



PROPERTY DESCRIPTION

19,768 SF stand-alone single or multi-tenant building
Ability to Subdivide

PROPERTY HIGHLIGHTS

- Built in 2016
- Easy access to I-40/I-440/US-1/US-64
- Class A finishes
- Eco-friendly building
- 4.4/1000 parking
- Dimmable, LED lighting throughout
- State-of-the-Art 19-zone Daikin Variable Refrigerant Flow (VRV) HVAC
- Extensive Soundproofing (insulated offices and acoustic ceiling tiles throughout)
- 10' - 11' ceilings throughout
- Perforated roller shades throughout
- Modern breakroom with café and built-in seating
- Redundant AC units for server room
- Available signage visible from Cary Parkway
- Pre-wired and plumbed for easy conversion to medical use

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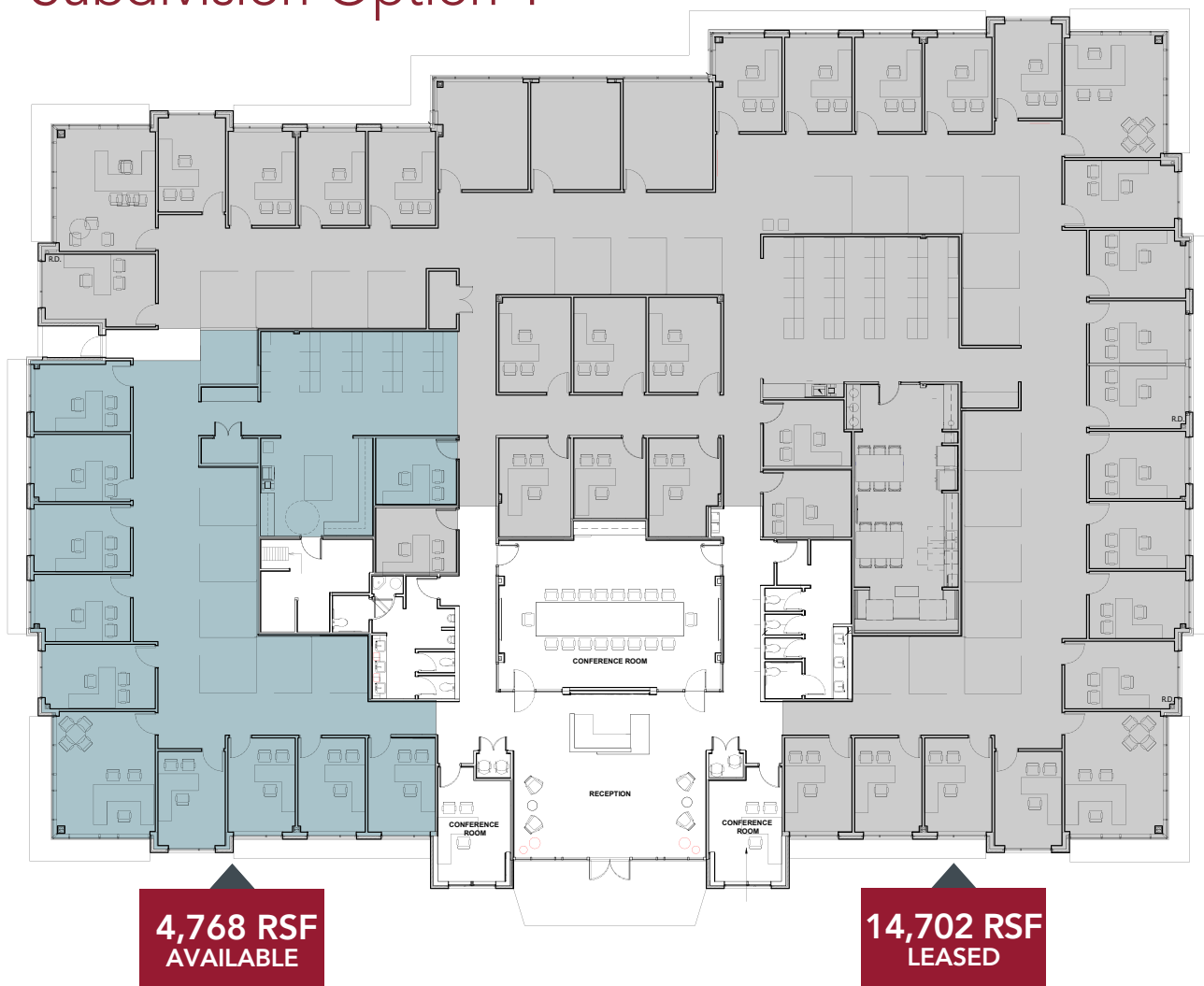
LOCATION DESCRIPTION

Office Building in Cary, North Carolina. Located at the intersection of Cary Parkway and US 1/Hwy. 64

OFFERING SUMMARY

Lease Rate:	\$29.50 SF/yr (Full Service)
Available SF:	4,768 RSF to 19,769 RSF
Building Size:	19,768 SF

Subdivision Option 1



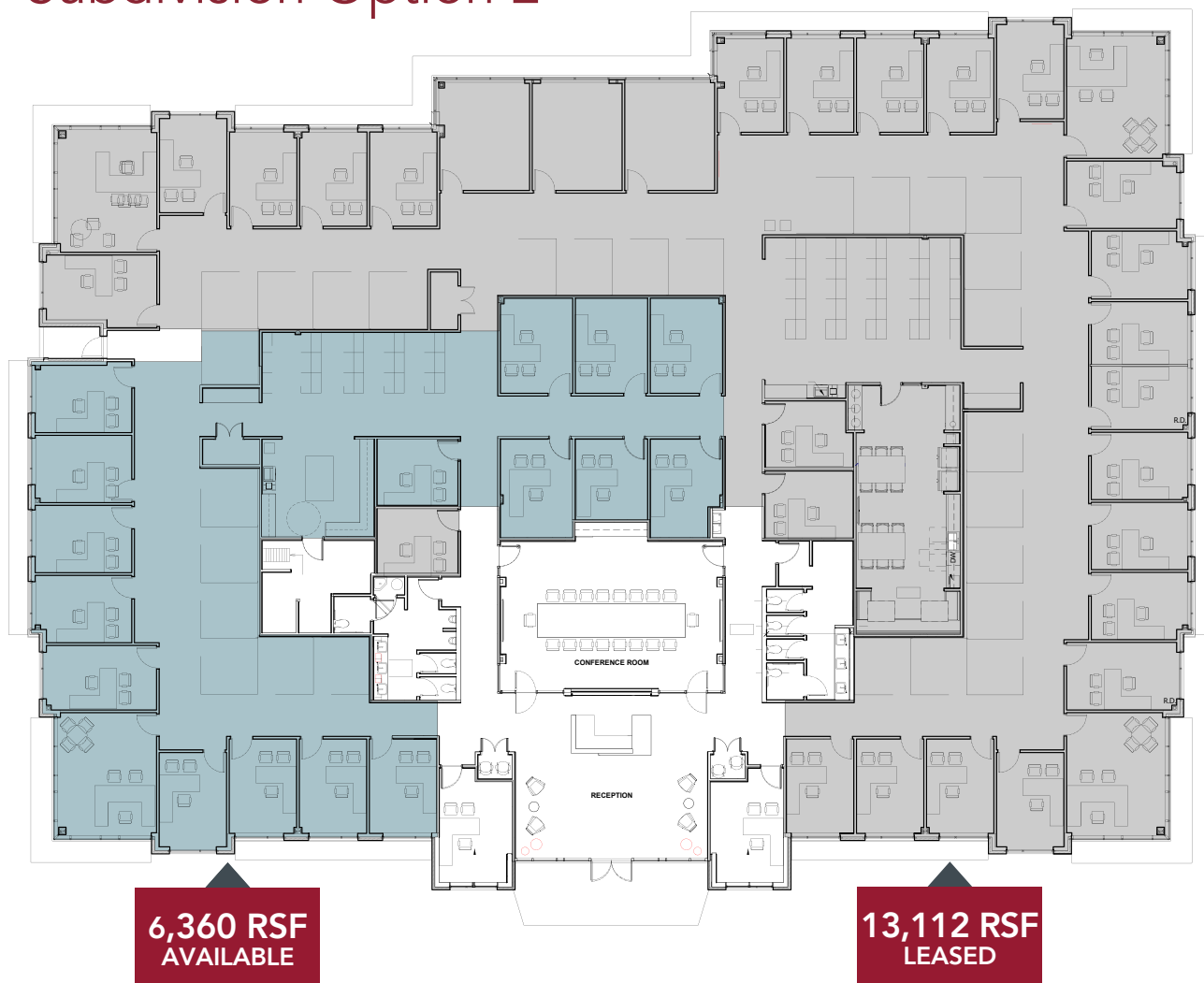
- If subdivided to a multi-tenant building:
 - Conference will be shared work space
 - Reception and restrooms will be shared common area
 - Depending on interior offices needed, suite size will range from 4,768 RSF to 6,360 RSF

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Subdivision Option 2



- If subdivided to a multi-tenant building:
 - Conference will be shared work space
 - Reception and restrooms will be shared common area
 - Depending on interior offices needed, suite size will range from 4,768 RSF to 6,360 RSF

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OFFICE FOR LEASE
106 PINEDALE SPRINGS WAY
Cary, NC 27511



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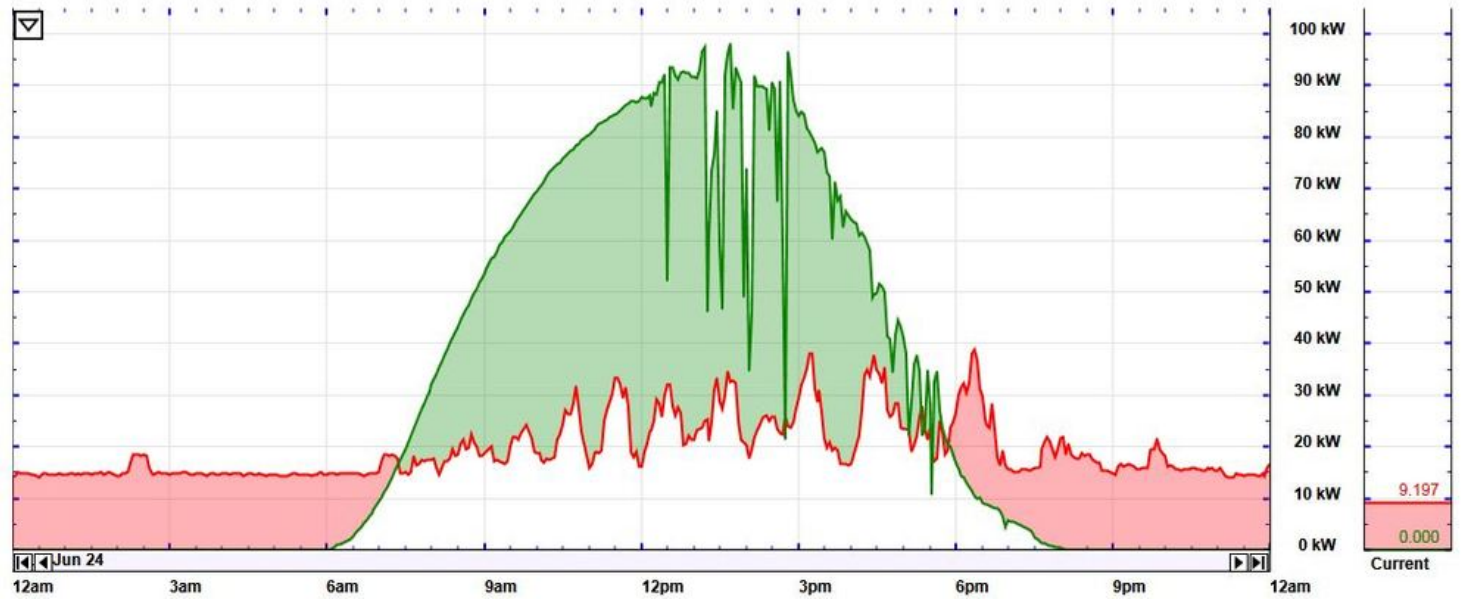
6/24/2018 12:00am - 6/25/2018 12:00am

Summary for time-period shown in graph

Energy Used	467 kWh	(approx. \$32.24 used)
Energy Generated	697 kWh	(approx. \$48.07 saved)
Net	229 kWh sold	(approx. \$15.83 earned)

Summary between 11/23/2016 3:13pm and now

Energy Used	496 MWh	(approx. \$34,249.45 used)
Energy Generated	358 MWh	(approx. \$24,717.30 saved)
Net	138 MWh bought	(approx. \$9,532.16 spent)



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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	7,339	64,975	149,192
Median age	43.1	38.7	36.4
Median age (Male)	41.3	37.1	35.6
Median age (Female)	45.2	40.1	37.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,864	25,513	58,412
# of persons per HH	2.6	2.5	2.6
Average HH income	\$108,411	\$101,768	\$95,094
Average house value	\$278,774	\$330,690	\$316,806

* Demographic data derived from 2010 US Census

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