

MEDICAL/OFFICE FOR LEASE

301 KEISLER DRIVE, UNIT E

CARY, NC 27518

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM



AVAILABILITY

- » Unit E: ±1,836 SF, single-story medical office condo
- » Base lease rate: \$22.00 SF/yr, NNN
- » TICAM: \$5.56 SF/yr (est.) - includes landscaping, roof, and common exterior
- » Each condo is separately metered for water and utilities

PROPERTY HIGHLIGHTS

- » Located in The Atrium Center near WakeMed Hospital and Waverly Place in Cary
- » Suite E includes: waiting area, reception, (3) exam rooms, procedure room, lab area, break area, and multiple bathrooms, new paint and floors throughout
- » Ideal for dentist, orthodontist, chiropractor, medical office user
- » Direct access from parking
- » Walking distance to amenities in Waverly Place
- » Easy access to Kildaire Farm Road, Tryon Road, and US 1 Hwy

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,620	63,382	176,323
Average Household Income	\$193,603	\$155,589	\$145,086
Number of Businesses	853	3,850	8,742
Number of Employees	10,214	41,886	91,187
Daytime Population	13,813	77,015	179,109

Source: ESRI 2024

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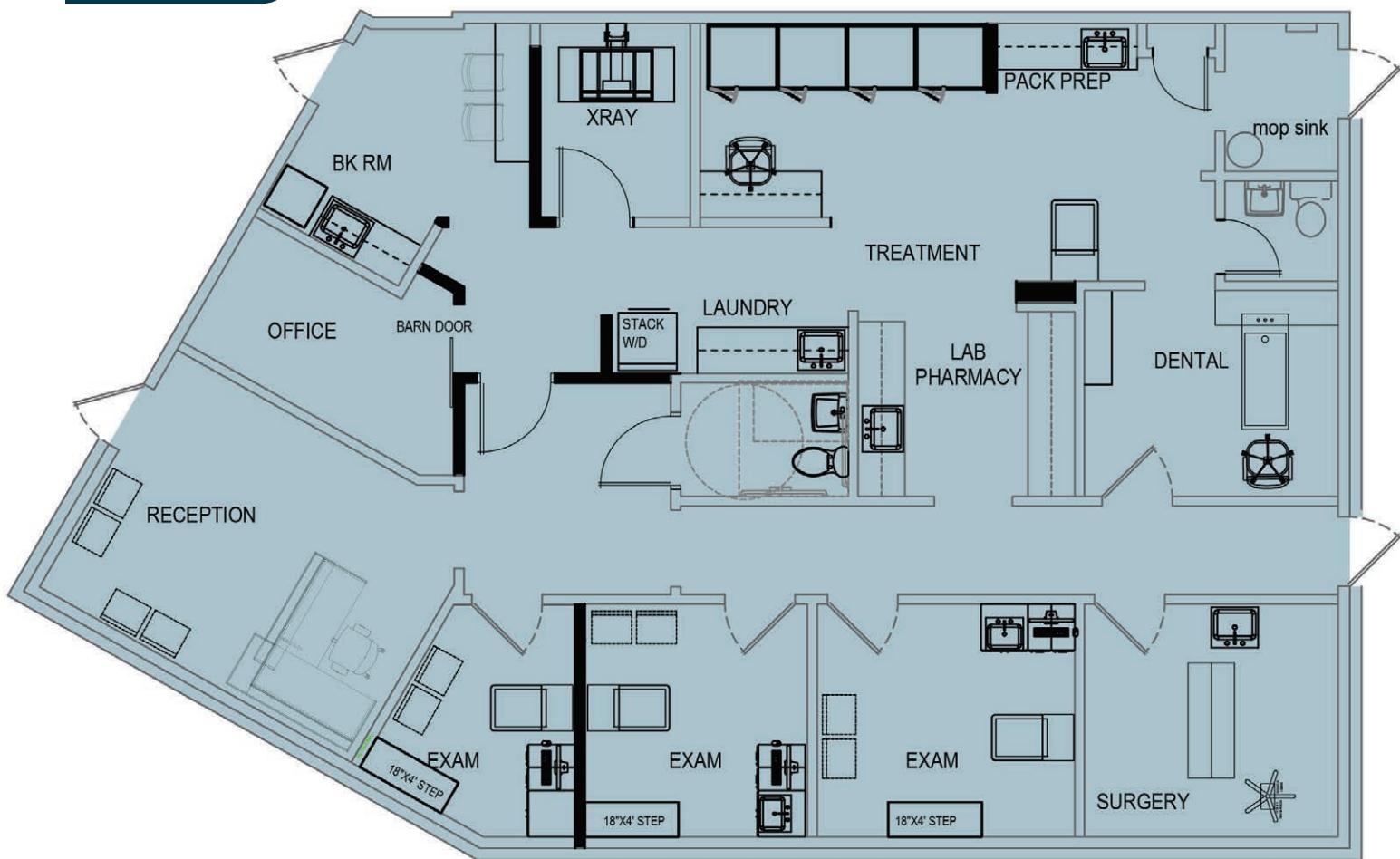
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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**SUITE E
±1,836 SF**



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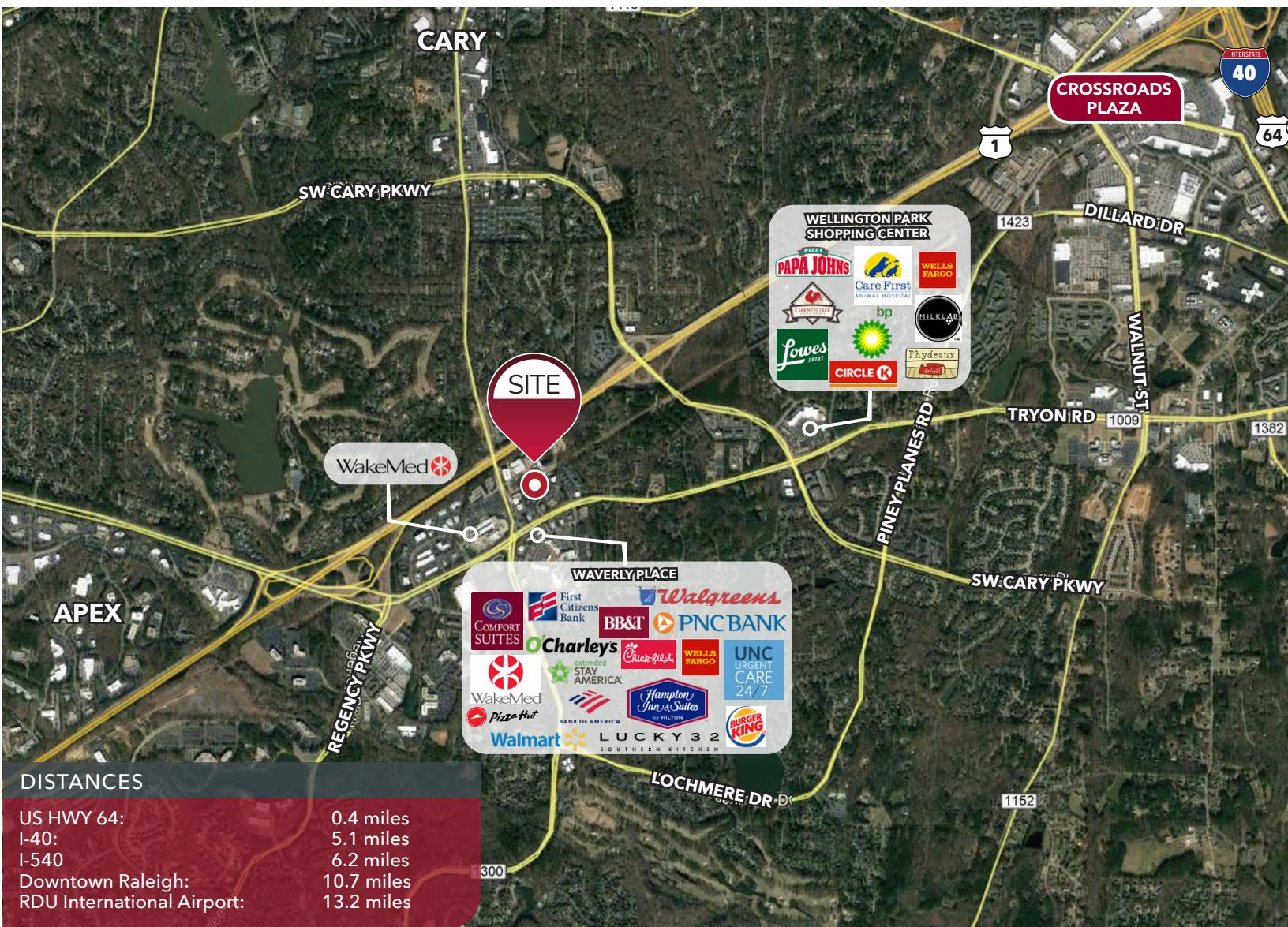
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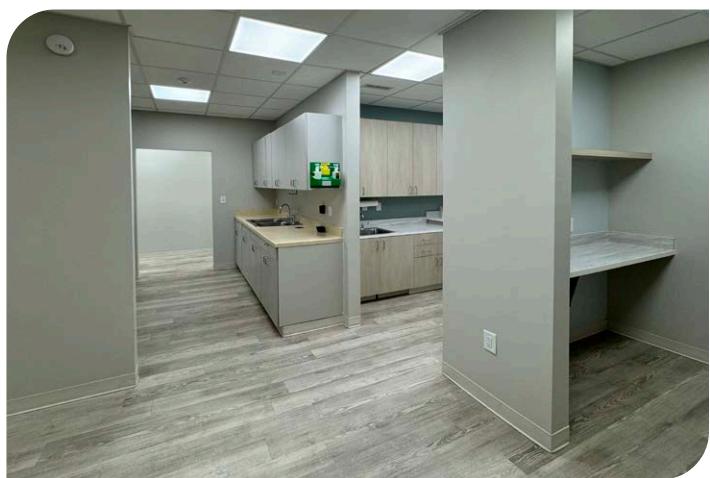
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