



CARY, NC 27511

1151 EXECUTIVE CIRCLE, STE. 202

OFFICE FOR LEASE

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

KARAH JENNINGS MCCONNELL
kjennings@lee-associates.com
O: 919.576.2502
C: 919.817.0705

MOSS WITHERS, SIOR, MBA
mwITHERS@lee-associates.com
O: 919.576.2501



PROPERTY DESCRIPTION

Prime Office Condo for Lease in Downtown Cary, NC

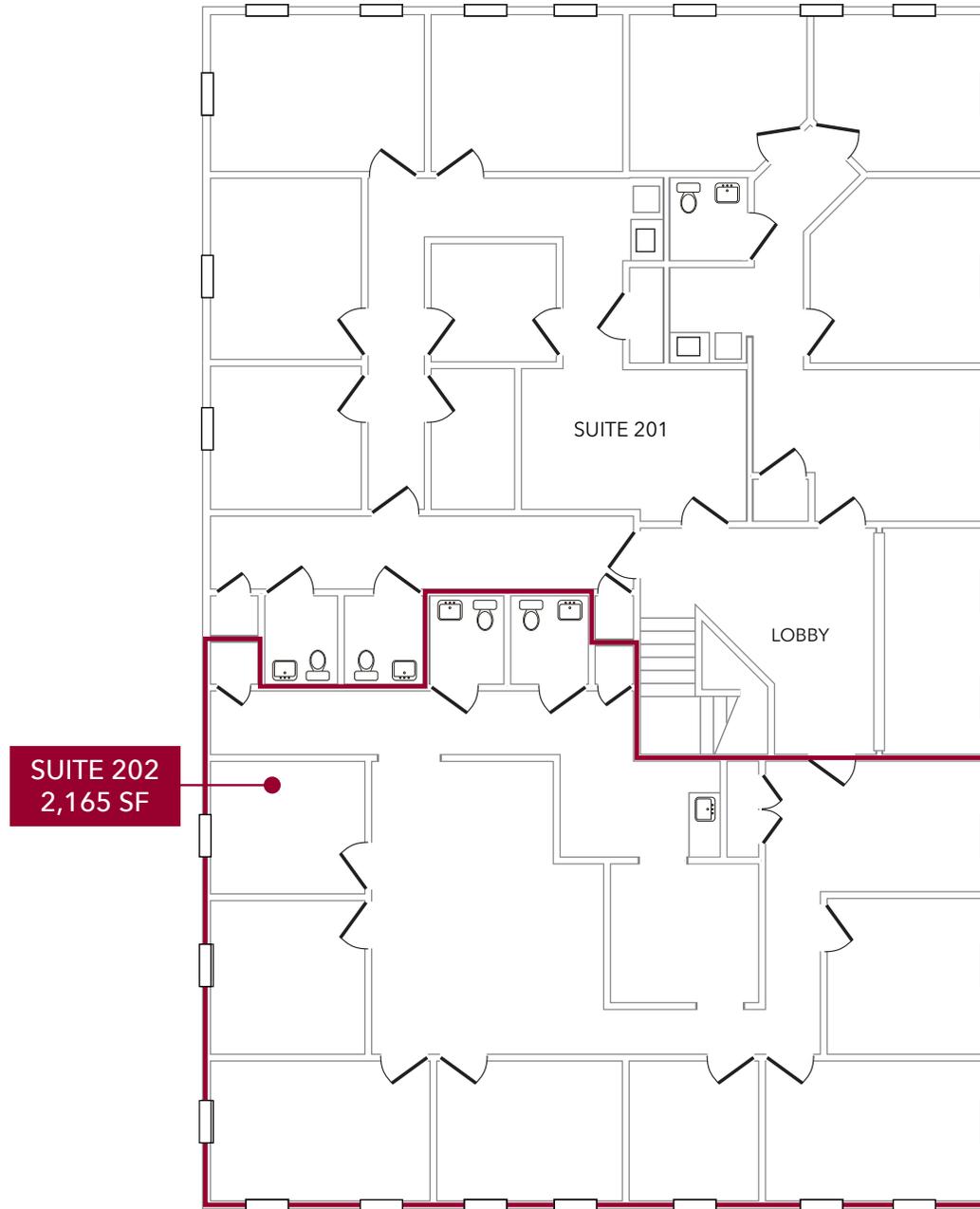
The property is located on Executive Circle off Kildaire Farm Road, minutes from downtown Cary. This multi-tenant office building offers a two-story design with surface parking and a private, professional setting. The building features architectural masonry and a lobby filled with natural light, providing a welcoming entrance for tenants and visitors.

HIGHLIGHTS

- 2,165 RSF second floor walk-up office condo for lease
- Suite 202 includes a reception area, break room, copy room, two in-suite restrooms, open space “bull pen”, conference room, and six (6) private offices.
- Within walking distance of retail and service amenities
- Signalized intersection for easy access
- Tenant responsible for: electricity, telephone, internet, HVAC maintenance including filter replacement, pest control, and janitorial services.
- Landlord responsible for: water, sewer, landscaping, and snow/ice removal.
- \$19.00 per rentable square foot (RSF) modified gross

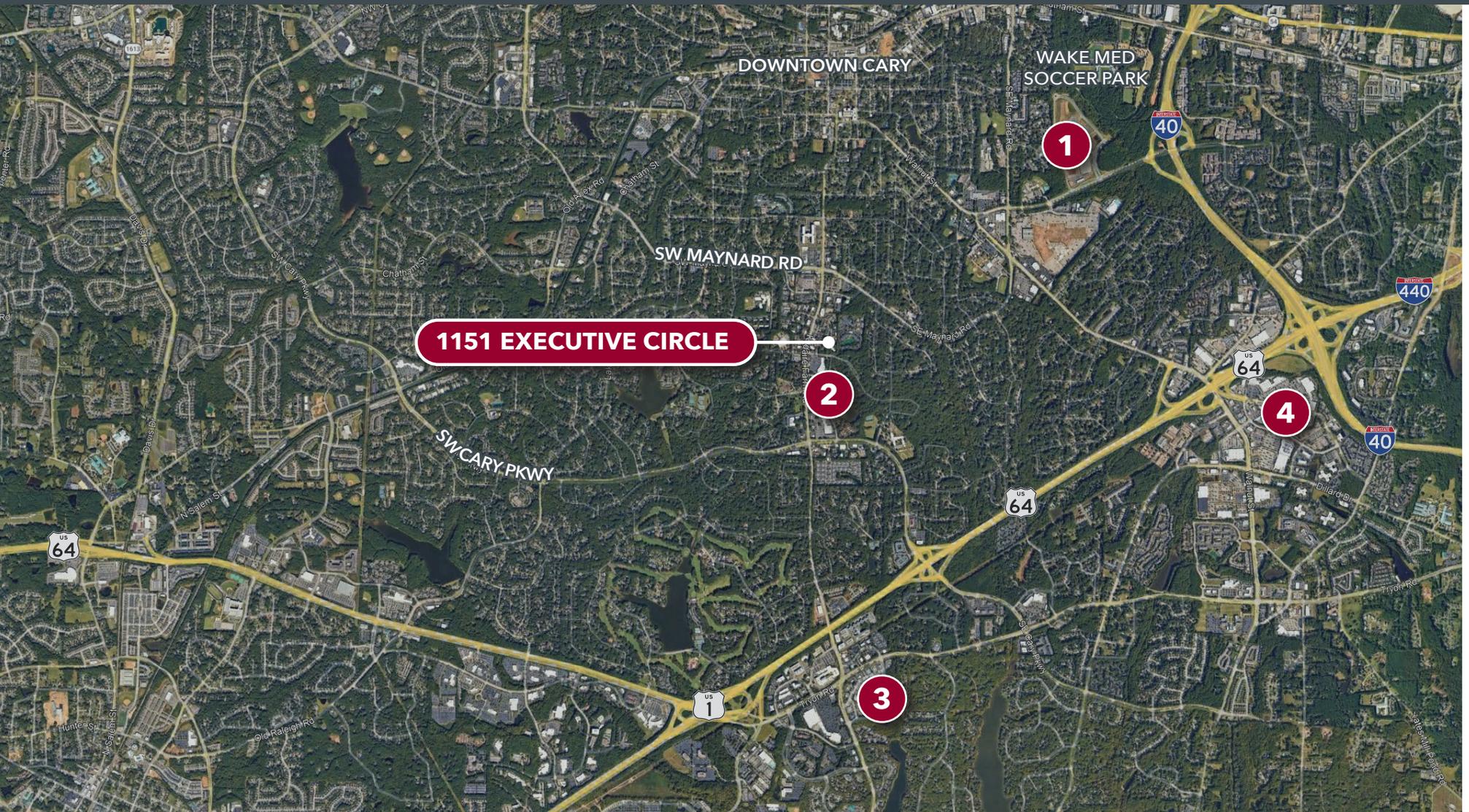


FLOOR PLAN



NOT TO SCALE

AREA OVERVIEW



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- 1 FENTON**
 Pottery Barn
 Williams
 Sonoma
 Sports & Social
 lululemon
 Sephora
 Arhaus
 M Sushi
 Dram & Draught

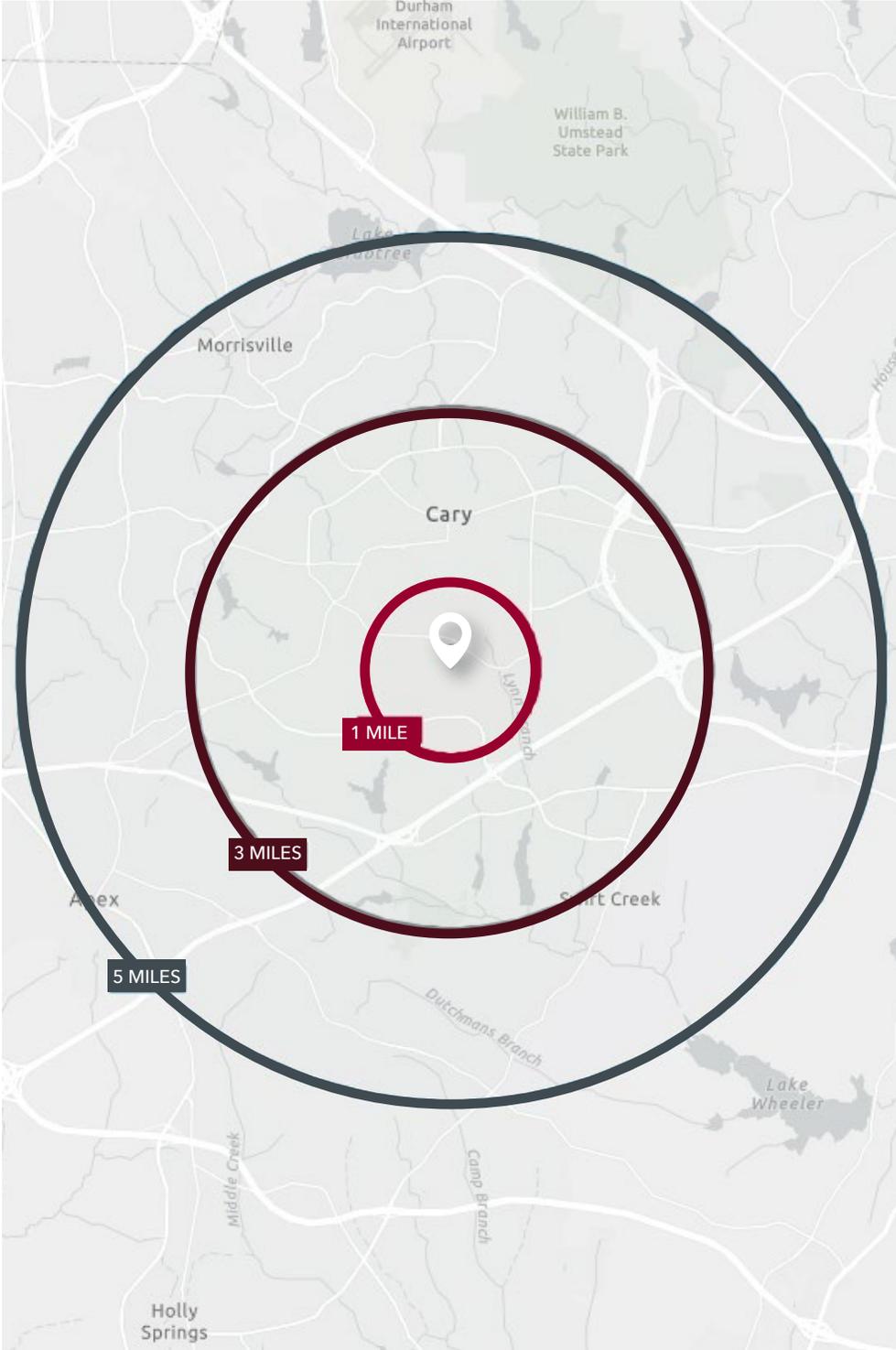
- 2 KILDAIRE FARM ROAD**
 Trader Joe's
 Staples
 Aldi
 Barnes & Noble
 Starbucks
 Chipotle
 Goodberry's
 Duck Donuts
 McDonald's
 The Butcher's Market

- 3 WAVERLY PLACE & CRESCENT COMMONS**
 Whole Foods
 Chick-fil-A
 Walmart
 CinéBistro
 Shake Shack
 Panera Bread
 Walgreens
 Harris Teeter

- 4 CROSSROADS PLAZA**
 Target
 Best Buy
 Hobby Lobby
 Dick's Sporting Goods
 HomeGoods
 Michaels
 Home Depot
 Lowe's
 BJ's
 PetSmart
 Joann Fabric
 World Market

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION (2025)	10,720	82,753	189,888
DAYTIME POPULATION	13,723	105,178	218,378
MEDIAN AGE	45.9	39.0	37.6
AVERAGE HOUSEHOLD INCOME	\$137,340	\$139,371	\$151,781
AVERAGE HOME VALUE	\$555,298	\$561,164	\$607,548



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FOR MORE INFORMATION, CONTACT:

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100 Walnut St | Cary, NC 27511 | 919.576.2500 | leeraleigh.com

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