



7560 CARPENTER FIRE STATION ROAD

CARY, NC 27519

UP TO **16,867 SF**
**FOR
LEASE**



LISTING BROKERS:

SHELLEY BHATIA, CCIM

910.273.8474 (M)

SBHATIA@TRADEMARKPROPERTIES.COM

JACK PRUDEN

919.645.1426 (O) | 919.619.7293 (M)

JPRUDEN@TRADEMARKPROPERTIES.COM

PROPERTY HIGHLIGHTS

- » **Three-story Class A medical office building built in 2017**
- » **The West Cary property is perfectly positioned in the center of the Triangle with convenient access to RTP as well as RDU International Airport**
- » **The surrounding Cary suburbs provide an excellent demographic of high-income households with a highly-educated workforce**
- » **36,000+ SF space features an excellent variety of medical tenants**
- » **4:1,000 SF parking**
- » **Great visibility with building and monument signage available**
- » **Timeshare Rate: Negotiable for Suite 303; 1,500 SF**
- » **Vacant spaces available in cold dark shell with a TI allowance**

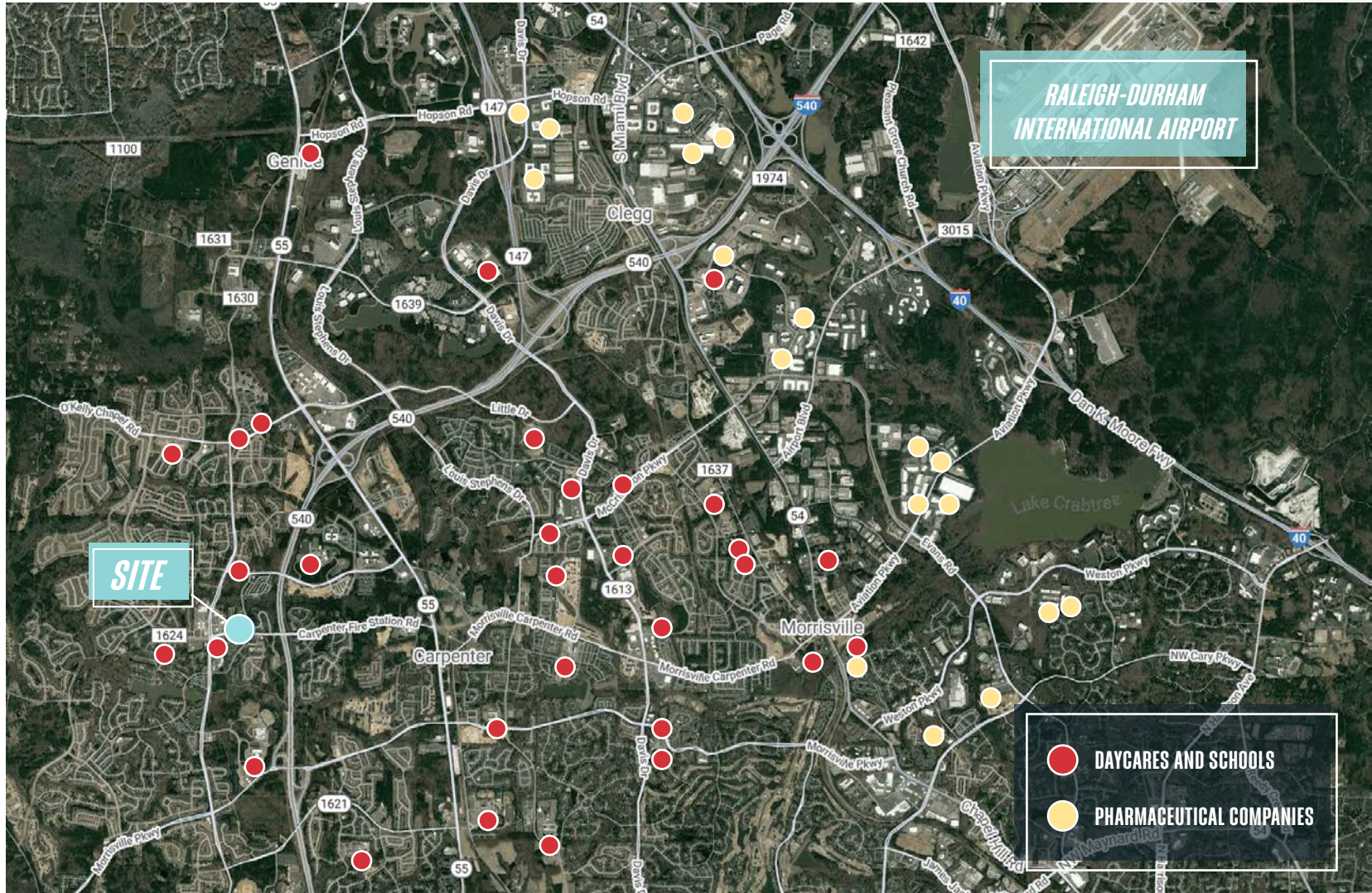


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7560 CARPENTER FIRE STATION RD
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LOCATION MAP



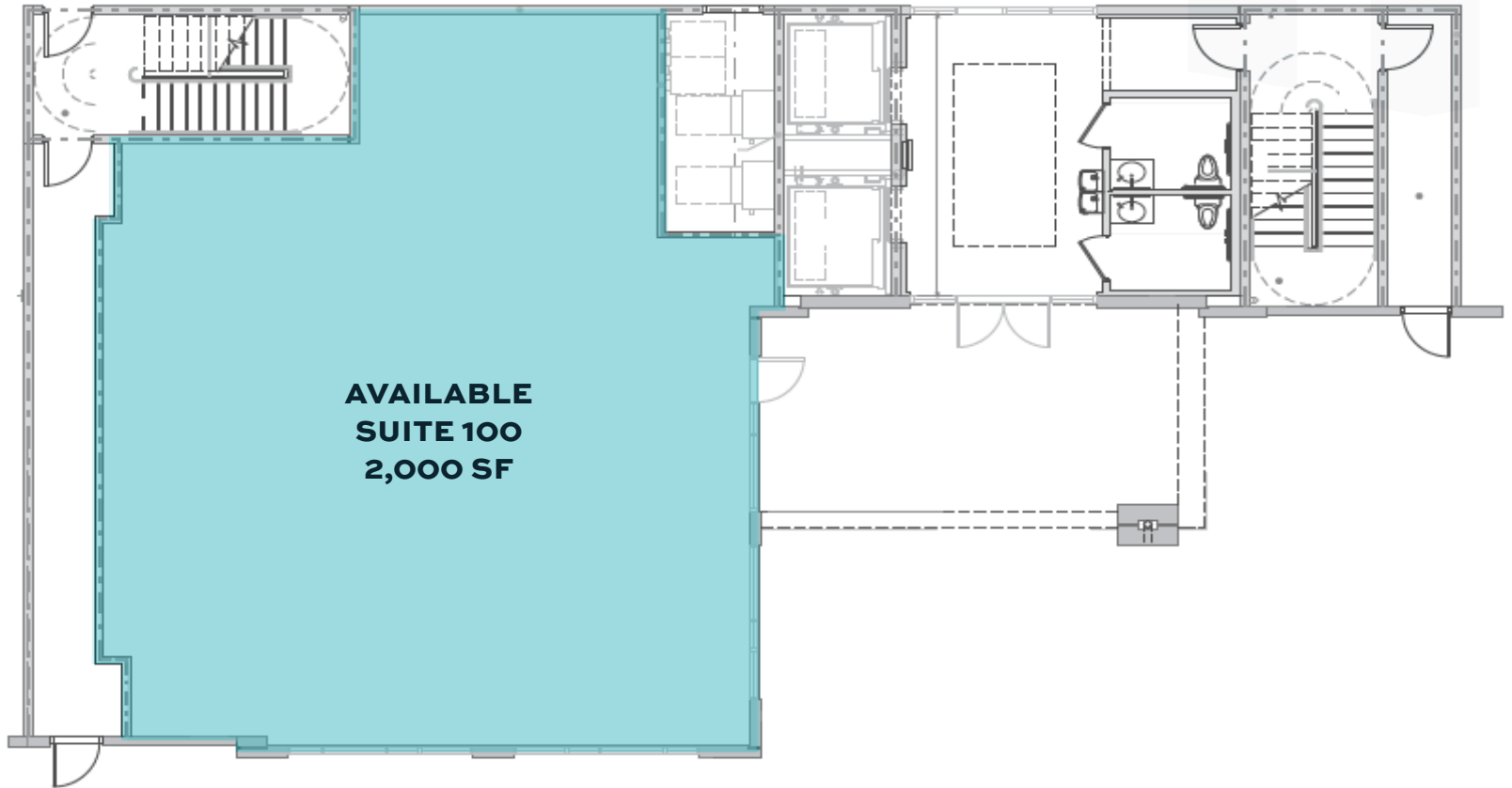
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FIRST FLOOR

LEASE RATE: MID \$30s + \$6.00, NNN

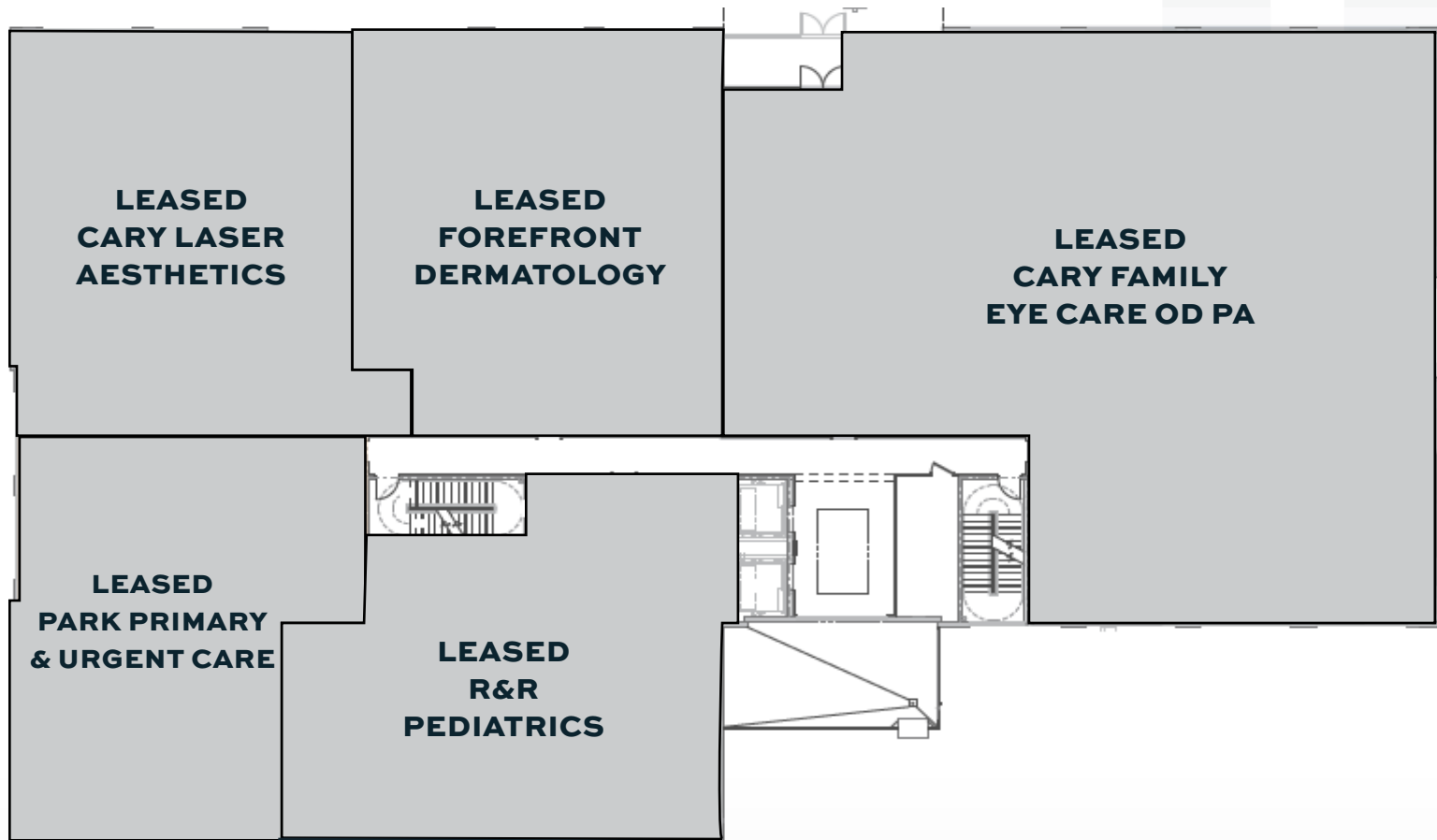


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SECOND FLOOR



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THIRD FLOOR



****SUITE OCCUPIED
TWO DAYS/WEEK BY
PARK GASTROENTEROLOGY**

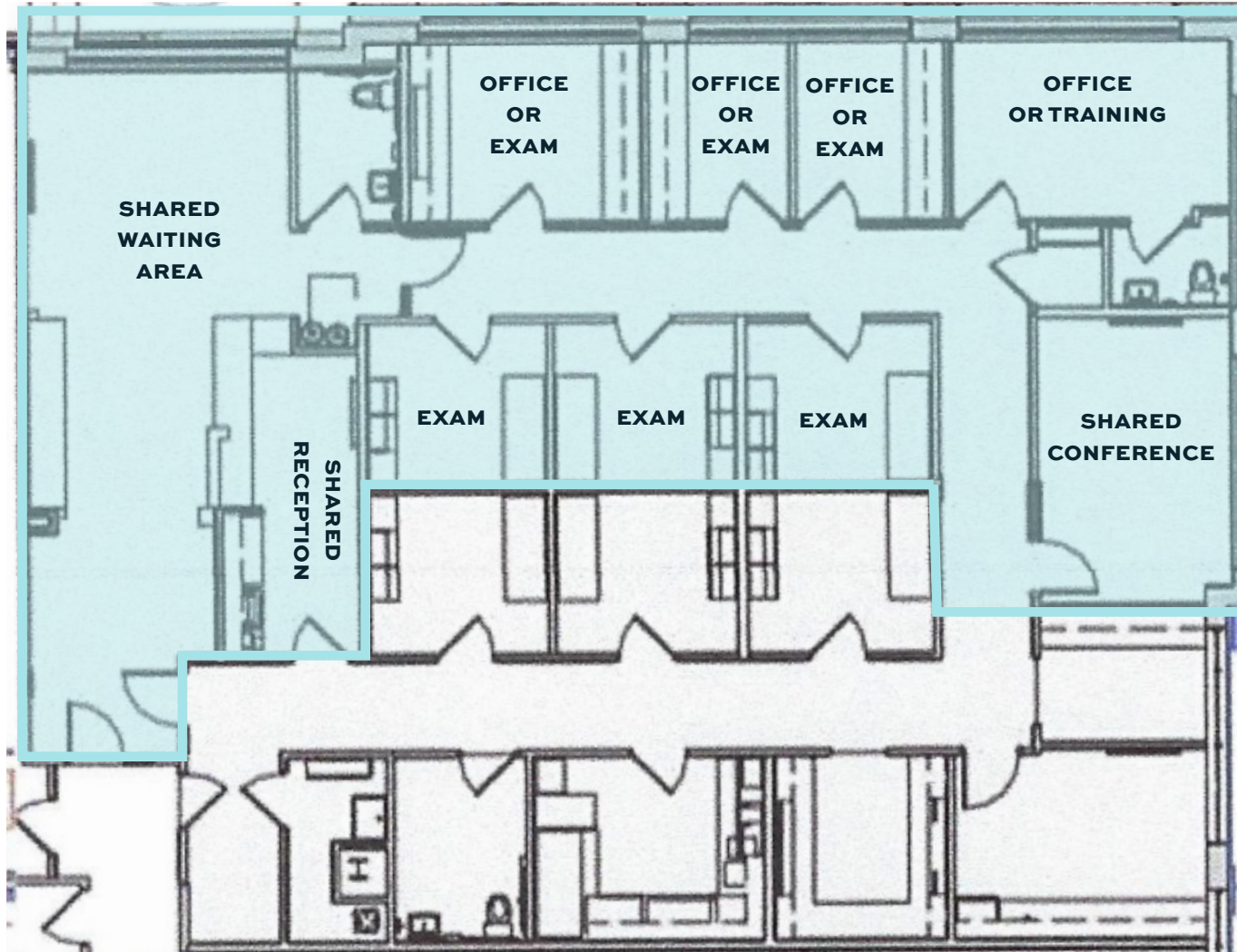
SUITE	SIZE	RENT/MONTH	AVAILABLE
301	2,624 SF	\$26.00	Immediately
302	2,333 SF	\$26.00	Immediately
303	1,500 SF	Negotiable	Immediately
304	1,915 SF	\$26.00	Immediately
305	7,995 SF	Mid \$30s	December 2024

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SUITE 303 - TIMESHARE SPACE



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EXAMPLE OF UPFIT SUITE

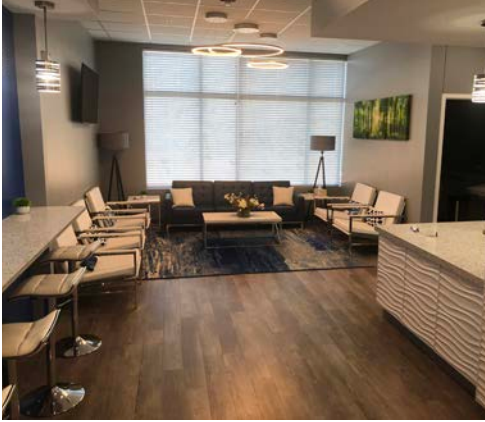


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GALLERY



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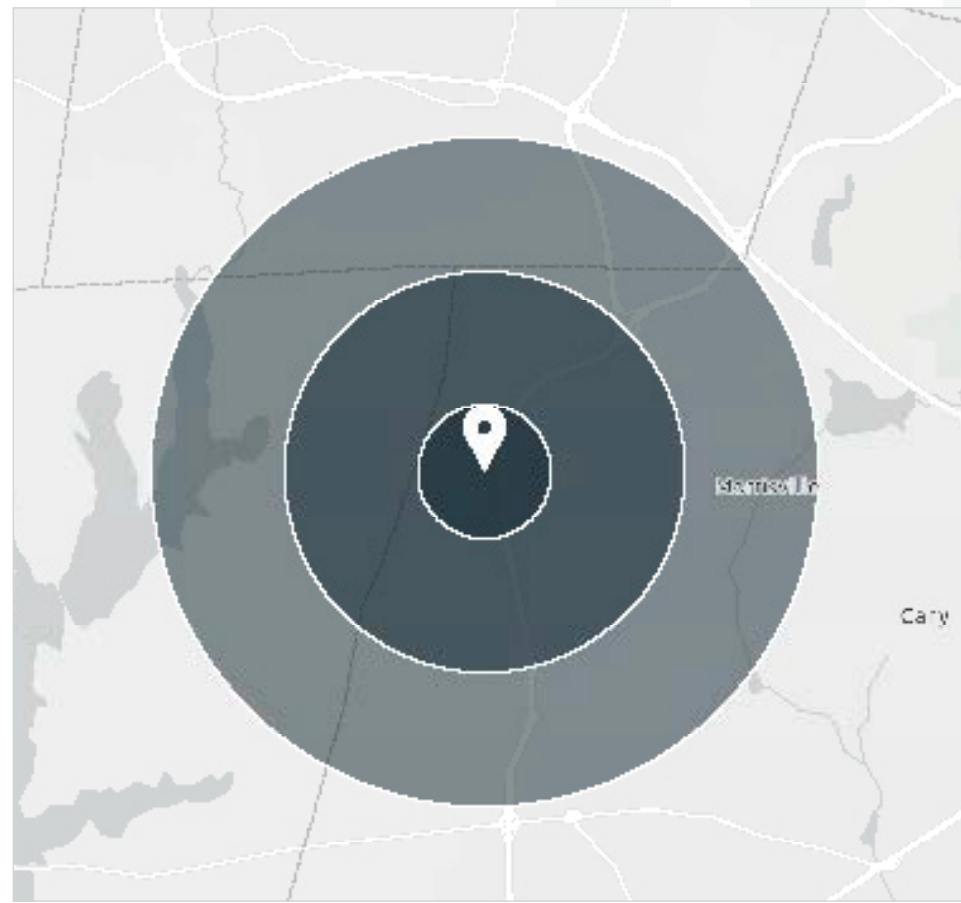
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DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile
2024 POPULATION	14,947	66,018	149,271
2029 POPULATION (PROJECTED)	16,698	72,053	159,795
2024 HOUSEHOLDS	5,187	22,931	54,396
2029 HOUSEHOLDS (PROJECTED)	5,813	25,172	58,670
OWNER-OCCUPIED HOUSING UNITS	3,412	15,209	34,162
RENTER-OCCUPIED HOUSING UNITS	1,775	7,722	20,234
2024 AVERAGE HOUSEHOLD INCOME	\$211,530	\$194,888	\$179,906
2029 AVG HOUSEHOLD INCOME (PROJECTED)	\$238,258	\$219,304	\$202,458



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THIS IS OUR TRADEMARK

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