

FOR LEASE

3701 NW CARY PARKWAY
CARY NC 27511

PHOENIX
COMMERCIAL PROPERTIES



LEASE RATE:

\$18.00 PSF

TRIPLE NET (NNN)

BROKER CONTACT

JOHN POWELL | PRESIDENT

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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.

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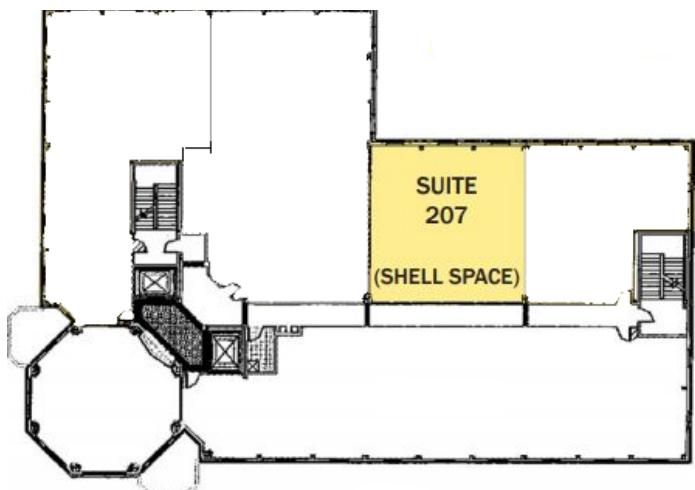
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FLOOR PLAN

SECOND FLOOR



THIRD FLOOR

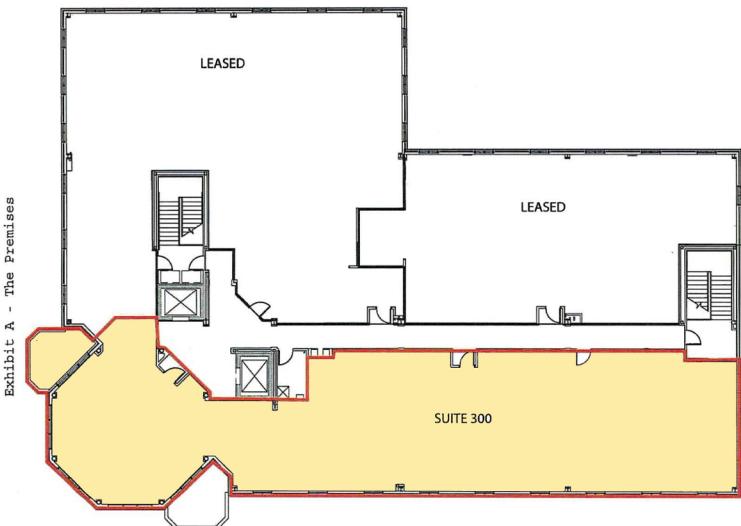


Exhibit A - The Premises

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



We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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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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