

# 200

Lord Dr  
Cary, NC 27511

**For Lease - 48,284 SF Class A Office Building Available**



**Located in Cary off US-1 and US-64**

## NEWMARK

4242 Six Forks Road, Suite 930  
Raleigh, NC 27609  
919-390-0281 | [nmrk.com](http://nmrk.com)

For more information, please contact exclusive brokers:

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**+ / - 48,284 SF for Lease**

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## OVERVIEW

- Class A LEED certified office building in MacGregor Park
- 2015 Construction
- Floorplan to accommodate a wide range of users
- 165 Parking Spaces; EV Charging Stations
- Rate and Term Negotiable

## LOCATION

- Exceptional access to US-1 and US-64
- Immediate nearby amenities including MacGregor Village, Waverly Place and Crescent Commons
- Surrounded by walking and biking trails within proximity to Symphony Lake and Koka Booth Amphitheater
- 2 miles from WakeMed Regional Hospital
- Less than 20 miles from RDU International

## SPACE FEATURES

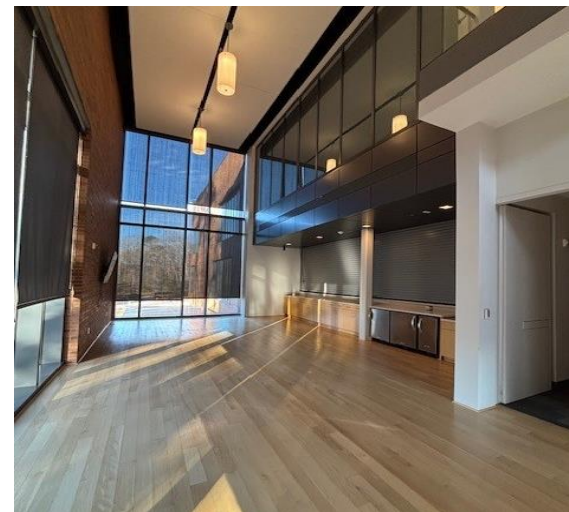
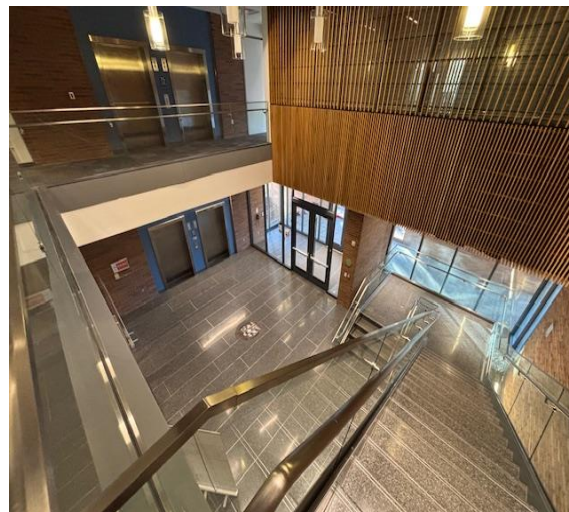
- 4 story building in park-like setting
- Welcoming 2 floor lobby
- Expansive glass line offers magnificent views
- Interior offices allow for maximum natural light
- Larger break room located on 2<sup>nd</sup> floor along with standard break and work rooms located on each floor
- Lower-level space has raised flooring; great for IT / data requirements, lab / assembly needs and general storage
- Showers and lockers in lower-level restrooms
- Building signage available as well as monument signage along Gregson Dr
- Dock high loading
- Back up generator on-site



## BUILDING IMAGES

**+/- 48,284 SF for Lease**

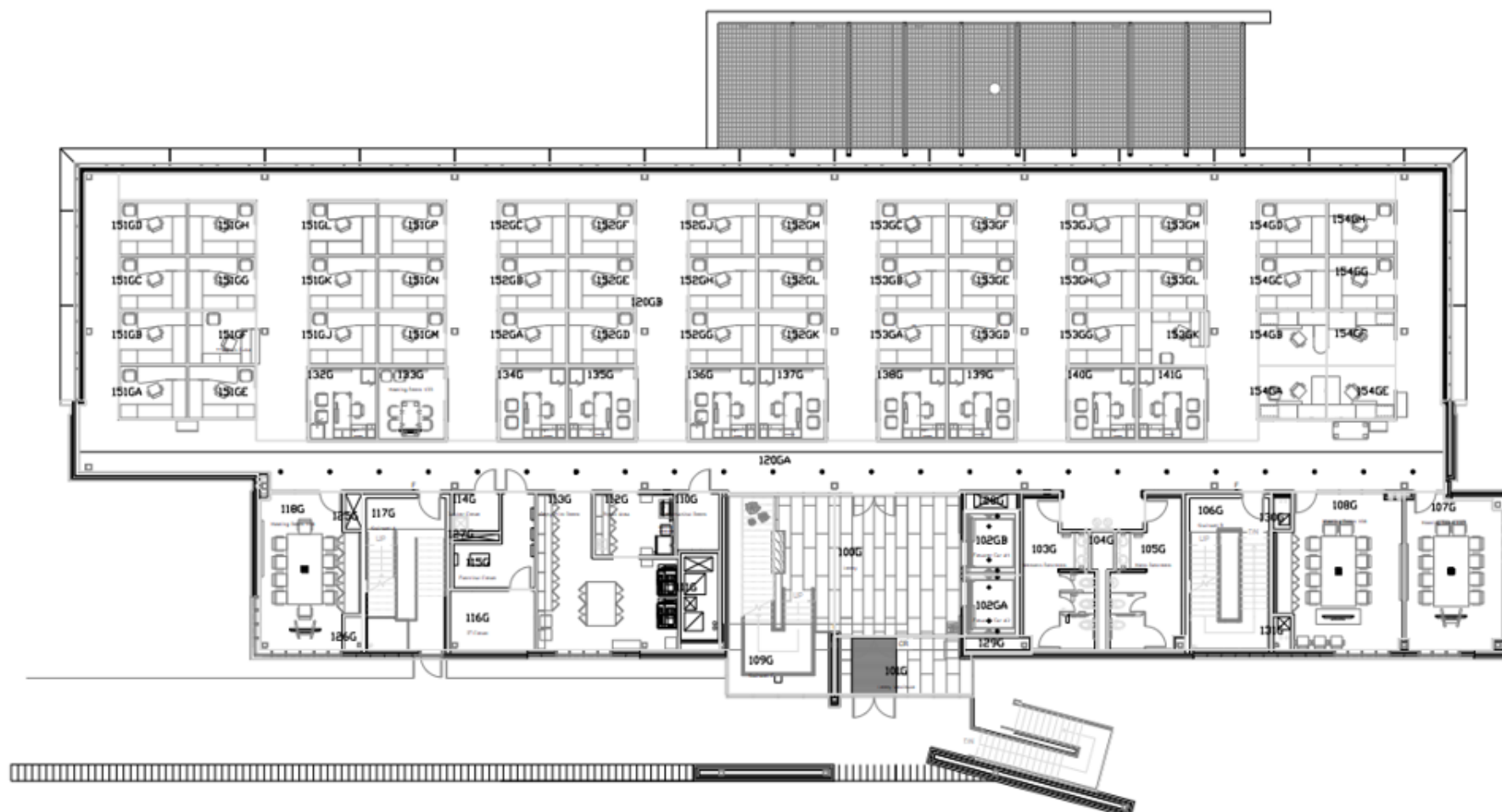
200 Lord Dr, Cary, NC 27511



# 1<sup>ST</sup> FLOOR PLAN AND TEST FIT

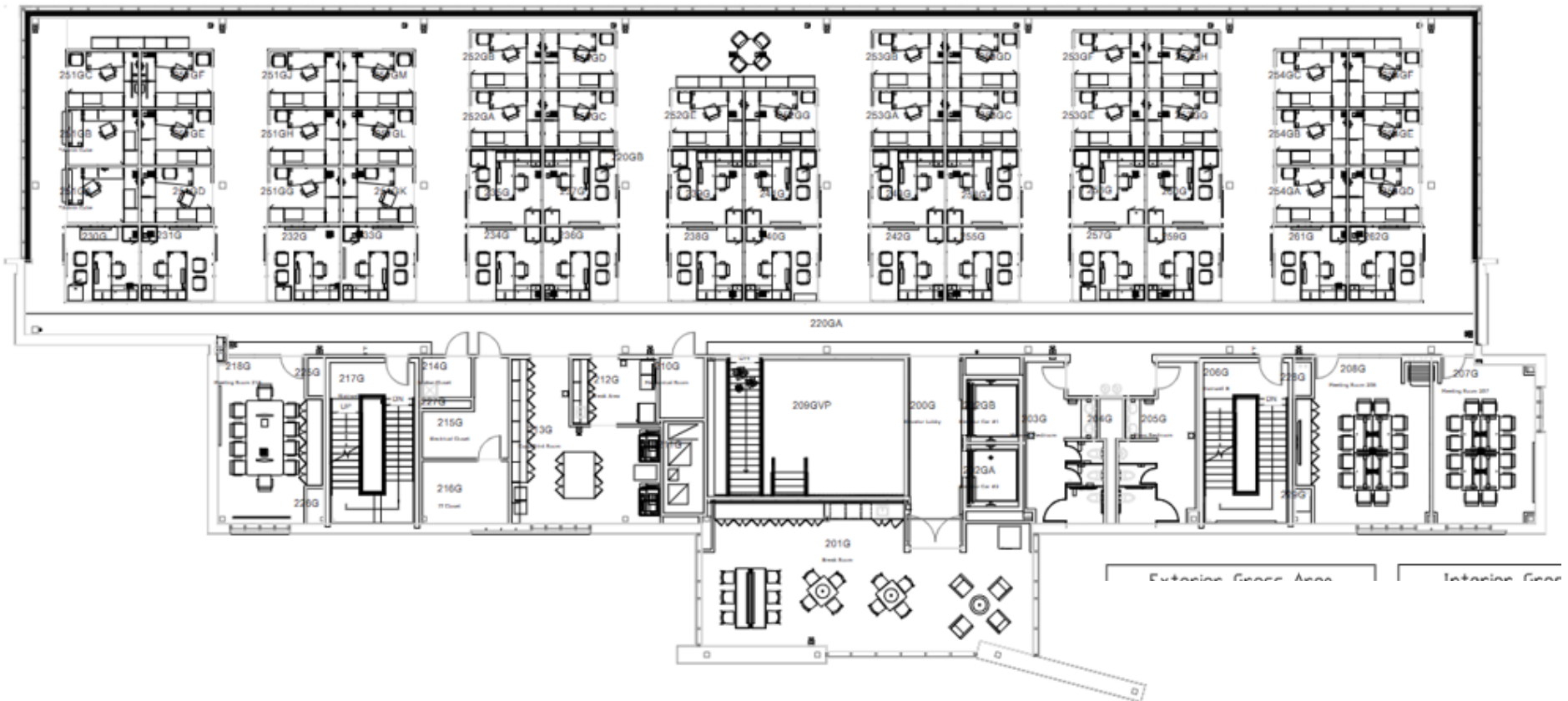
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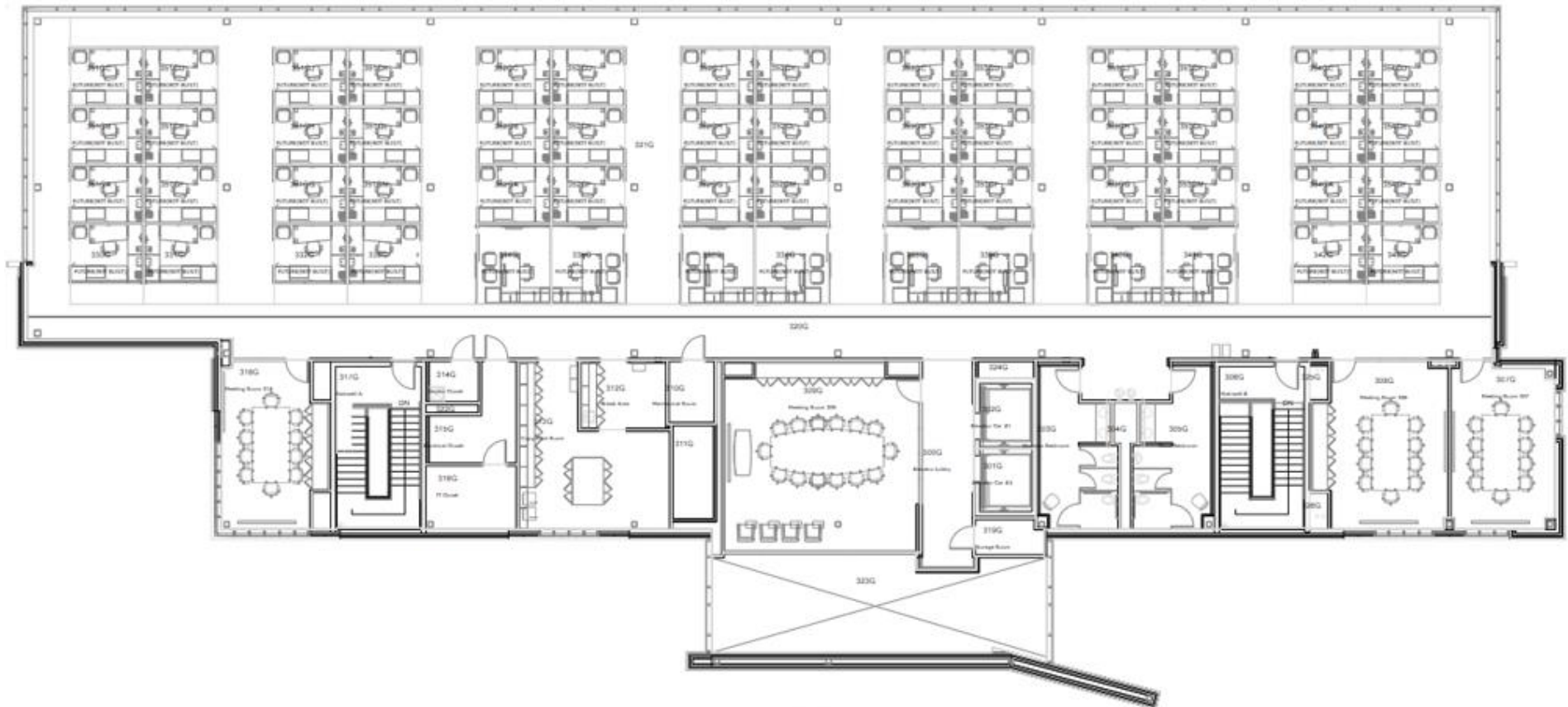




## 3<sup>RD</sup> FLOOR PLAN AND TEST FIT

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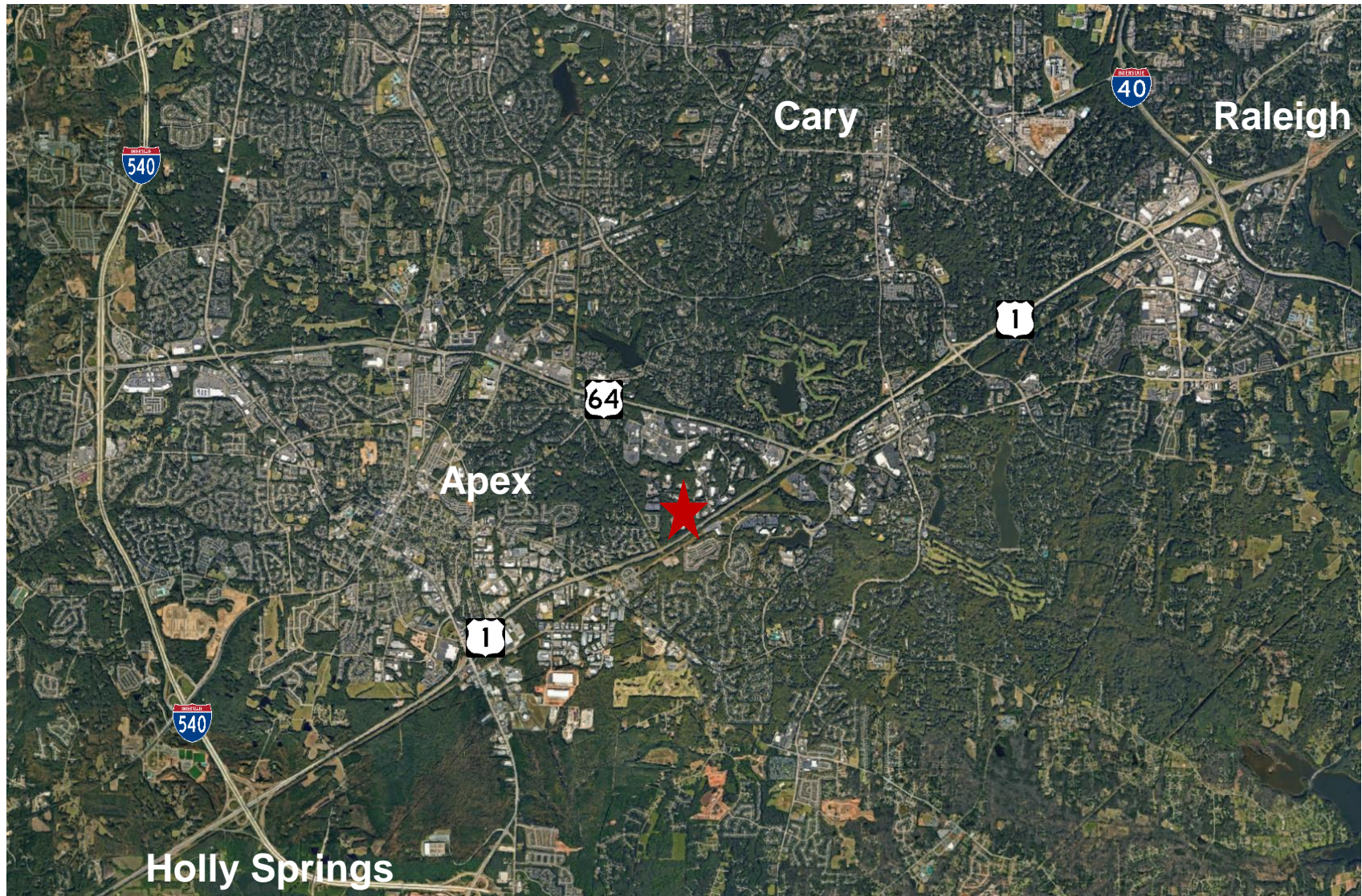




## AERIAL MAP

**+/- 48,284 SF for Lease**

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Newmark has implemented a proprietary database and our tracking methodology has been revised. With this expansion and refinement in our data, there may be adjustments in historical statistics including availability, asking rents, absorption and effective rents. Newmark Research Reports are available at [nmrk.com/insights](http://nmrk.com/insights).

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