

FOR LEASE

3701 NW CARY PARKWAY
CARY NC 27511



LEASE RATE:

\$18.00 PSF

TRIPLE NET (NNN)

BROKER CONTACT

JOHN POWELL | PRESIDENT

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☎ 919.948.7229 (D) | 919.422.1612 (C)

PROPERTY HIGHLIGHTS

- ⊗ **AVAILABLE SPACE:** THREE STORY CLASS A MEDICAL BUILDING
SUITE 207 +/- 1,840 SF (COLD SHELL)
SUITE 300 +/- 5,157 SF (AVAILABLE NOV. 2019)
- ⊗ **PARKING:** 120 SURFACE SPACES AVAILABLE | RATIO 4.41/1000 SF
- ⊗ **ACCESS & VISIBILITY:** DIRECT ACCESS OFF NW CARY PARKWAY AND OLDE WEATHERSTONE WAY
- ⊗ **LOCATION:** JUST NORTH OF PRESTON CORNERS INTERSECTION.



919.896.6497



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309 WEST MILLBROOK ROAD, SUITE 141 | RALEIGH NC 27609

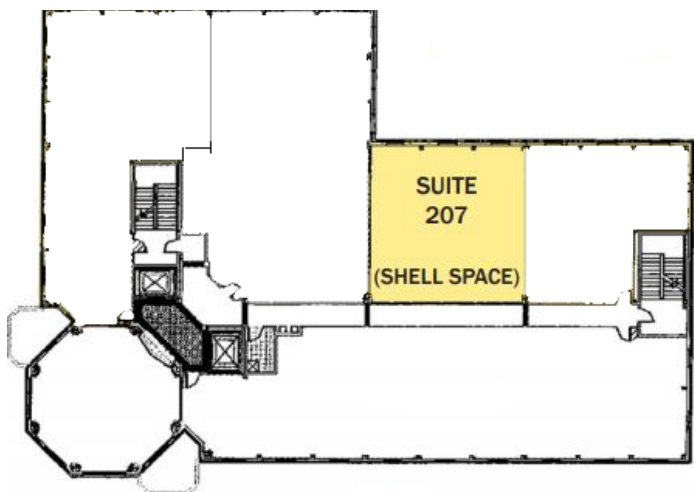
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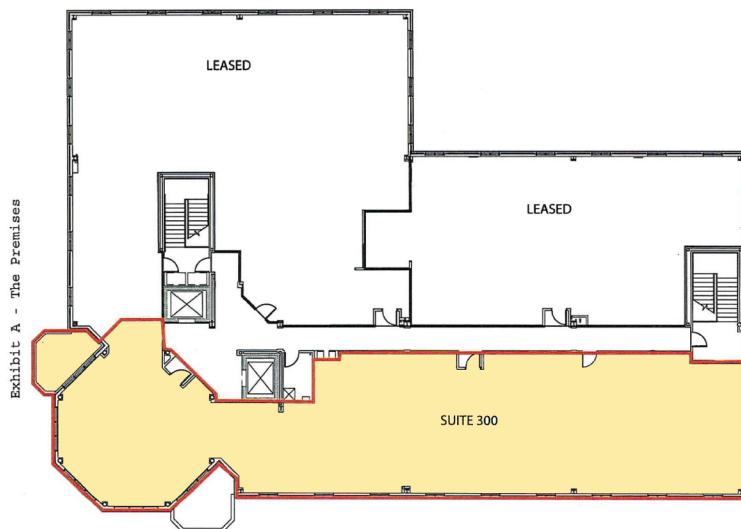


FLOOR PLAN

SECOND FLOOR



THIRD FLOOR



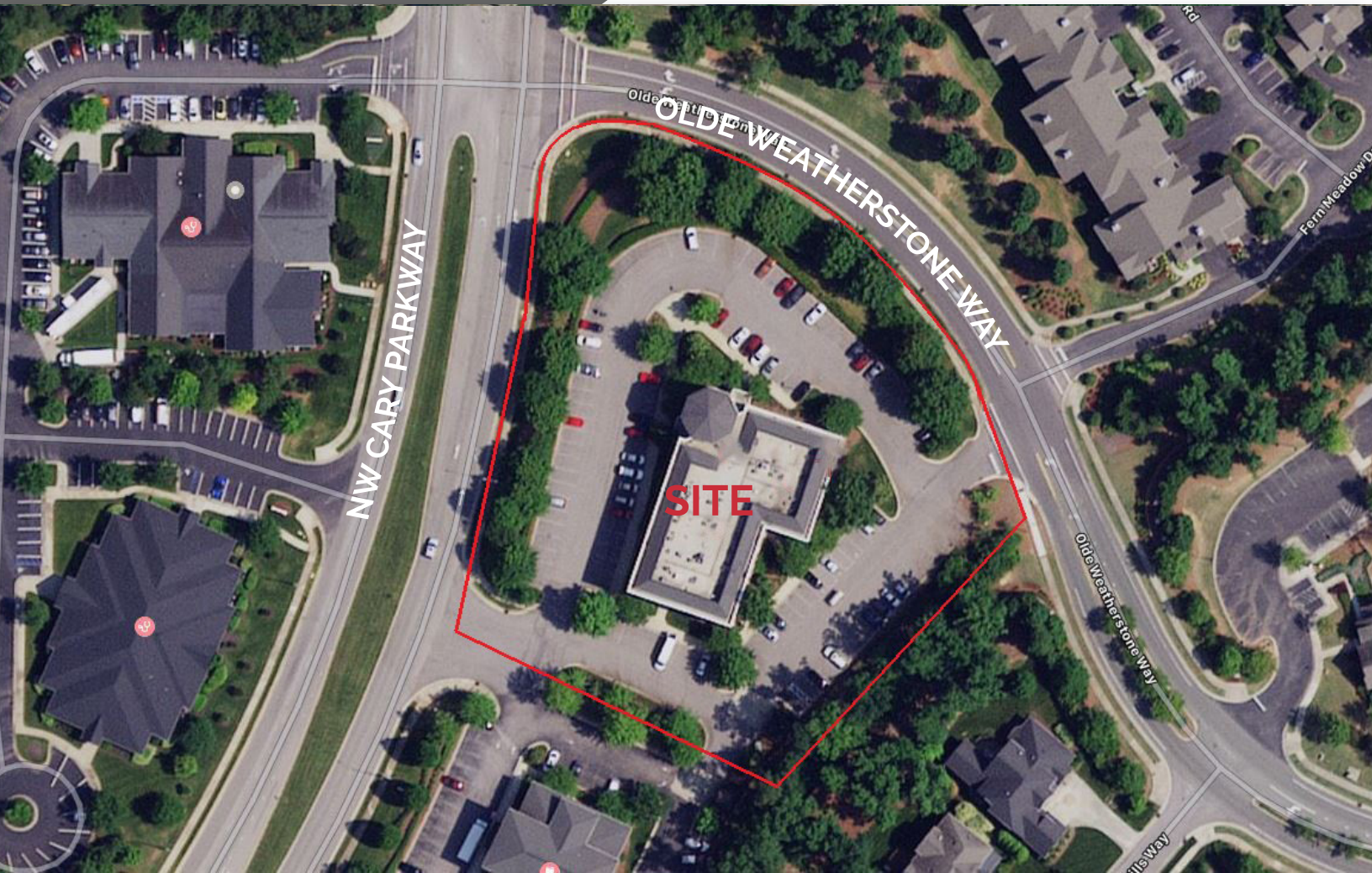
**FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY & IS NOT TO SCALE*



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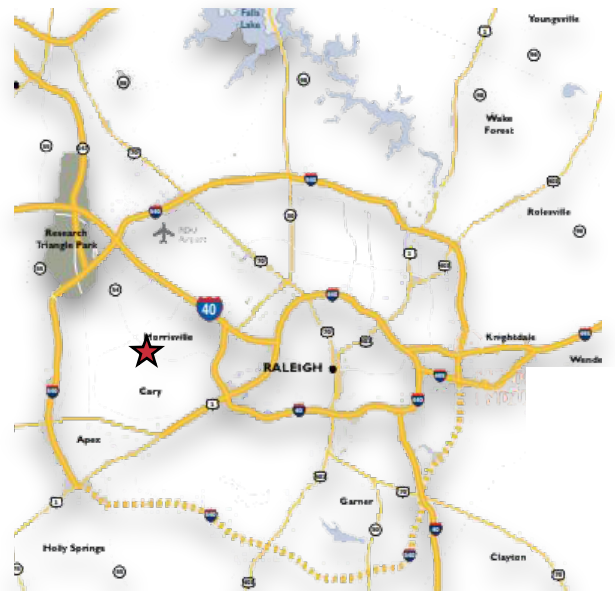
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DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES
Population	8,708	98,505
Households	3,528	38,970
Medium Income	\$94,027	\$94,223
Average Age	36.6	37.1

**Demographic info courtesy of CoStar.*



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