

Modern Free-Standing Office Building for Lease in Cary

2598 HIGHSTONE ROAD, CARY, NC 27519



INQUIRIES CONTACT:

2598@contrastcreative.com | 919.469.9151



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OFFERING SUMMARY

Lease Rate:	\$27.95 SF/yr (NNN)
Building Size:	7,632 SF
Available SF:	7,632 SF
Lot Size:	1.64 Acres
Year Built:	2006
Zoning:	OICU

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PROPERTY OVERVIEW

Unique free-standing office opportunity in sought-after West Cary. This Louis Cherry-designed building features a myriad of impressive design elements and includes a mix of private offices, conference rooms, bullpen, full kitchens (2) and an impressive sound stage/production area. High ceilings, tons of natural light and modern industrial elements highlight the property.

PROPERTY HIGHLIGHTS

- Minutes to new Apple campus, RTP, and Duke Health Green Level
- Turn-key condition | Move in tomorrow
- Ample on-site parking
- Beautifully landscaped
- Walk to restaurants, banks, groceries, etc.



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PROPERTY DESCRIPTION

This property offers a rare and amazing opportunity in a self-contained, freestanding building in a superior location. Originally constructed in 2006, 2598 Highstone Rd. is a modern gem with excellent parking, meticulous landscaping and easy access to all of the Triangle's features. This building is in "turn-key" condition with freshly painted interior and ready for immediate occupancy.

LOCATION DESCRIPTION

Unparalleled West Cary location. 2598 Highstone Rd. is located adjacent to the intersection of Davis Dr. and High House Rd. The site offers extremely easy access to all major transportation corridors including the Wester Wake Expressway (I-540), I-40, US-1 and Hwy 147 (Durham Freeway).

2598 Highstone Rd. is just minutes from all of the Cary region's demand drivers including Apple's new Research Triangle Park campus, Duke Health Green Level, Park West Village, and all of the Triangle Area's best amenities.

Cary is a vibrant community with pro-business governance. The region is renowned for innovation and Cary is home to multiple corporate headquarters within the IT, Life Science, Clean Technology and Advance Manufacturing sectors. Driven by multiple top-tier research universities including Duke University, University of North Carolina and NC State University, Cary's access to a deep talent pool is next-to-none.

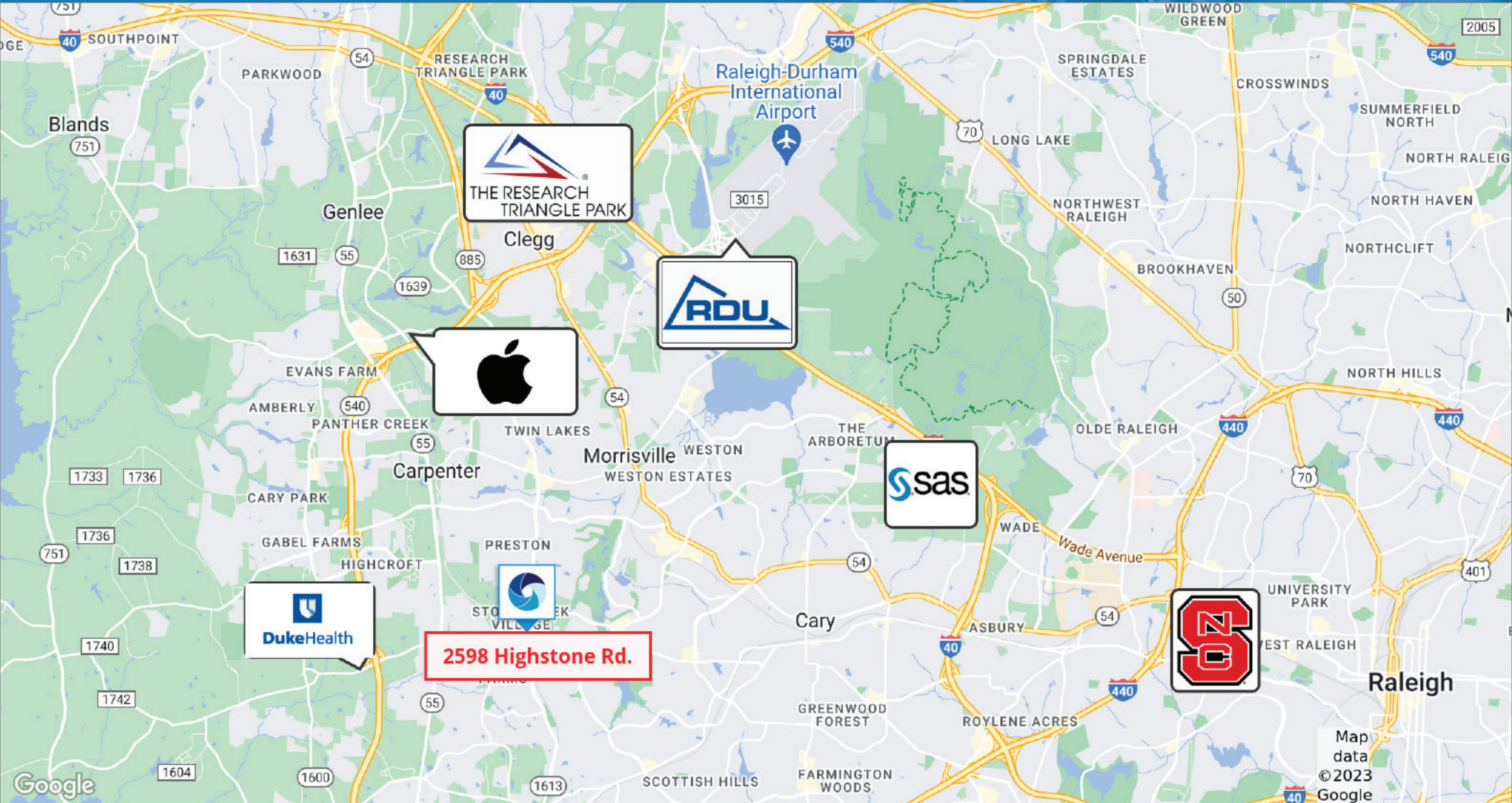
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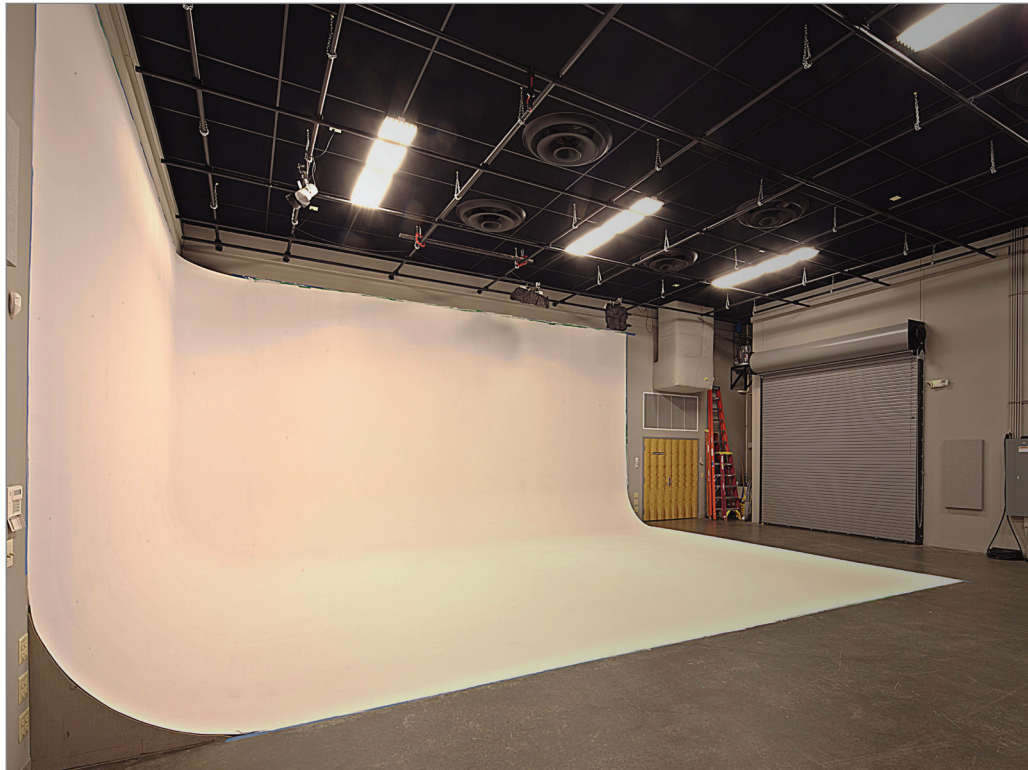
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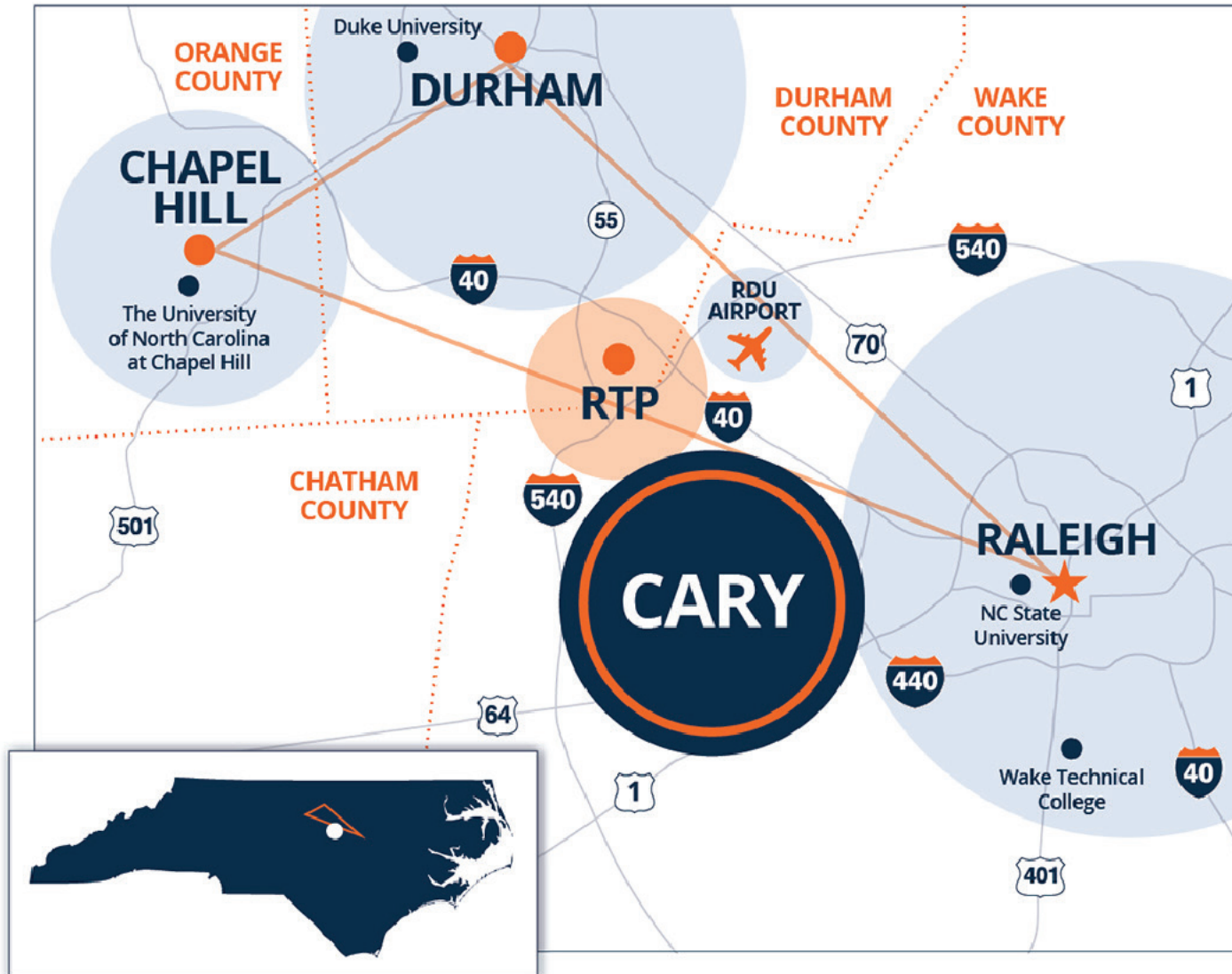


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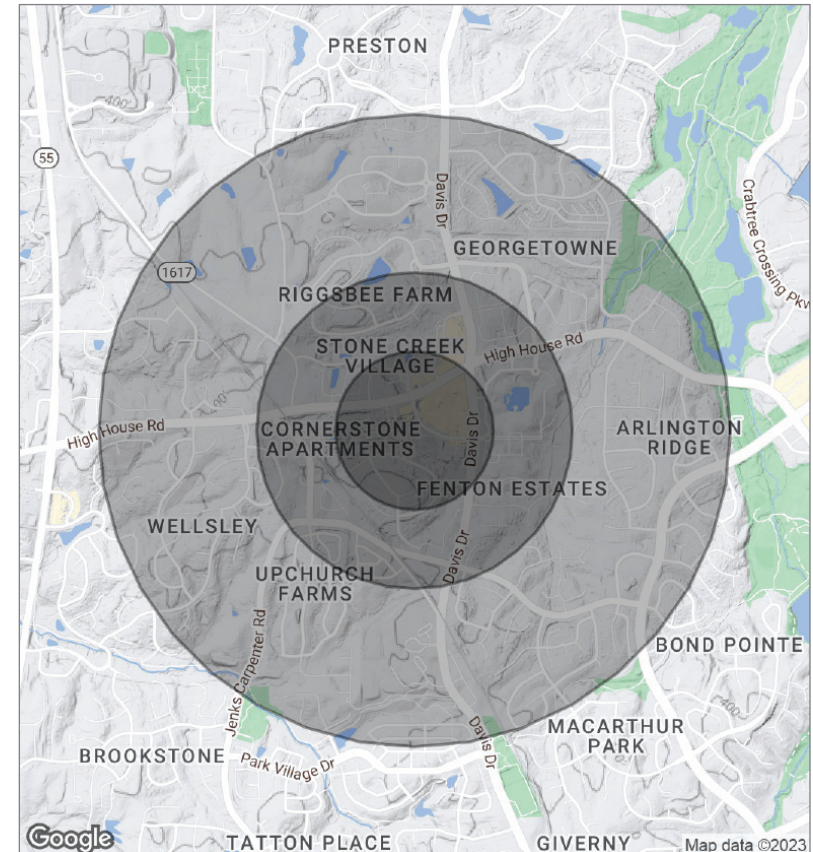
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	12,233	86,086	220,828
2023 Median HH Income	\$163,422	\$134,720	\$122,297
2023 Average HH Income	\$207,447	\$177,040	\$164,650

* Demographic data derived from ESRI



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