

1140 KILDAIRE FARM RD

SUITE 307
CARY, NC 27511



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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
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PROPERTY OVERVIEW

**LEASE RATE:
CALL
BROKER**

**SPACE SIZE:
SUITE 307,
±2,100 SF**

AVAILABILITY

- Suite 307: ±2,100 SF
3rd Floor office suite with a mix of private offices and open work space, break area, and IT closet
Previously occupied by a law firm
- Lease rate: Contact Broker

LOCATION

- Located on Kildaire Farm Road between SE Maynard Road and Cary Parkway, Minutes to Downtown Cary
- Surrounded by a strong mix of medical, office, and retail users with convenient access to US-1, I-40, and the greater Cary and Triangle region

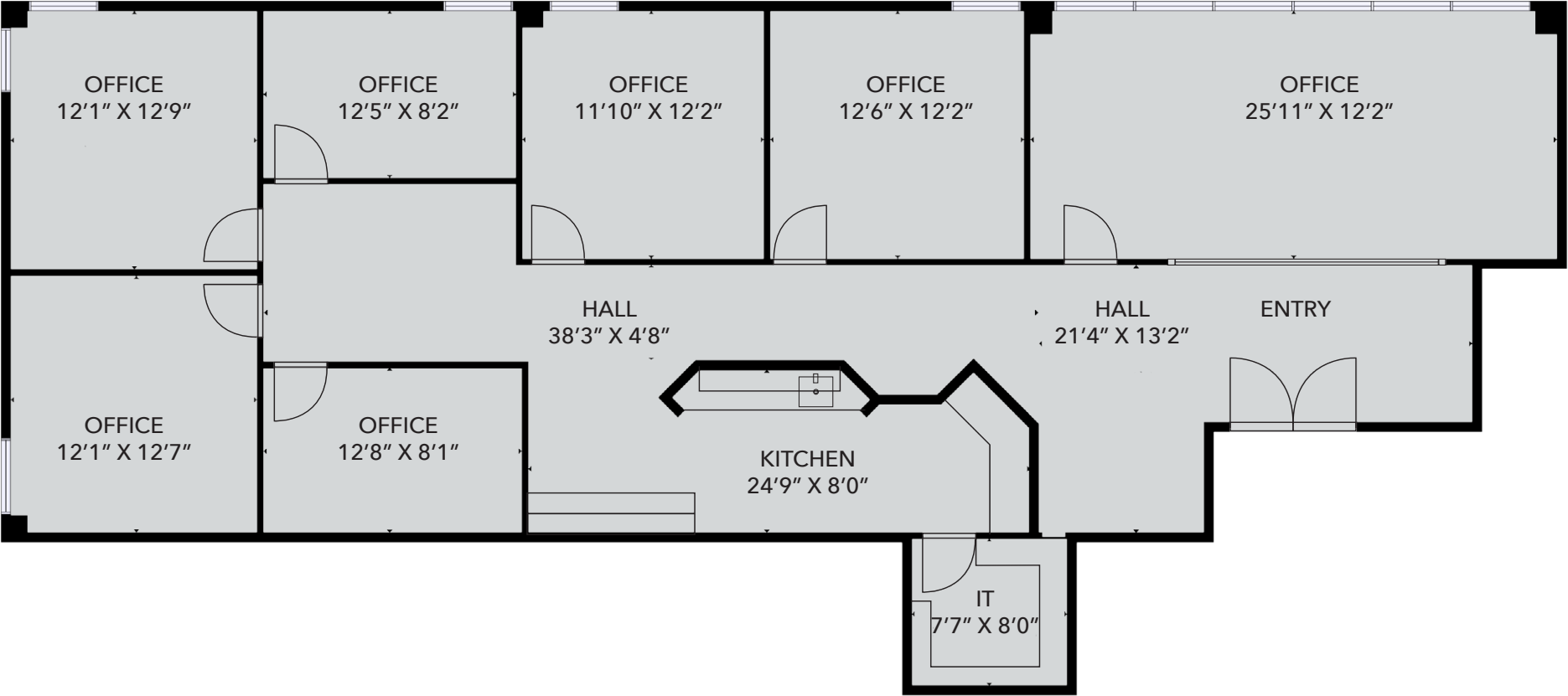
PROPERTY DESCRIPTION

- Well-maintained, 26,685 SF multi-tenant building
- Ideal for legal, financial, or professional service firms
- Elevator-served building
- High-visibility location on Kildaire Farm Road
- Ample surface parking
- Central Cary location near US-1, I-40, and Downtown Cary



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FLOOR PLANS



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DEMOGRAPHICS

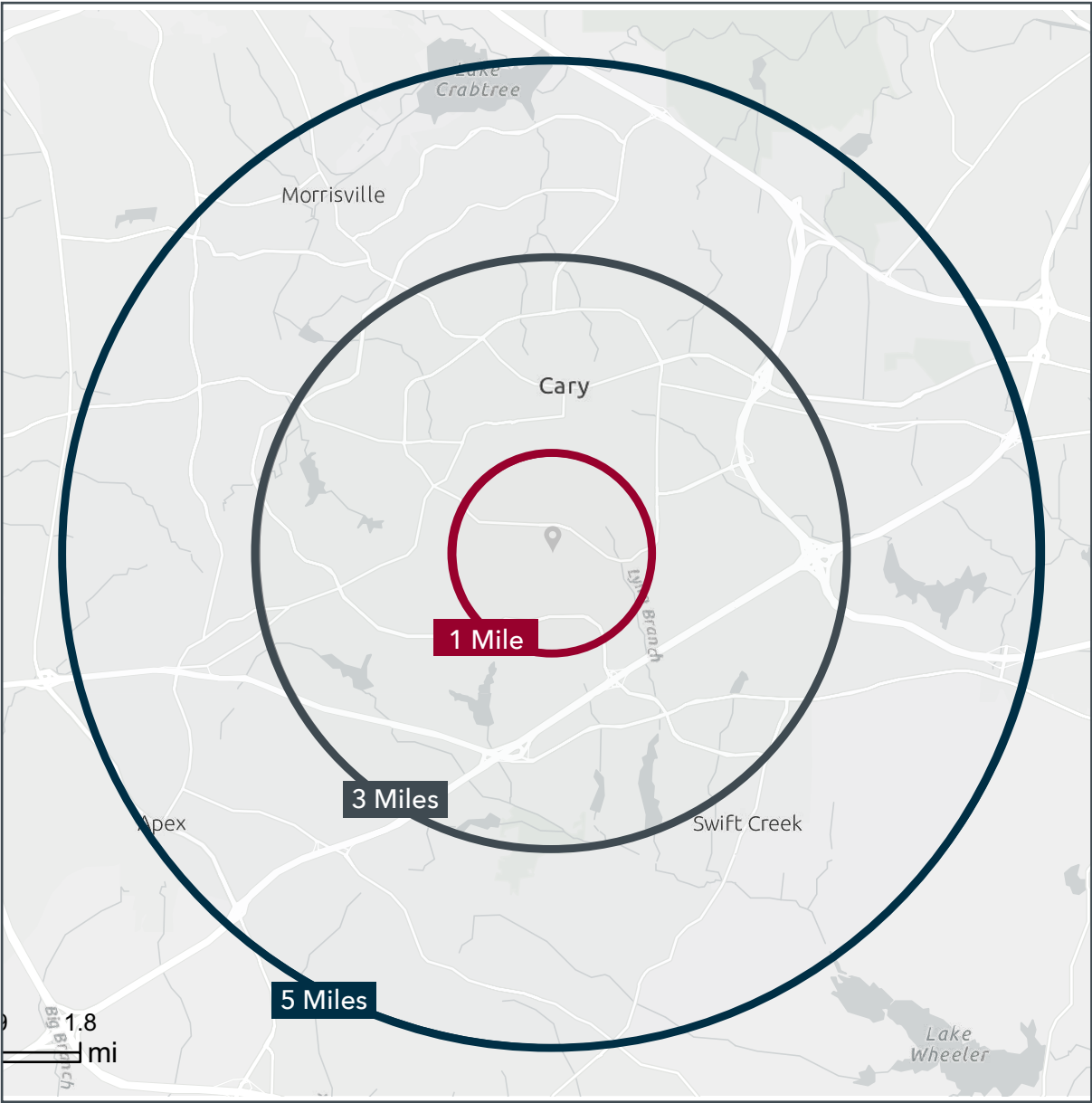
	1 Mile	3 Miles	5 Miles
Population	10,567	82,183	190,726
Average HH Income	\$131,184	\$141,707	\$153,401
No. of Businesses	853	5,114	9,654
No. of Employes	6,678	54,311	105,772
Daytime Population	13,640	105,439	219,816

Source: ESRI 2025

TRAFFIC COUNTS

22,000 VPD on Kildaire Farm Road
25,000 VPD ON SW Cary Parkway

Source: NC DOT 2023

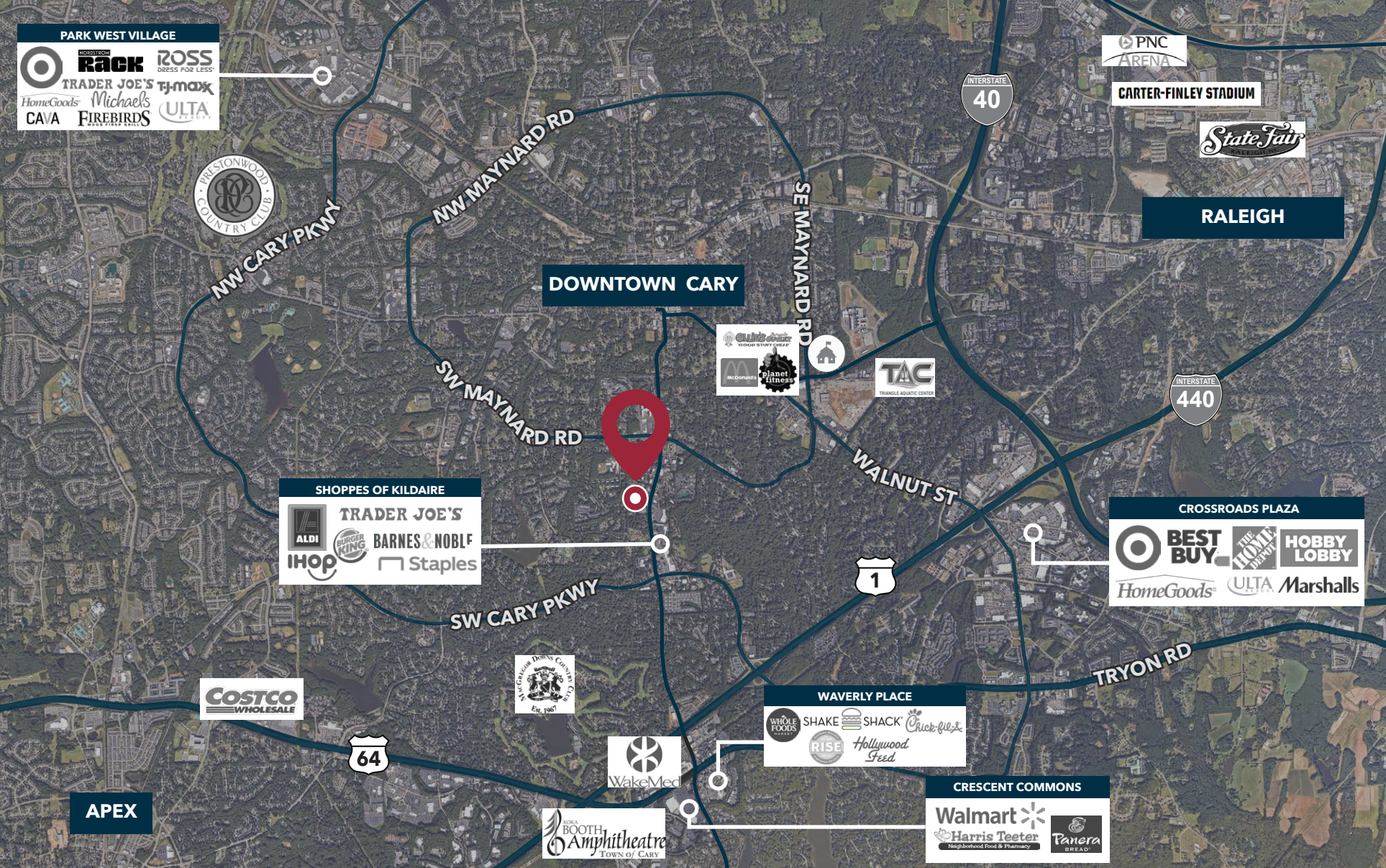


AREA OVERVIEW



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THE TRIANGLE

The Triangle Region of North Carolina is comprised of three primary cities: Chapel Hill, Durham, and Raleigh. Chapel Hill is known for its vibrant college-town atmosphere, centered around the UNC Chapel Hill, and offers a mix of historic charm and progressive culture. Durham, once rooted in tobacco and textile industries, has transformed into a hub for innovation, healthcare, and the arts, with a revitalized downtown and the presence of Duke University. Raleigh, the state capital, is the largest of the three and serves as a political, cultural, and economic center, featuring a blend of government institutions, tech companies, and diverse neighborhoods.

The region is home to three major research universities: Duke University in Durham, the University of North Carolina at Chapel Hill, and North Carolina State University in Raleigh. These institutions drive innovation, research, and workforce development, making the region one of the top areas in the country for higher education. Their collaboration has fostered a strong talent pipeline that fuels both academic and private-sector advancements. The presence of these universities is a cornerstone of the Triangle's identity and economic success.

At the heart of the region lies Research Triangle Park (RTP), one of the largest and most established research and technology parks in the United States. Spanning over 7,000 acres, RTP is home to more than 300 companies specializing in life sciences, information technology, biotechnology, and clean energy. Major global players like IBM, Cisco Systems, and GlaxoSmithKline have significant operations in the park. RTP's strategic location between Raleigh, Durham, and Chapel Hill ensures access to top-tier talent, robust infrastructure, and collaborative academic resources.

Quality of life in the Triangle Region is a major draw for residents and businesses alike. The area features a blend of urban and suburban communities, award-winning healthcare systems, an extensive greenway network, and a thriving cultural scene. The cost of living is relatively affordable compared to other tech-driven regions, while the area's mild climate and outdoor amenities add to its appeal. The area towns consistently rank among the best places to live in the United States.

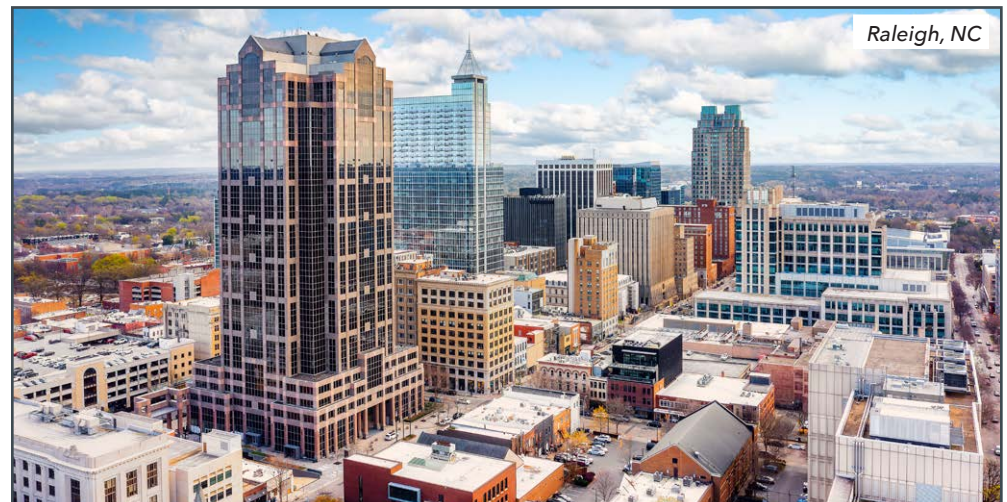
In addition to research and education, key economic drivers include biotechnology, software development, healthcare, and advanced manufacturing. Together, these factors make the Triangle Region a magnet for innovation, investment, and long-term growth.



Durham, NC



Chapel Hill, NC



Raleigh, NC

PRESENTED BY

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