



OFFICE FOR LEASE

1020 SOUTHHILL DR. STE 130
CARY, NC 27513

2.074 RSF

\$22.50/SF/YEAR



CECILIA DE PAOLI

Commercial Broker

919-633-7182

cecidepaoli@gmail.com

Agent Website



**CENTURY 21
COMMERCIAL®**

Triangle Group

1020 Southhill Dr, Ste 130
Cary, NC 27513



EXECUTIVE SUMMARY

Pristine turnkey office suite located in the heart of Cary's premier Weston Parkway office corridor. This **2,074 RSF** Class A-quality space offers a highly functional layout with abundant natural light, premium finishes, and immediate access to dining, retail, and major transportation routes. Ideal for professional services, medical, consulting, or corporate users seeking a move-in ready environment.

PROPERTY HIGHLIGHTS

- 5 Private offices**
- Spacious reception room**
- Conference room**
- Waiting area**
- Kitchenette with sink & fridge**
- Private restroom and utility room**



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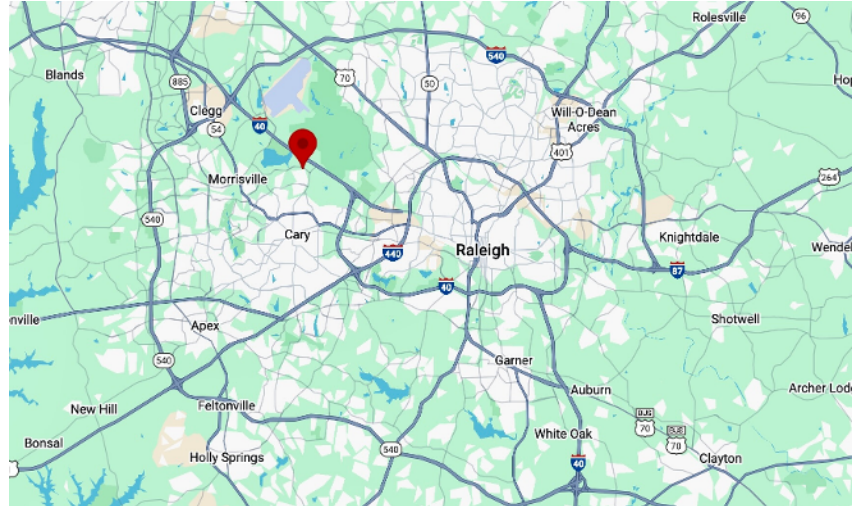
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PROPERTY DETAILS

- **Lease Rate:** \$22.50/RSF/YEAR
- **Lease Type:** Modified Gross
- **Rentable area:** 2,074 RSF
- **Building size:** 26,549 SF
- **Building parking:** 110 Spaces
- **Zoning:** OI
- **Availability:** Immediate
- **Location:** Weston Parkway / The Arboretum
- **Landlord responsibilities:** Property Taxes, association dues (electricity and water).
- **Tenant responsibilities:** Telephone, internet and janitorial.



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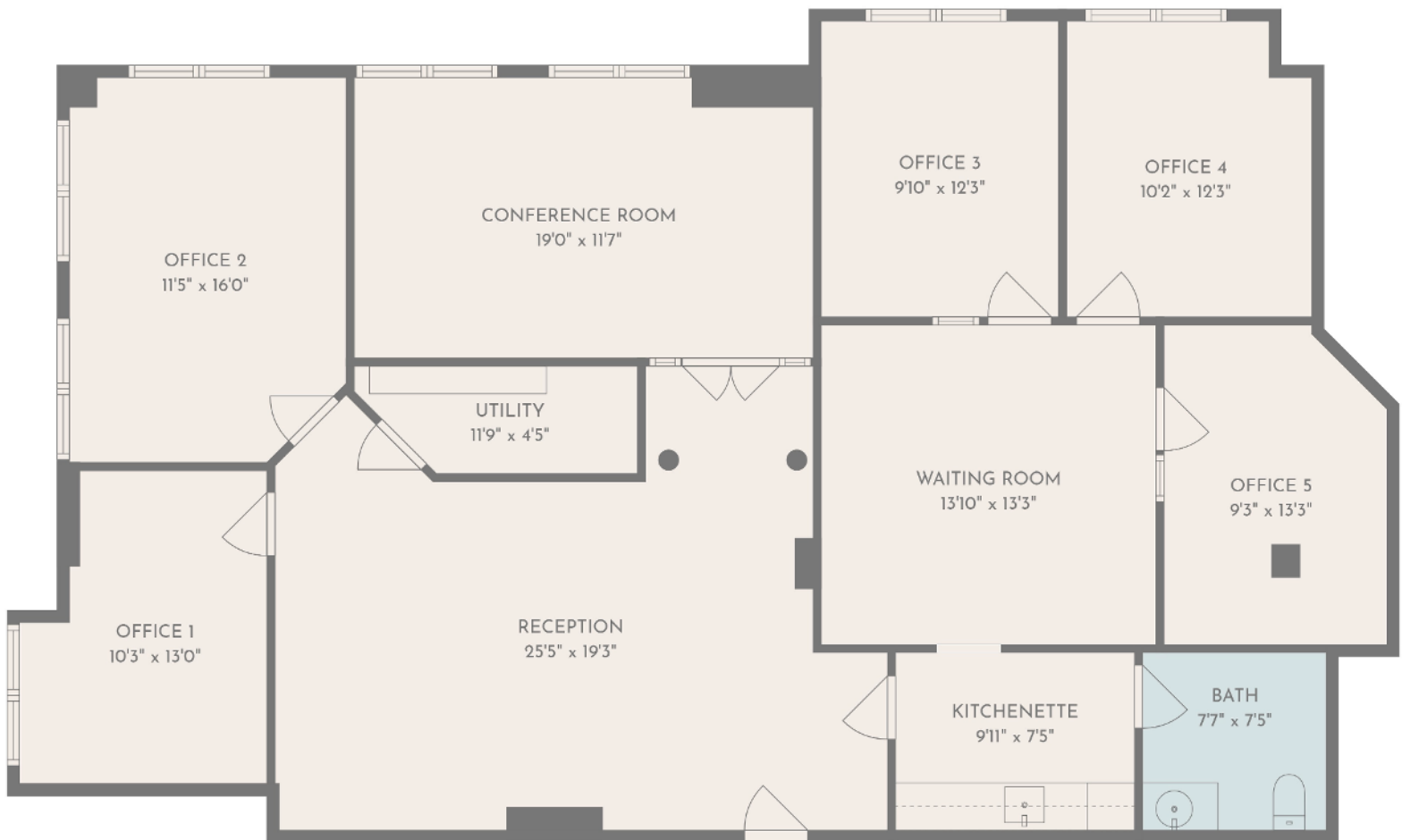


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FLOOR PLAN



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