

# OFFICE CONDO BUILDING FOR SALE 401 CASCADE POINTE LANE

Cary, NC 27513

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
RALEIGH DURHAM



## PROPERTY DESCRIPTION

Standalone office condominium for sale in Cary in the Westview at Weston office park.

- » 8,400 SF office condo with a mix of private offices and open space
- » 11 offices, open work area, two conference rooms, break area and reception
- » 4 per 1,000 parking ratio
- » Owners Association dues for both units is \$1,244.88 per month

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## LOCATION

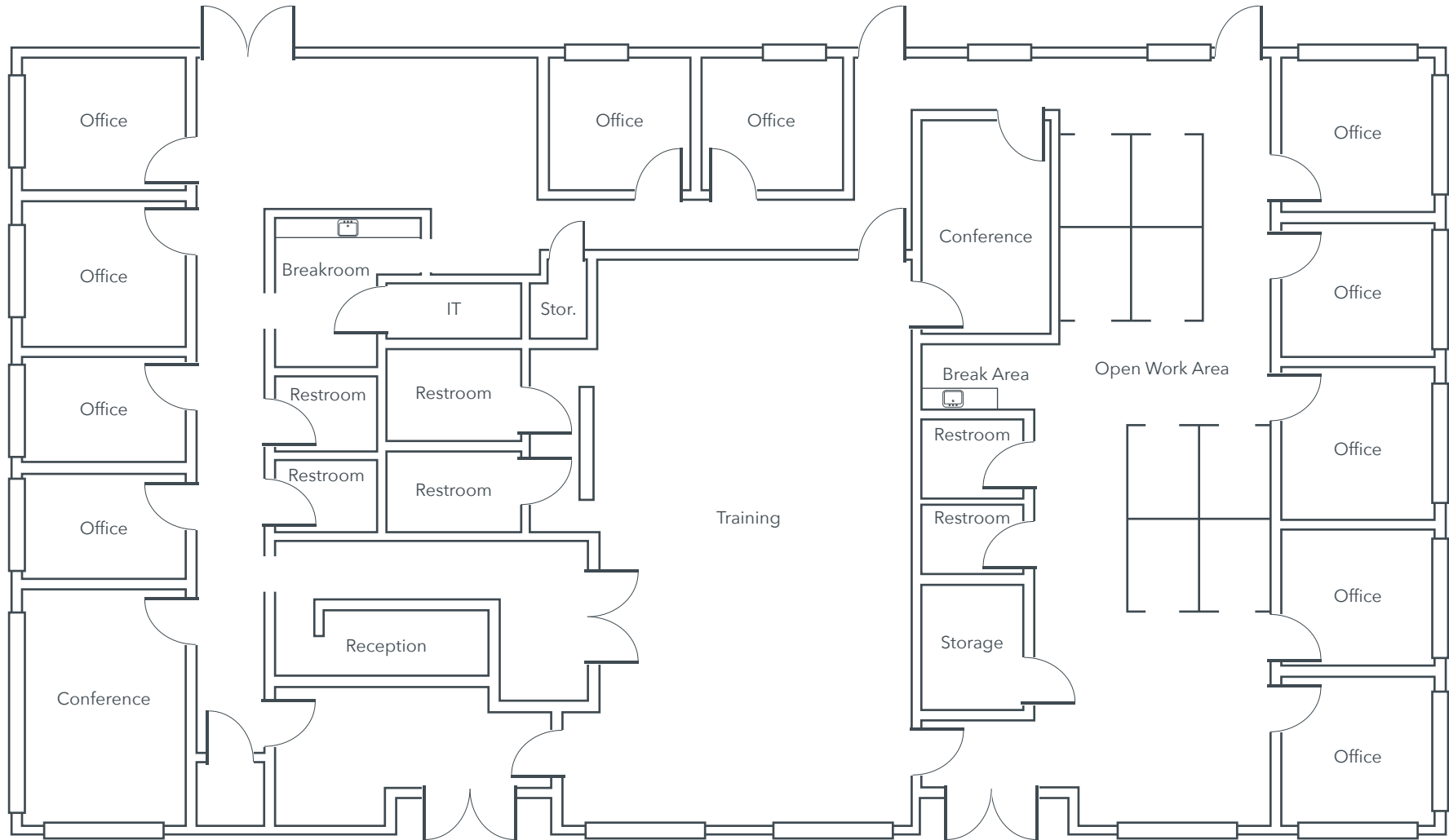
The property is located off Weston Parkway, ideally situated in Cary with convenient access to abundant amenities, I-40, I-440, NC 54 Hwy, and Raleigh-Durham International Airport.

## SALE PRICE

\$2,730,000 (\$325.00/SF)

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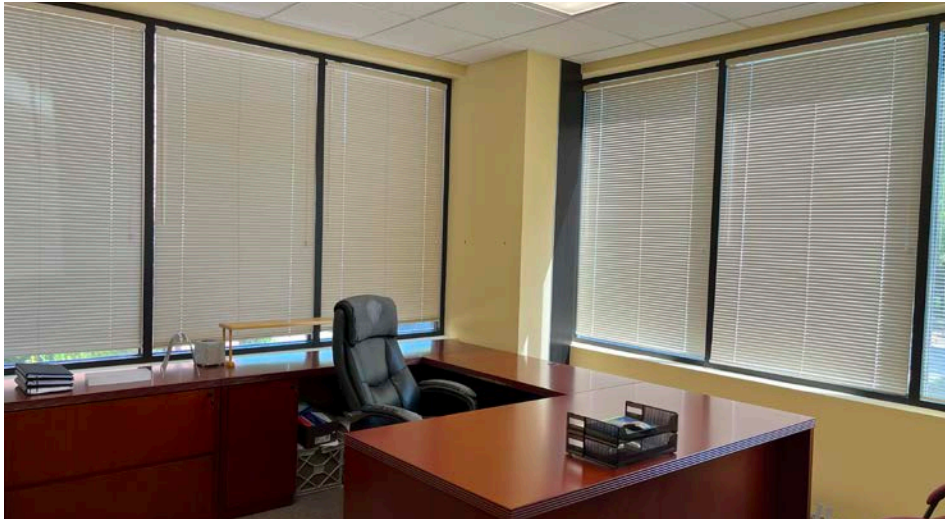


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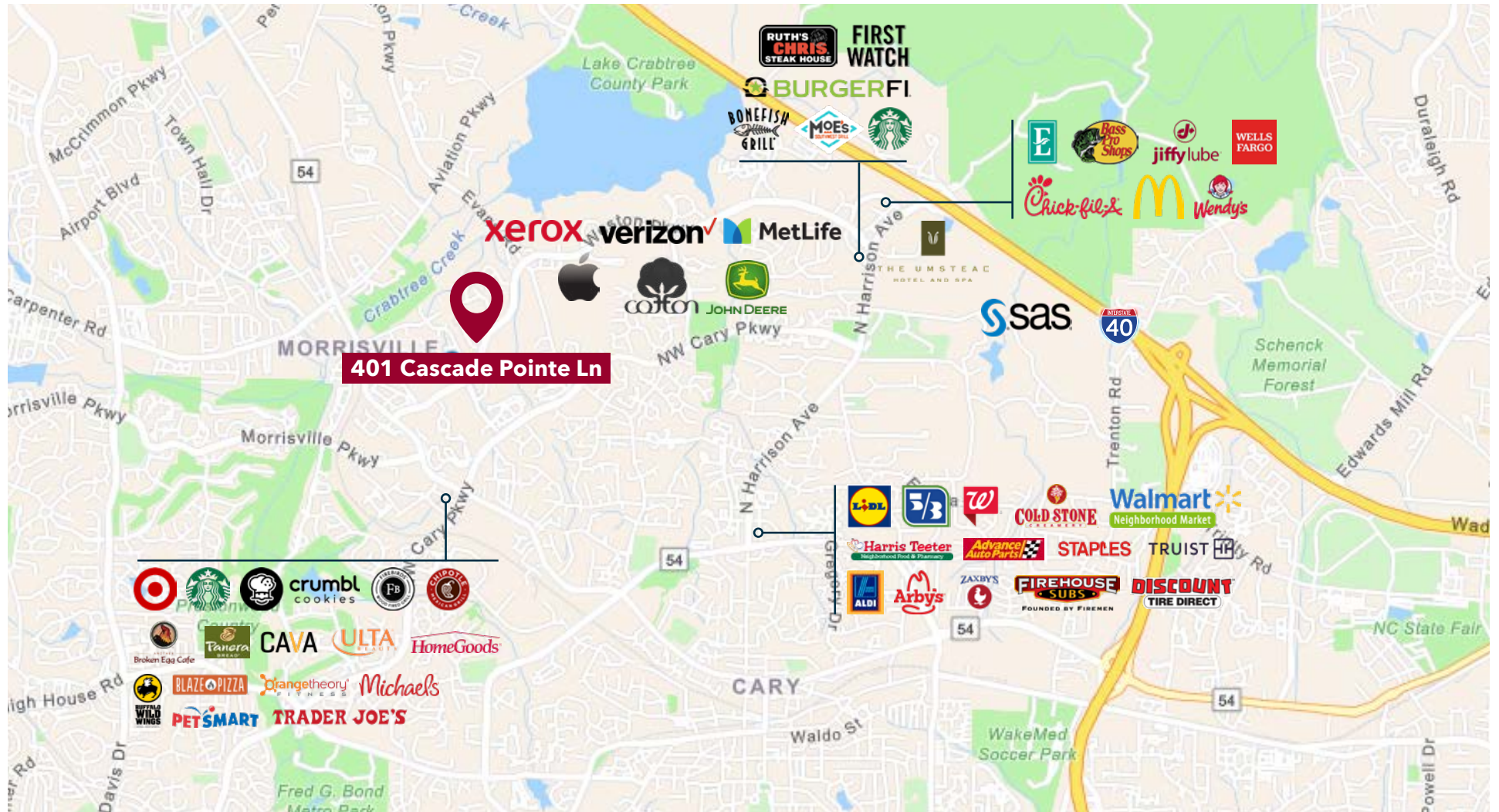
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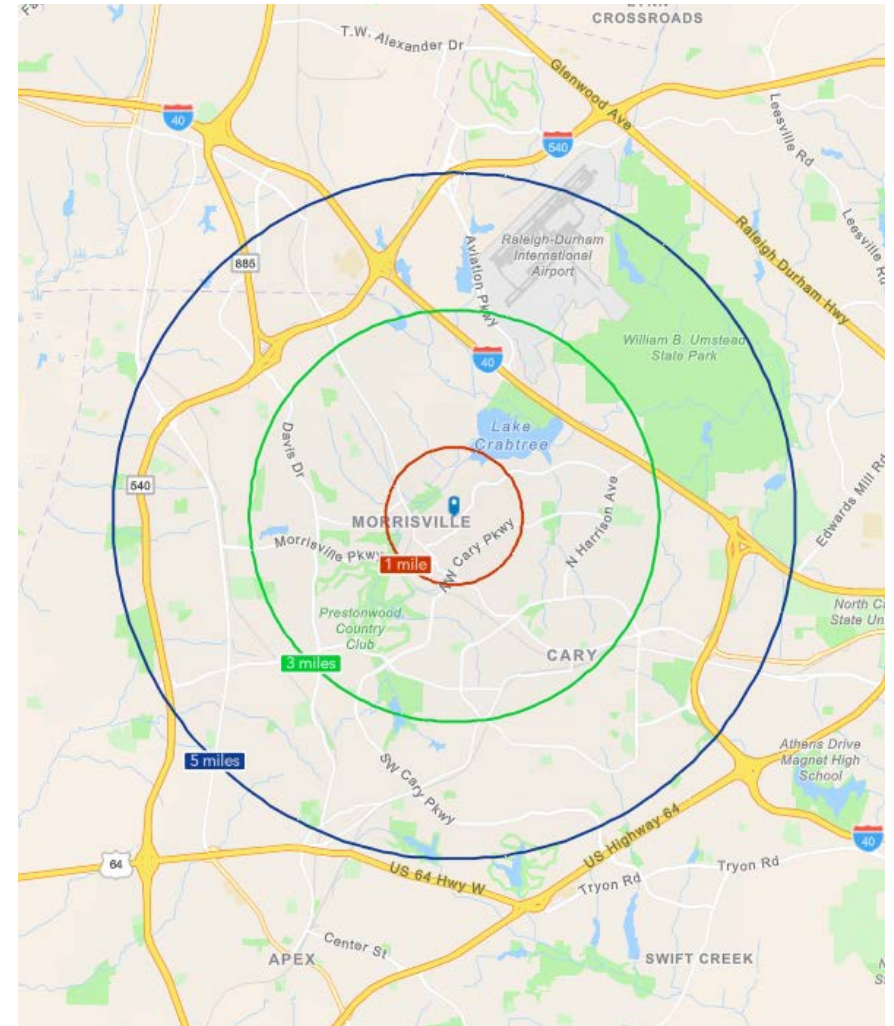
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	1 MILE	3 MILES	5 MILES
Population (2024)	10,237	73,349	185,642
Median Age	35.1	37.0	37.0
Average Household Income	\$169,221	\$162,818	\$160,139
Average Home Value	\$658,621	\$599,955	\$584,075
Bachelor's Degree or Higher	78.2%	73.2%	71.7%



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