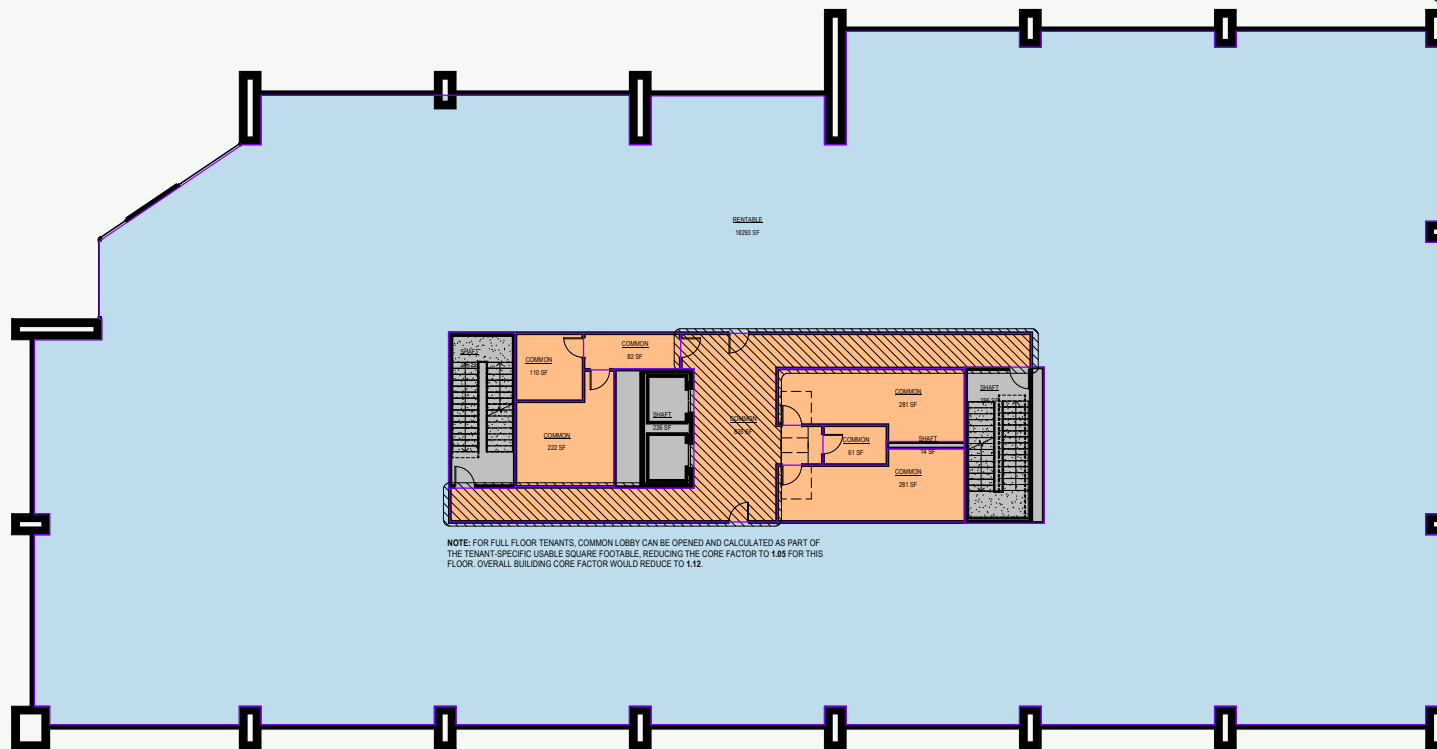
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C: 919.730.6584

KARAH JENNINGS MCCONNELL
kjennings@lee-associates.com
O: 919.576.2502
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MOSS WITHERS, SIOR, MBA
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O: 919.576.2501

20,165 RSF

S HARRISON AVE



NOTE: FOR FULL FLOOR TENANTS, COMMON LOBBY CAN BE OPENED AND CALCULATED AS PART OF THE TENANT-SPECIFIC USABLE SQUARE FOOTAGE, REDUCING THE CORE FACTOR TO 1.05 FOR THIS FLOOR. OVERALL BUILDING CORE FACTOR WOULD REDUCE TO 1.12.



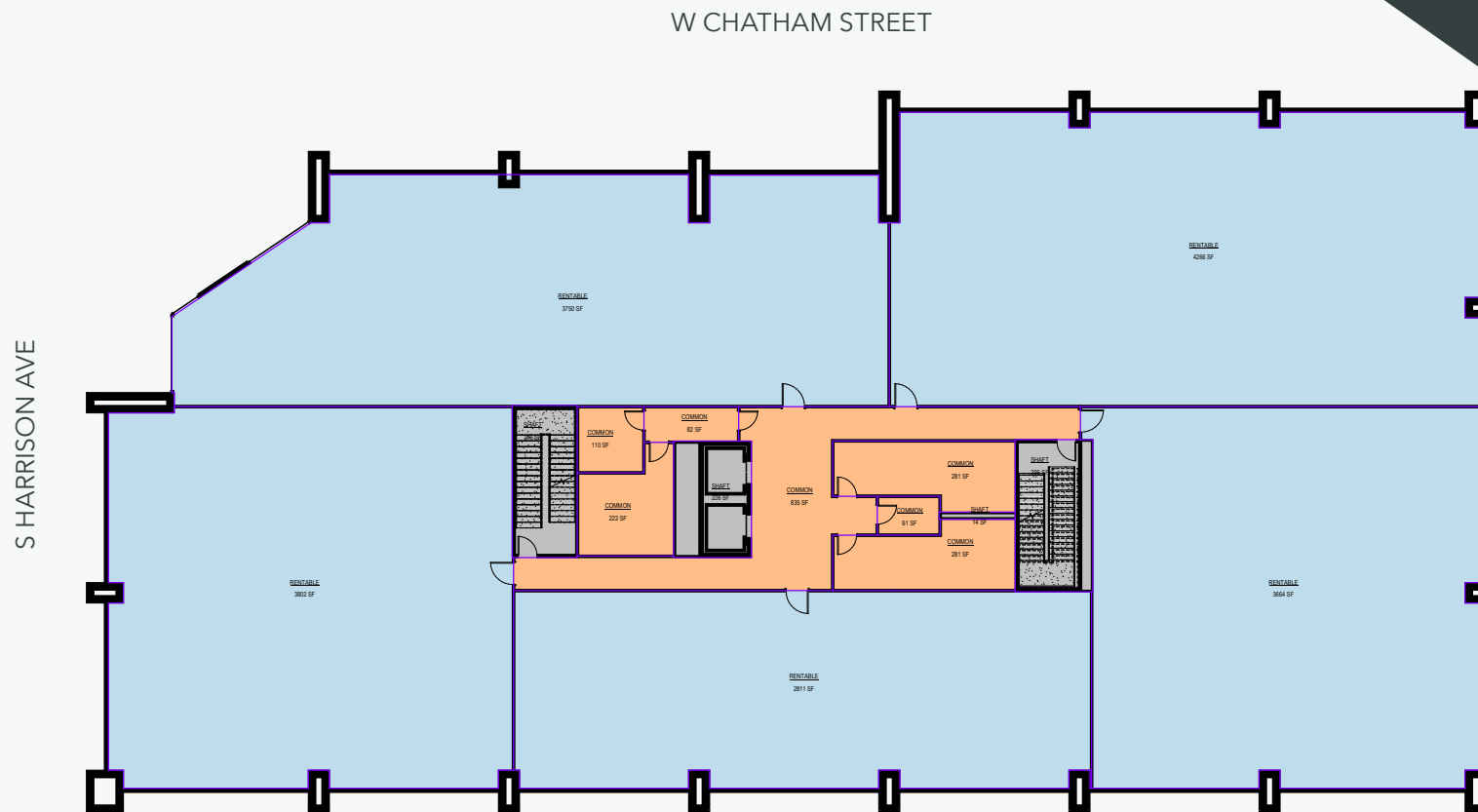
MOSS WITHERS, SIOR, MBA
mwITHERS@lee-associates.com
O: 919.576.2501



JORDAN

THIRD FLOOR

20,165 RSF



BRIAN FARMER, SIOR
bfarmer@lee-associates.com
O: 919.576.2503
C: 919.730.6584

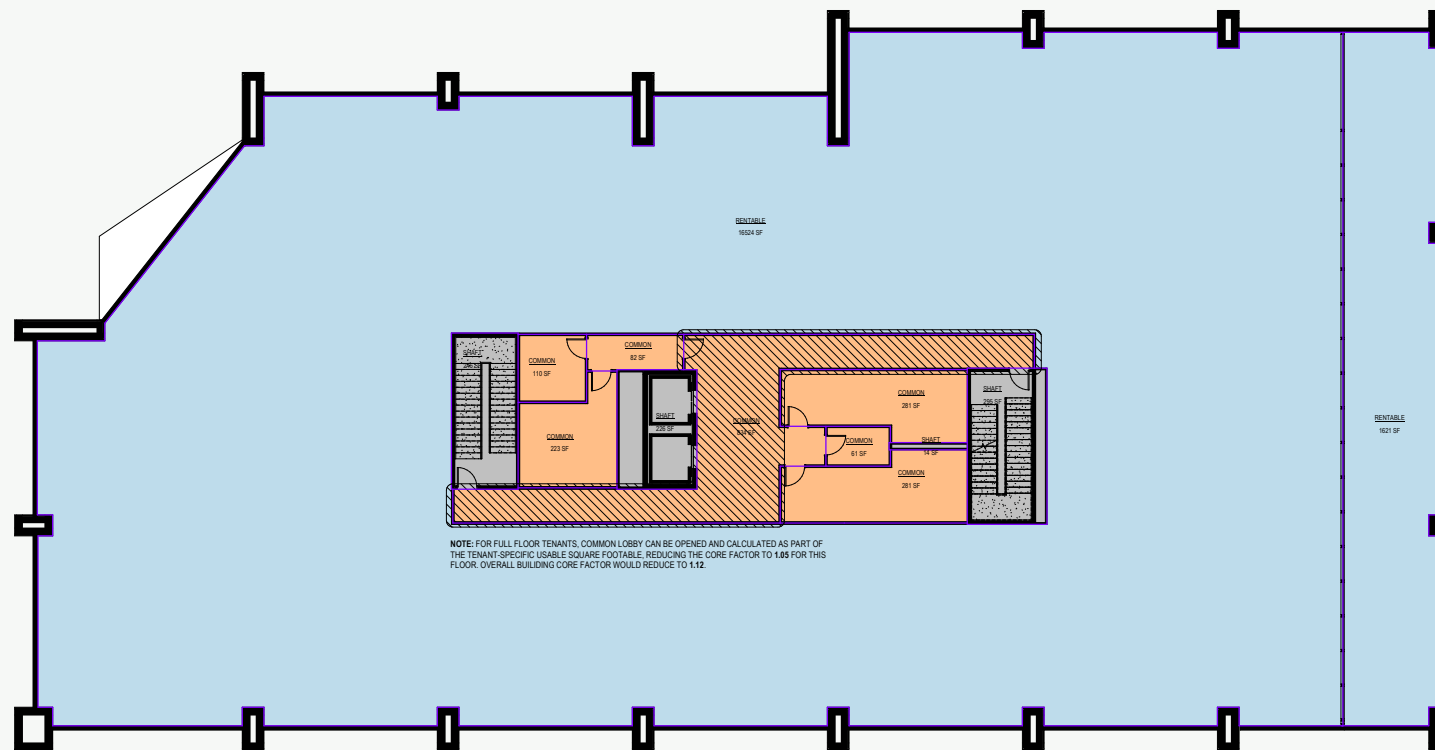
KARAH JENNINGS MCCONNELL
kjennings@lee-associates.com
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JORDAN

18,145 RSF

S HARRISON AVE



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MOSS WITHERS, SIOR, MBA
mwITHERS@lee-associates.com
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SITE PLAN



BRIAN FARMER, SIOR
bfarmer@lee-associates.com
O: 919.576.2503
C: 919.730.6584

KARAH JENNINGS MCCONNELL
kjennings@lee-associates.com
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C: 919.817.0705

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14,000 VPD

Chapel Hill Rd

21,000 VPD

Harrison Ave

Academy St

Town Hall

Chamber of Commerce

Cary Depot

15,500 VPD

Proposed
Downtown
Multi-Modal
Center

Proposed
Mixed-Use
Redevelopment



JORDAN

- Restaurants/Cafes
- Breweries/Bars
- Retail
- Recreation/Fitness
- Entertainment & Venues

Kildaire Farm Rd

Walnut St

CARY

NORTH CAROLINA

Cary is a thriving community in the heart of the Research Triangle region of North Carolina, a highly desirable location for people and businesses.

Since 1990, the population has surged from 45,000 to more than 171,000 people. New residents are met with a strong economy, top-notch education, a charming downtown, beautiful parks and outdoor spaces, and a welcoming community.

Robust transportation infrastructure puts Cary within a 10-minute drive of the Research Triangle Park, Raleigh-Durham International Airport, and other major employment centers.

With three top-ranked research universities nearby, innovation, technology, and creativity are ingrained within Cary. It's exceptional quality of life and opportunities for business make Cary a magnet for new investment.

NO. 1
**RECESSION-RESISTANT
CITY IN NC**
(SMARTASSET, 2020)

NO. 2
**BEST PLACES TO LIVE
IN AMERICA**
(RALEIGH-DURHAM, US NEWS, 2021)

67.8%
**POPULATION WITH
BACHELOR'S DEGREE
OR HIGHER**



THE RESEARCH TRIANGLE REGION
comprises the Raleigh-Durham-Chapel Hill CSA and has more than two million residents. The region is home to some of the fastest growing companies in the world. Innovation, education and a culture of collaboration are key drivers of the area's success.

NO. 1
**OVERALL REAL
ESTATE PROSPECTS**
(RALEIGH MSA - ULI, 2021)

NO. 2
**QUALITY OF LIFE
INDEX**
(RALEIGH MSA - NUMBEO)

NO. 2
**BEST PLACE TO LIVE
IN THE U.S.**
(RALEIGH-DURHAM)



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FOR LEASING INQUIRIES, CONTACT:

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100 WALNUT STREET | CARY, NC 27511 | 919.576.2500 | LEERALEIGH.COM