

Medical Office
For Lease



CARY MEDICAL PAVILION

Cary's Newest Healthcare Destination.




HERITAGE
PROPERTIES, INC

TRINITY
PARTNERS

Property Summary

ADDRESS	Cary Medical Pavilion 101 & 105 SW Cary Parkway Cary, NC 27511
BUILDING SIZE	101 Building: 49,386 SF 105 Building: 18,195 SF
AVAILABLE SPACE	101 Building: 31,359 SF total <i>Min. 1,051 SF / Max. 18,011 SF</i> 105 Building: 6,667 SF total
LEASE RATE	\$27.50 psf, Full Service
PARKING	Free on-site parking 4.35: 1000
BUILDING SIGNAGE	Available for 101 & 105
RENOVATIONS	<ul style="list-style-type: none">• Modernized elevators with new controls, internal cabs and doors• Parking lot updates• New roof• New mechanical systems• New lobby and corridors• New storefront suite entries• Facade upgrades• Marquee signage• Directory signage• Monument signage available for tenants of size

 The information contained herein was obtained from sources believed reliable; however, Trinity Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.



Owner + Property Manager



HERITAGE
PROPERTIES, INC

Heritage Properties creates extraordinary work environments for corporations and their employees. Since 1986, Heritage Properties has developed over 6.5 million sf of commercial real estate along the eastern United States. As a developer, owner, and property manager of all of their real estate holdings, Heritage Properties is committed to not only develop state-of-the art work environments, but to also provide premier customer service.

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Leasing Contact



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31,000 VPD
on Kildaire Farm Road

23,000 VPD
on SW Cary Parkway



204,900 people
within a 5-mile radius

\$107K avg.
HH income in 5-mile radius

Cary Medical Pavilion

Cary Medical Pavilion's two multi-tenant medical office buildings are well constructed and surrounded by mature, well-maintained, and lush landscaping. **Significant interior and exterior renovations** were completed in Q2 2020, bringing a modern architectural aesthetic and **high-quality finishes** to the building.

Situated at the highly trafficked intersection of Kildaire Farm Road and W Cary Parkway, Cary Medical Pavilion **boasts excellent visibility** to the nearly 50,000 cars that pass by daily.







Premier Location

Cary Medical Pavilion is **ideally positioned** in the heart of Cary, North Carolina — one of the **strongest submarkets** in the Triangle. Situated along SW Cary Parkway at the intersection of Kildaire Farm Road with convenient access to US-1, NC Highway 64, and interstates 40, 440, and 540, its location provides **effortless commutes** to downtown Cary, downtown Raleigh, Research Triangle Park, and the surrounding area suburbs.

DISTANCE TO	
DOWNTOWN RALEIGH	12.2 miles
RDU INT'L AIRPORT	15.3 miles
RESEARCH TRIANGLE PARK	16.9 miles
DOWNTOWN DURHAM	25.4 miles



84,811
HH within a 5-mile
radius by 2025

9.3%
projected population
growth 2020-2025

Area Amenities



Walmart
Harris Teeter
pure barre

WakeMed
Cary Hospital

Waverly Place

CINÉBISTRO
MOVIES WITH TASTE

HAND & STONE
MASSAGE AND FACIAL SPA

Chick-fil-z

Bank of America

corepower
YOGA

WHOLE FOODS
MARKET

KALE.me
CRAZY

CARY MEDICAL
PAVILION

SHOPPES OF KILDAIRE

TRADER JOE'S

DICED

ALDI

City BARBEQUE

STAPLES

IHOP

ME Message Envy

Wendy's

FITNESS CONNECTION

STARBUCKS COFFEE

CAPITAL BANK

ups

TOWN & COUNTRY

Sola



Cary Overview

Cary has become one of the fastest growing towns in North Carolina and a **magnet for residents and businesses alike. The town's population has swelled to 171,181, an increase of 81% since the year 2000.** According to the Bureau of Labor Statistics, Cary's employment base has grown along with its population, surging to a record high of 174,762 in 2020. Among the major employers that call Cary home are MetLife, SAS Institute, ABB, Caterpillar, DB Global Technology, HCL Technologies, John Deere, Kellogg's Snacks, LORD Corporation, Siemens Medical Solutions, and Verizon.

The Triangle region ranks among the top MSA's in the physicians per capita. Two major medical centers and teaching hospitals are in the region, along with multiple hospitals. In addition to two nationally renowned medical centers within a 25-mile radius at UNC and Duke, Cary residents are directly served by the full-service, 156-bed **WakeMed Cary Hospital located just 1.5 miles from Cary Medical Pavilion.** Among WakeMed Cary Hospital's offerings are 24-hour emergency care, a birthing facility, day surgery and operative services, cardiopulmonary services, imaging, and outpatient rehabilitation.



No. 2

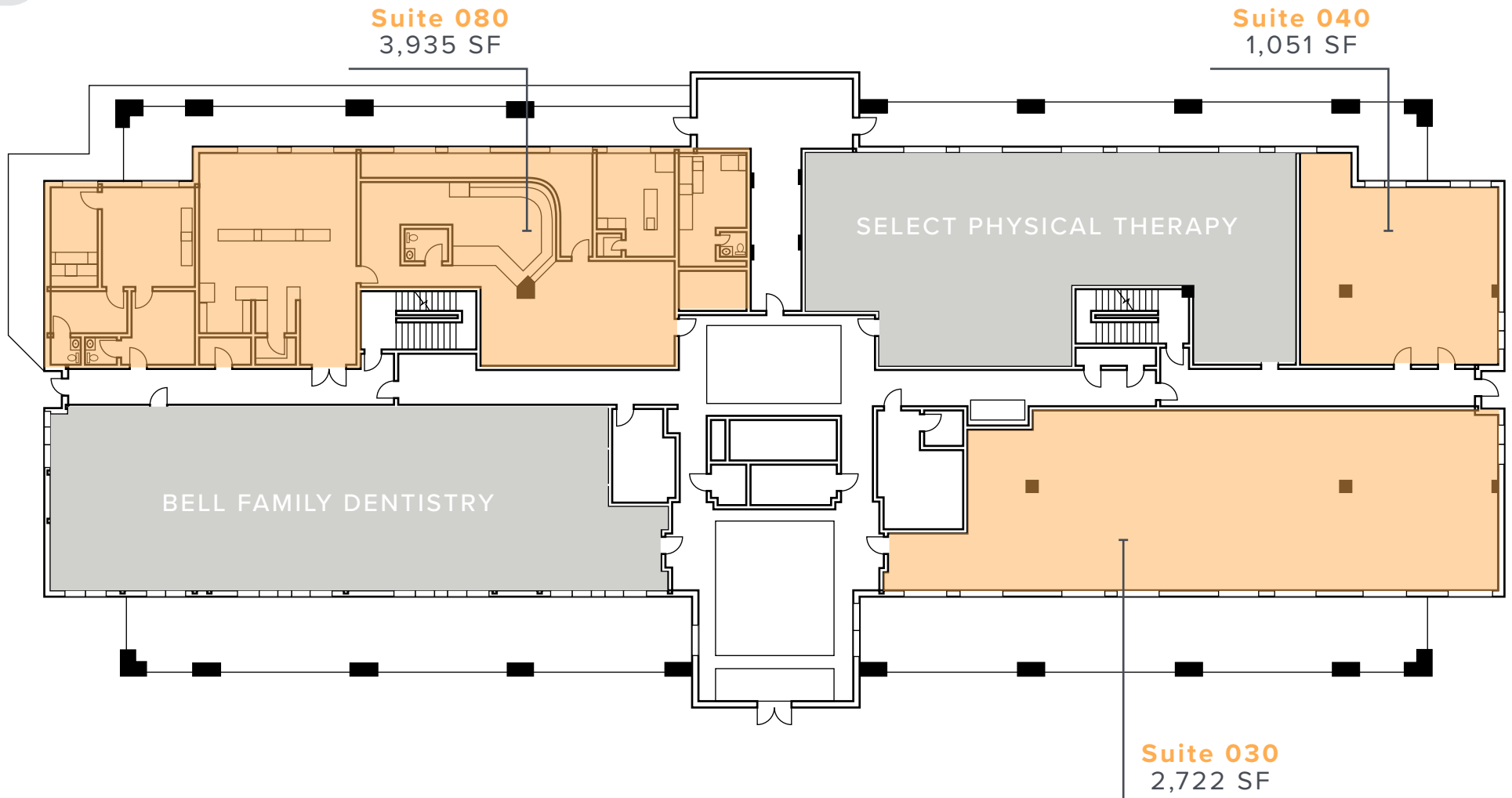
Next Boom Towns in the
U.S. (Raleigh-Cary)
Forbes Magazine

No. 4

Happiest City in the U.S.
(Cary)
Zippia, 2020

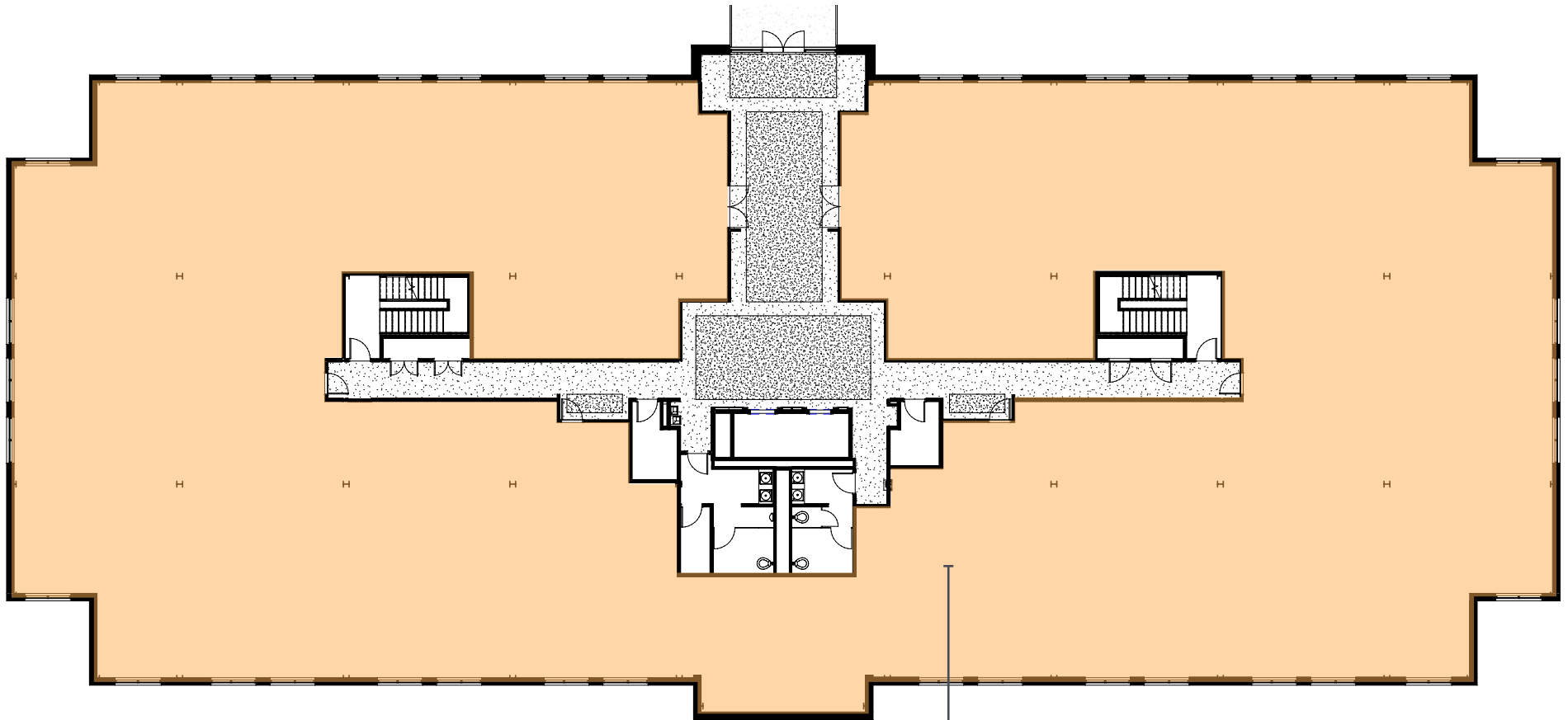
101 Building Ground Floor Availability

spaces are in shell condition



101 Building First Floor Availability

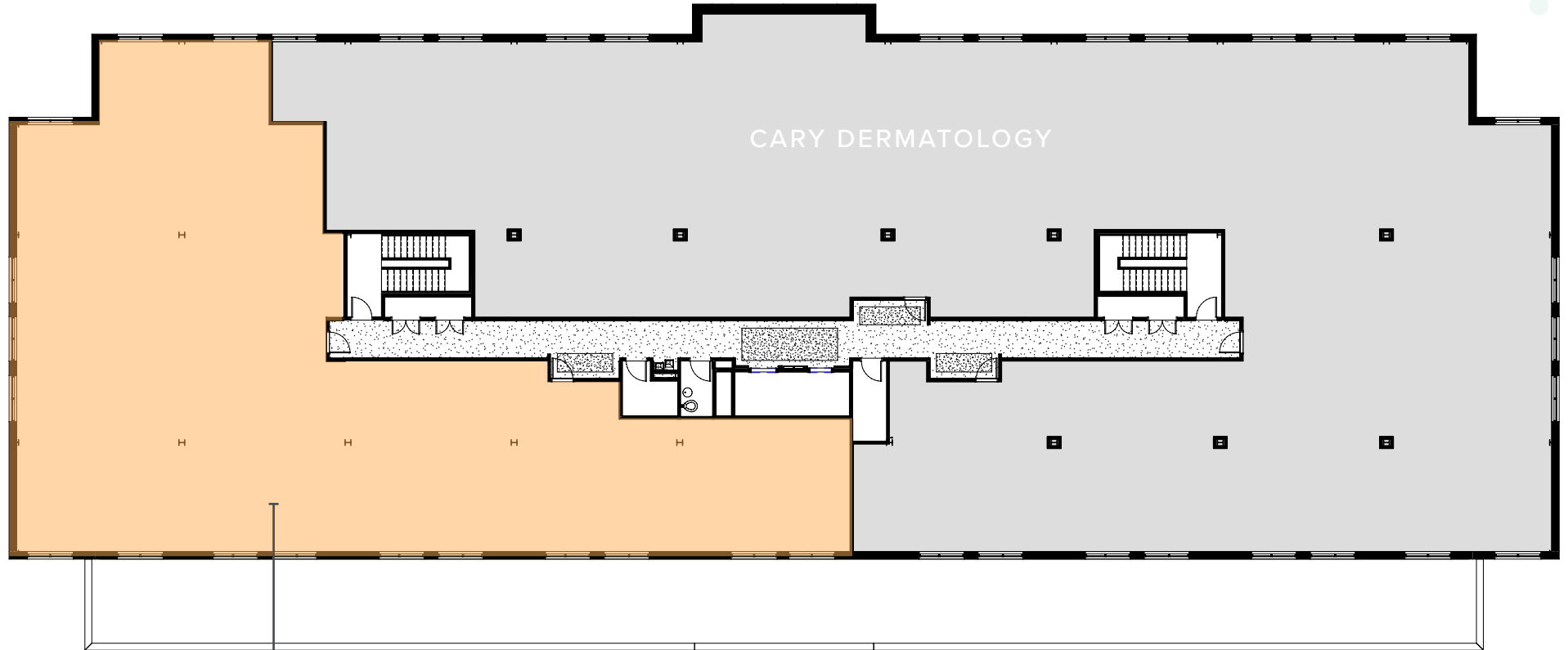
spaces are in shell condition



Suite 100
18,011 SF
option to subdivide

101 Building Second Floor Availability

spaces are in shell condition

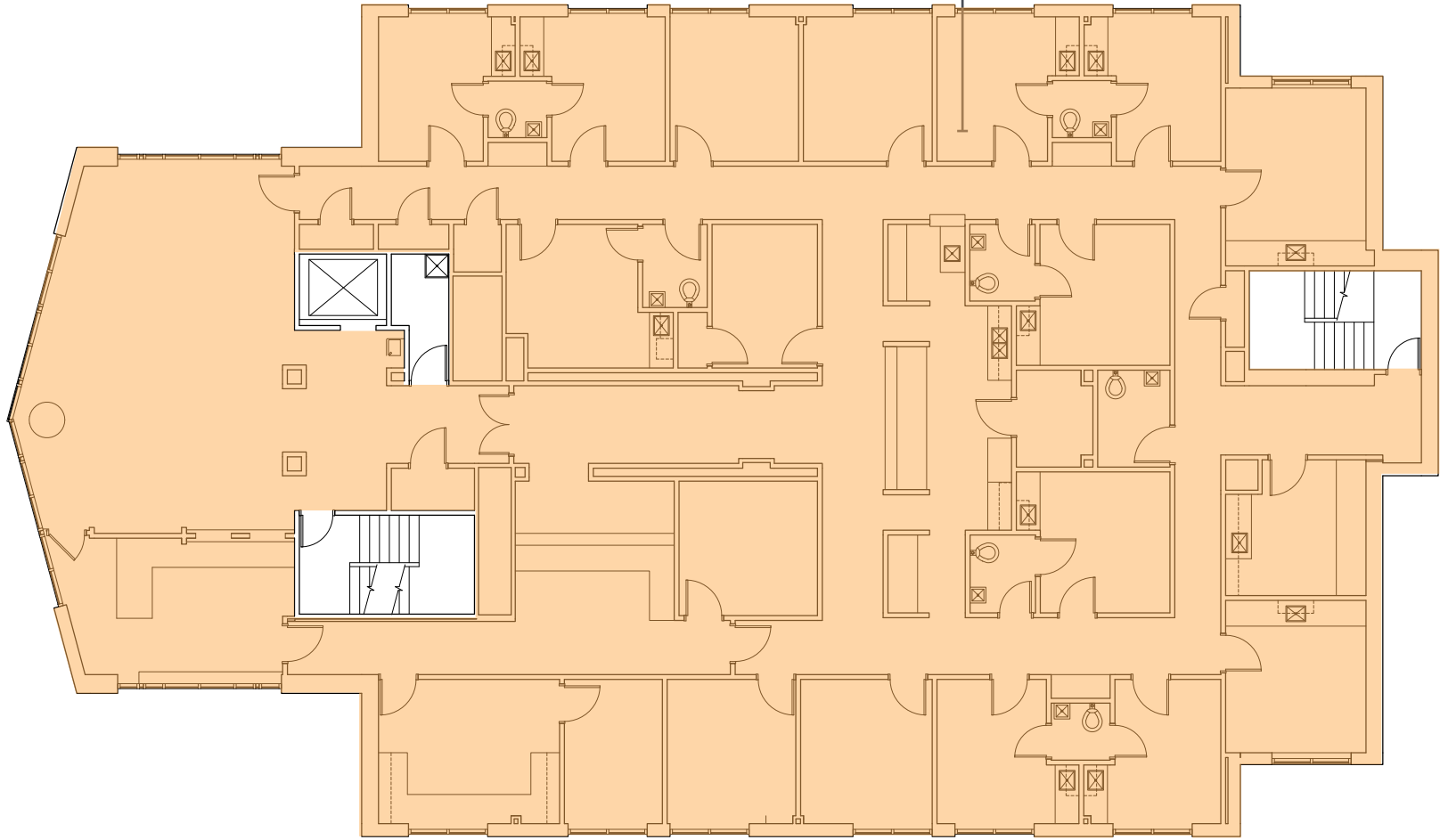


Suite 202
5,640 SF
option to subdivide

105 Building Third Floor Availability

existing upfit - 2nd generation space

Suite 300
6,676 SF
option to subdivide



first floor leased to Synergy MSO
second floor leased to Wake Ophthalmology

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