



COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON



CLASS A OFFICE SPACE FOR LEASE
100 CONNEMARA DRIVE
CARY, NC 27519

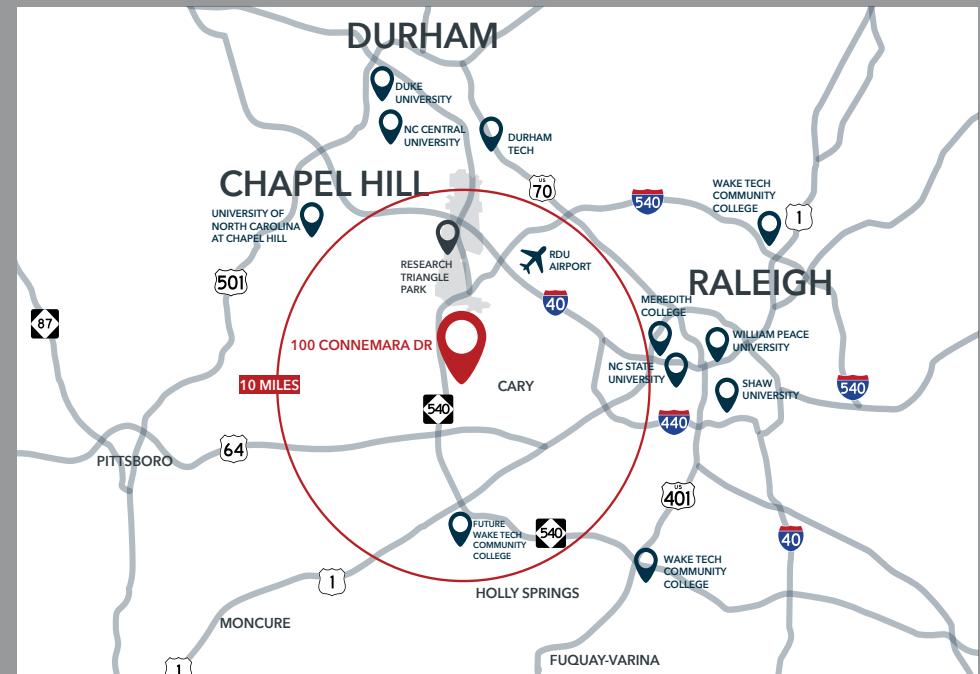
Property Overview

100 CONNEMARA DRIVE CARY, NC

100 CONNEMARA DRIVE is a Class A office building located in west Cary with frontage on NC 55 Highway and located less than 2 miles from NC 540 and approximately 15 minutes from Research Triangle Park.

PROPERTY HIGHLIGHTS

- Two-story brick and steel Class A office building | 14,926 SF total
- Suite 100: 2,693 RSF
- Suite 200: 8,881 RSF
- Mix of open and private offices
- High-end finishes with modern detailing
- Abundant natural light and strong glass lines
- Commanding street presence along Highway 55
- Excellent visibility and access in a high-traffic area
- Convenient proximity to I-540 and nearby retail amenities
- Ample surface parking at a ratio of 3.7/1,000 RSF
- Signage opportunities available for tenant branding
- Lease Rate: \$22.00/RSF NNN
- TICAM: \$8.35/RSF (includes all utilities and janitorial)

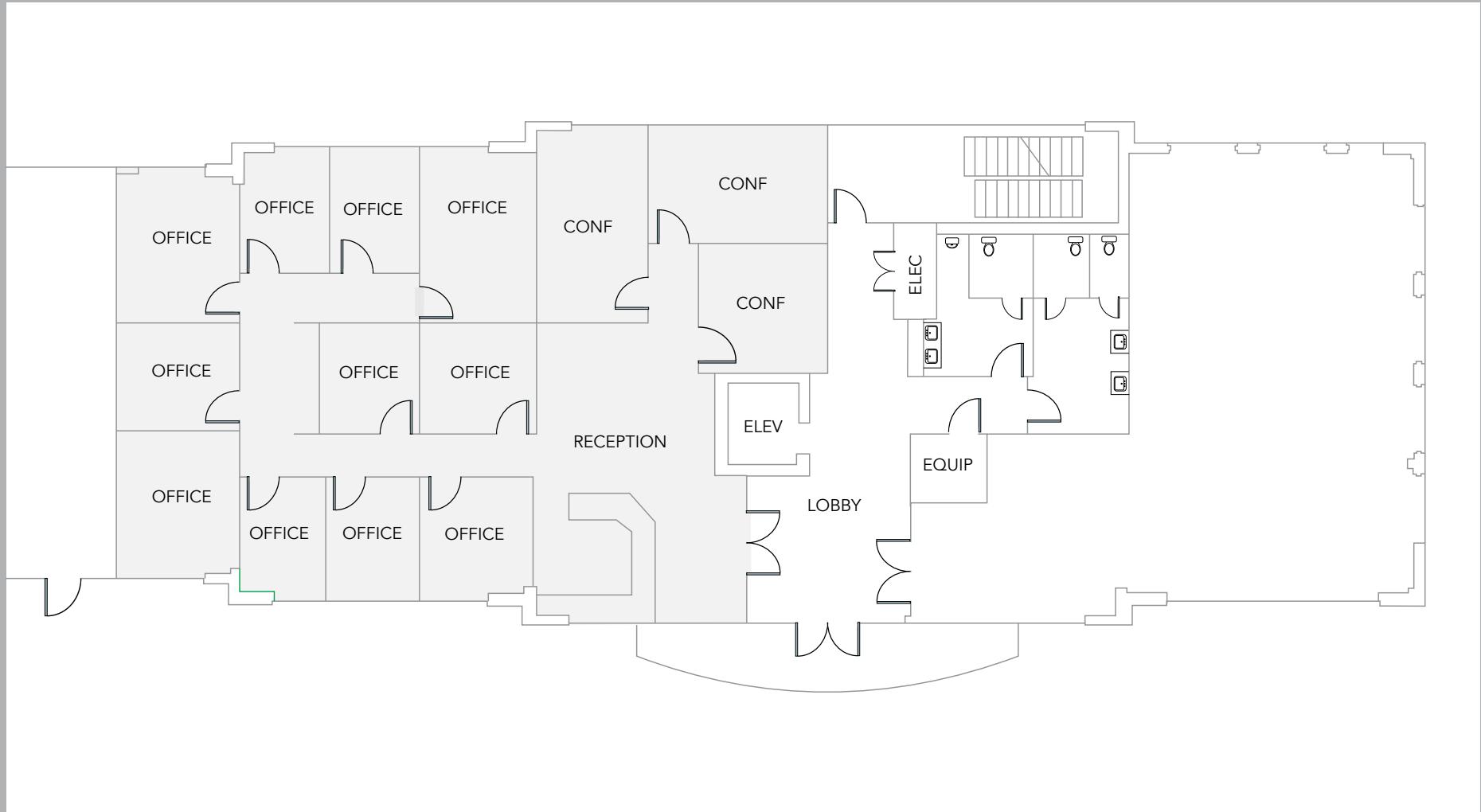


Interior Photos



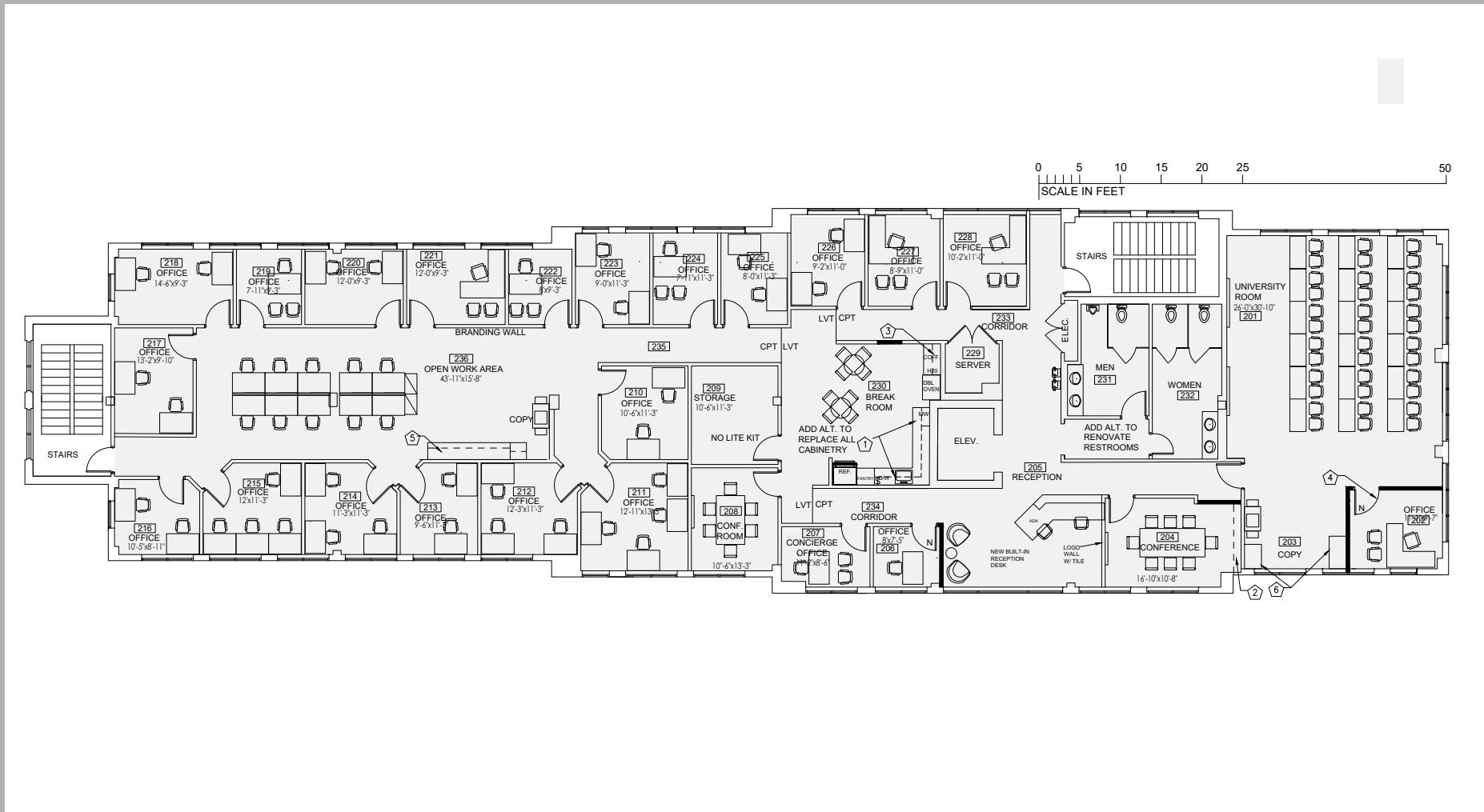
1st Floor

SUITE 100 - 2,693 RSF



2nd Floor

SUITE 200 - 8,881 RSF



Area Amenities



Demographics

	1 MILE	3 MILES	5 MILES
Population (2025)	8,475	85,576	206,266
Daytime Population	7,096	68,013	189,918
Median Age	41.3	39.1	38.5
Median Household Income	\$52,155	\$74,363	\$70,490
Median Home Value	\$680,877	\$648,244	\$605,598
Bachelor's Degree or Higher	84.3%	79.0%	74.3%

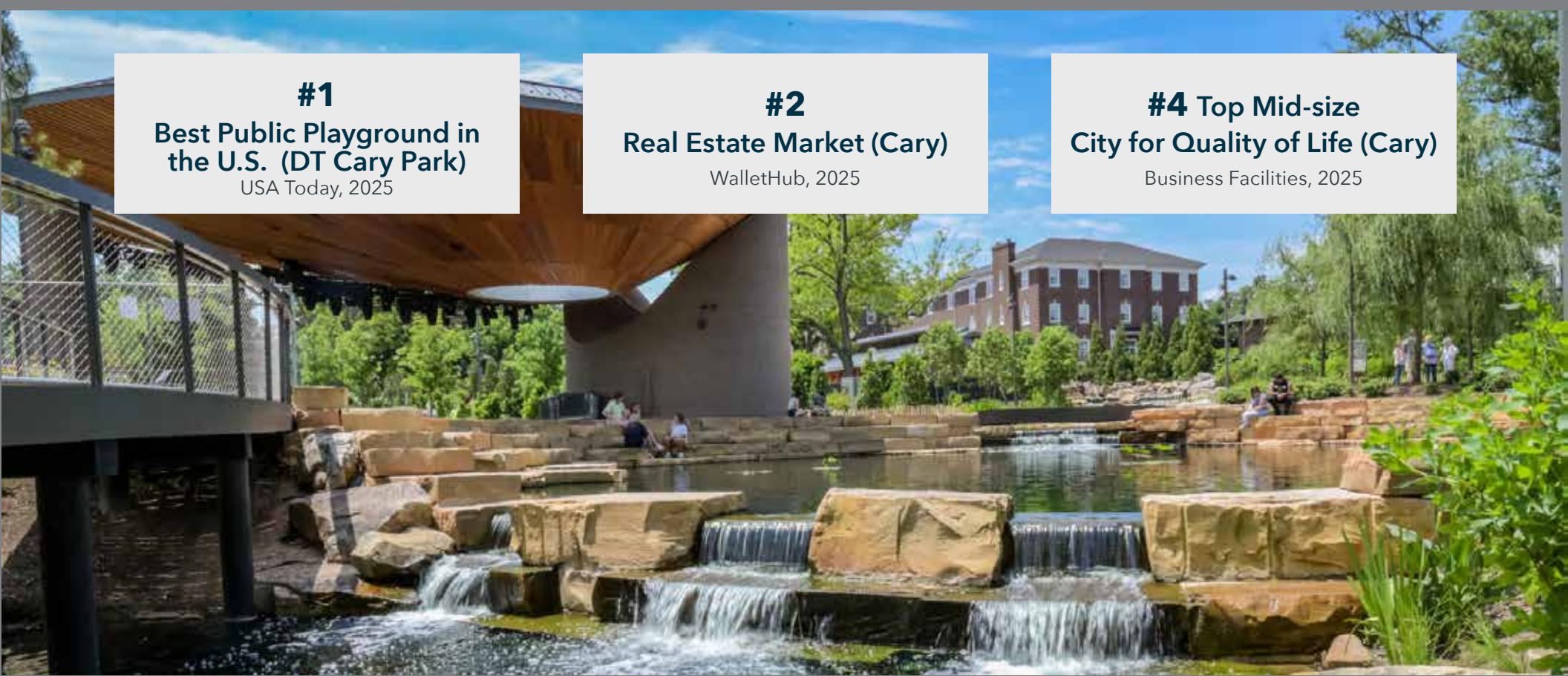
Cary, NC, stands out as one of the fastest-growing and best-planned communities in the Southeast, offering an exceptional balance of business opportunity and quality of life. Strategically located between Raleigh, Durham, and Research Triangle Park, Cary provides businesses with access to a robust regional economy, a highly educated workforce, and world-class research institutions.

The town's commitment to smart growth and infrastructure investment has fostered a strong commercial real estate market, offering diverse options from corporate campuses to modern flex and office spaces. Cary's excellent schools, extensive parks and greenway system, and vibrant mix of shopping, dining, and cultural amenities make it a desirable destination for both employers and employees. With direct access to major highways and RDU International Airport just minutes away, Cary offers unmatched connectivity and a thriving environment for business success.

#1
Best Public Playground in the U.S. (DT Cary Park)
USA Today, 2025

#2
Real Estate Market (Cary)
WalletHub, 2025

#4 Top Mid-size City for Quality of Life (Cary)
Business Facilities, 2025





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