

FOR LEASE

1210 TRINITY ROAD

Suite 102 | Cary, NC 27513

PROPERTY HIGHLIGHTS

- **Move-in-ready office layout:** ±5,830 SF office suite with private offices, conference rooms, reception, break room, and restrooms
- **Easy single-story occupancy:** garden-style Class B office building on 2.39 acres with surface parking
- **Modified gross lease:** \$22.00/SF with landlord-managed taxes, insurance, landscaping, roof, structure, HVAC, and parking lot maintenance
- **Excellent regional access:** Central Cary/Raleigh location near I-40, Hwy. 54, Wade Avenue, NW Maynard Road, PNC Arena, and Raleigh-Durham International Airport

LEASE RATE \$22.00 psf, modified gross



FOR MORE INFO, CONTACT

BOSS POE | bpoe@trinity-partners.com | 919.868.0016

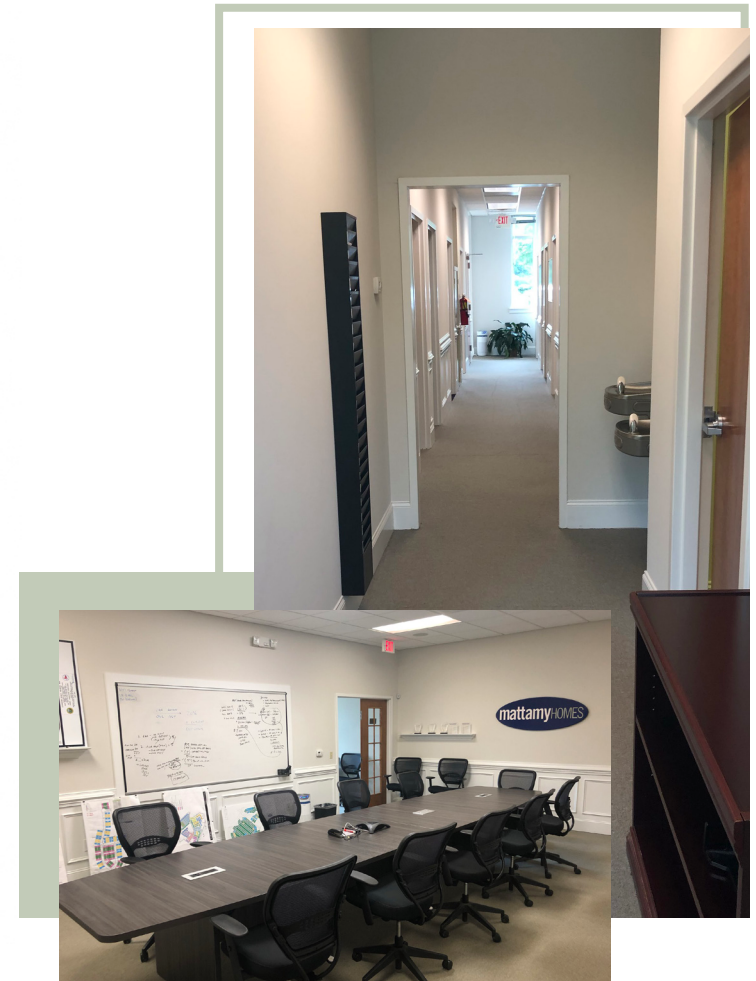
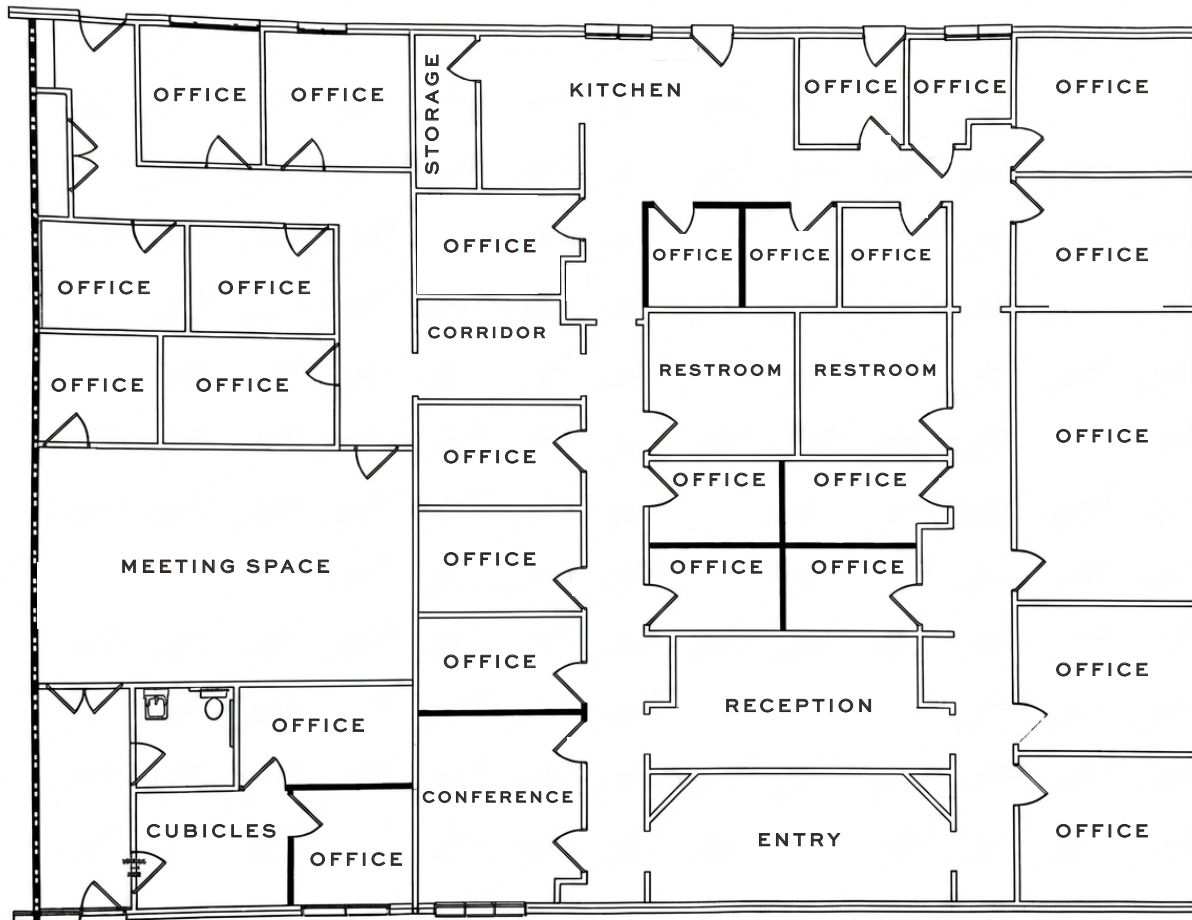
ZACH MILLER | zmiller@trinity-partners.com | 919.418.5449

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FLOORPLAN



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PROPERTY INFORMATION

Property Address	1210 Trinity Road, Cary, NC 27513
Suite	102
Available SF	± 5,830 SF
Lease Rate	\$22.00/SF
Lease Structure	Modified Gross
Property Type	Single-Story Garden Office
Parking	Surface Parking Available
TICAM	Landlord Responsible
Utilities & Janitorial	Tenant Responsible
Occupancy Date	11/1/2026

DEMOGRAPHIC INFORMATION

5-MILE

Average HH Income	\$146,170
Total Population	197,326
Median Age Within 3-Miles	33.8
Average Household Income 2026-2031 Annual Rate	2.60%
Population Growth 2026-2031 Annual Rate	1.02%

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**TRINITY
PARTNERS**
trinity-partners.com