

OFFICE FOR LEASE

PRIME CARY OFFICE - APPROX. 923 SF, TURNKEY & MOVE-IN READY

1230 SE Maynard Rd Ste 203, Cary, NC 27511



OFFERING SUMMARY

Lease Rate: \$30.00 PSF (TICAM included)
Building Size: 6,000 SF
Available SF: 923 SF
Year Built: 1997
Zoning: OI
Market: Raleigh/Durham
Submarket: Cary

PROPERTY OVERVIEW

This approx. 923 SF turnkey office suite features 3 private offices with windows, a reception area, a receptionist office with restroom, and a break area. Filled with natural light, it creates a bright, professional environment perfect for client-facing businesses or growing teams. Though it appears elevated, it offers main-floor access when parking on the designated side.

Located in a prime Cary commercial corridor with excellent visibility and easy access, this office presents a rare opportunity for an immediate move-in. Monthly Rent: \$2,307.50/mo (TICAM included). Tenant responsible for electricity and water. Spaces like this in Cary are in high demand, secure this professional, ready-to-use office today.

PROPERTY HIGHLIGHTS

- Approx. 923 SF office suite with move-in-ready layout
- 3 private offices with windows
- Reception area, receptionist office with rest room, and break area
- Main-floor access (appears second floor; park on correct side)
- Prime Cary location with excellent visibility and easy access
- Tenant pays electricity and water

We obtained the 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 current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

ROB BABER
Broker | Realtor
O: 919.744.5828
rob@whyrealtygroup.com

VANDAN GANDHI, CCIM
Commercial Broker
O: 919.475.5769
van@vgrealty.com
NC #247850

KW COMMERCIAL
245NC-54 Suite 101
Durham, NC 27713

Each Office Independently Owned and Operated

OFFICE FOR LEASE

PRIME CARY OFFICE - APPROX. 923 SF, TURNKEY & MOVE-IN READY

1230 SE Maynard Rd Ste 203, Cary, NC 27511



We obtained the 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 current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

ROB BABER
Broker | Realtor
0: 919.744.5828
rob@whyrealtygroup.com

VANDAN GANDHI, CCIM
Commercial Broker
0: 919.475.5769
van@vgrealty.com
NC #247850

KW COMMERCIAL
245NC-54 Suite 101
Durham, NC 27713

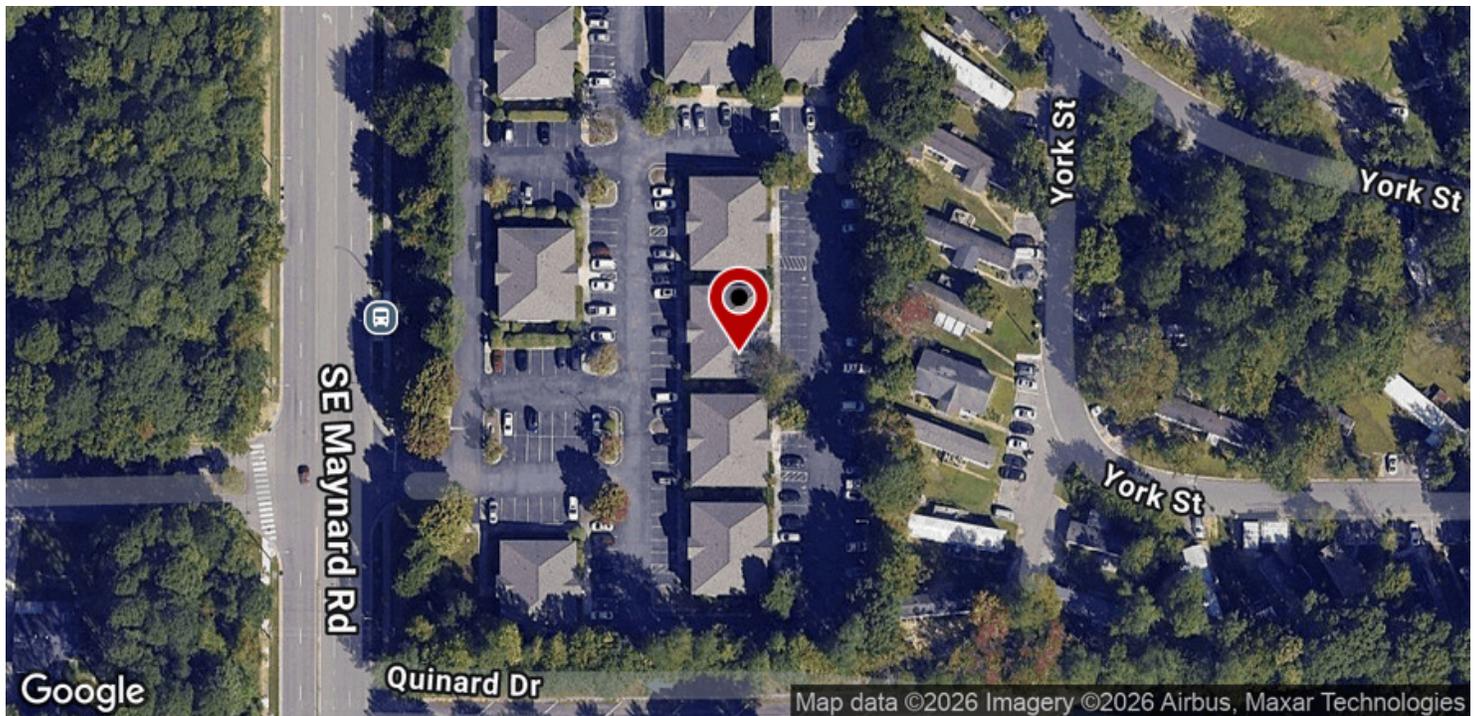
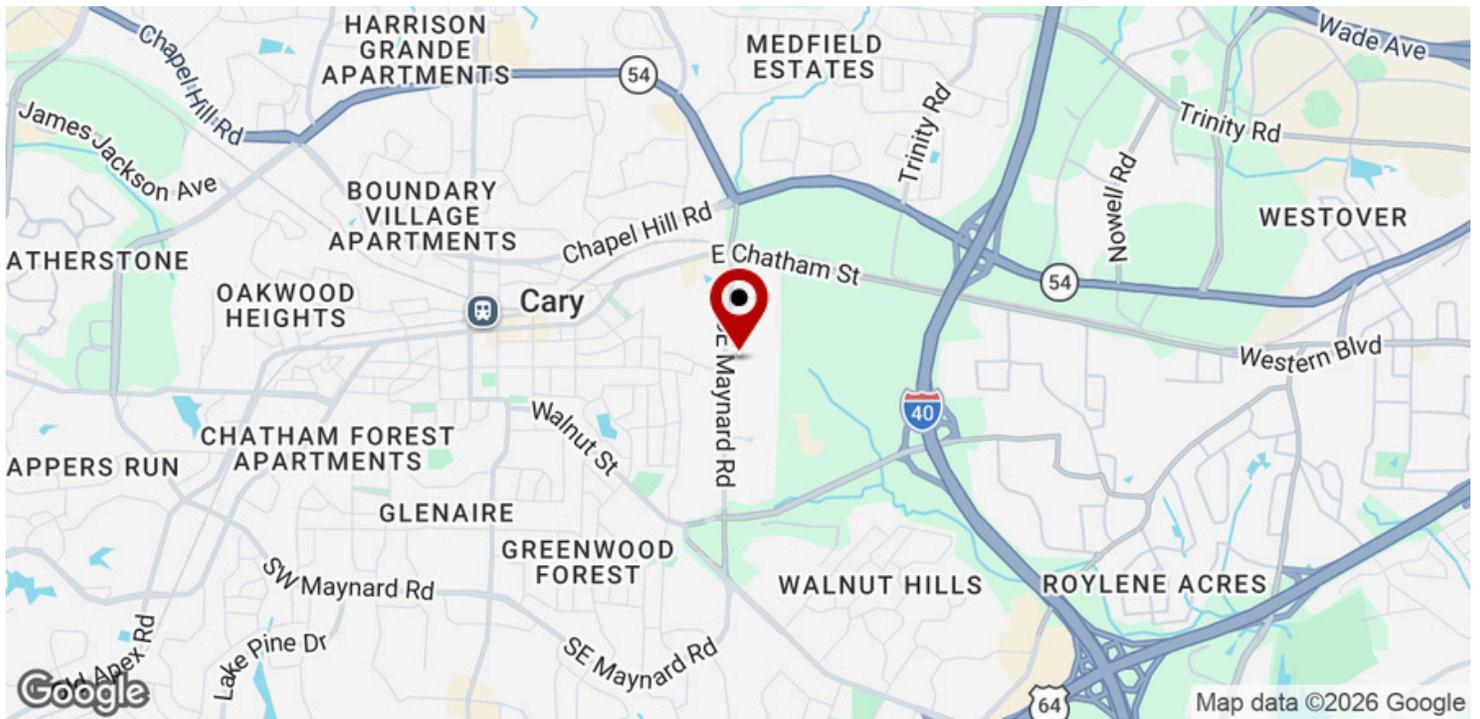
Each Office Independently Owned and Operated

OFFICE FOR LEASE

PRIME CARY OFFICE - APPROX. 923 SF, TURNKEY & MOVE-IN READY



1230 SE Maynard Rd Ste 203, Cary, NC 27511



We obtained the 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 current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

ROB BABER
Broker | Realtor
0: 919.744.5828
rob@whyrealtygroup.com

VANDAN GANDHI, CCIM
Commercial Broker
0: 919.475.5769
van@vgrealty.com
NC #247850

KW COMMERCIAL
245NC-54 Suite 101
Durham, NC 27713

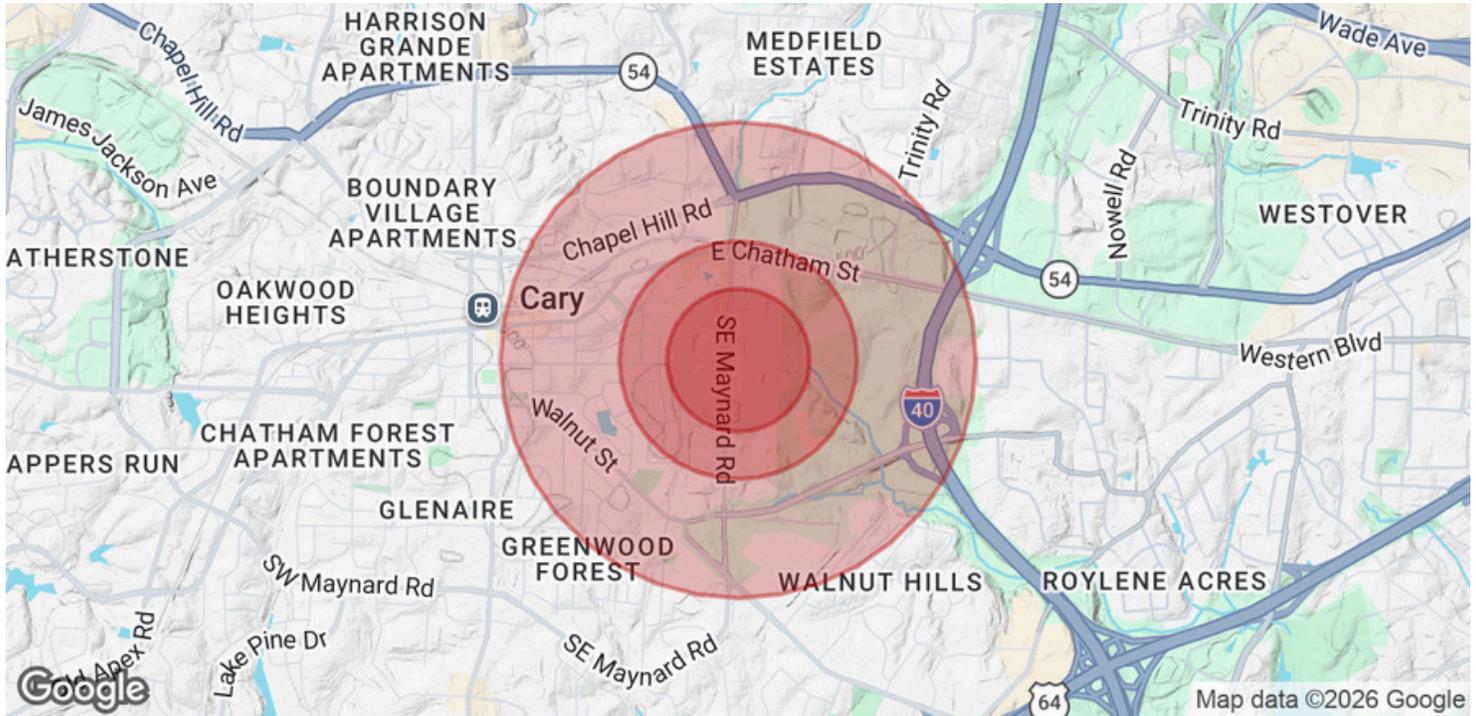
Each Office Independently Owned and Operated

OFFICE FOR LEASE

PRIME CARY OFFICE - APPROX. 923 SF, TURNKEY & MOVE-IN READY



1230 SE Maynard Rd Ste 203, Cary, NC 27511



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,491	3,009	7,797
Average Age	34	34	37
Average Age (Male)	33	33	36
Average Age (Female)	34	35	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	509	1,047	2,948
# of Persons per HH	2.9	2.9	2.6
Average HH Income	\$86,499	\$89,625	\$104,225
Average House Value	\$219,375	\$233,006	\$331,446

Demographics data derived from AlphaMap

We obtained the 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 current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

ROB BABER
 Broker | Realtor
 O: 919.744.5828
 rob@whyrealtygroup.com

VANDAN GANDHI, CCIM
 Commercial Broker
 O: 919.475.5769
 van@vgrealty.com
 NC #247850

KW COMMERCIAL
 245NC-54 Suite 101
 Durham, NC 27713

Each Office Independently Owned and Operated