

PARKWEST TWO

CBRE
ADLER
REAL ESTATE PARTNERS

15401 WESTON PARKWAY

CARY, NORTH CAROLINA

39,189 SF
FOR LEASE OR SALE



Move-in Ready Single Story Office in a Prime Cary Location off Weston Parkway

4,851 SF -
39,189 SF
AVAILABLE

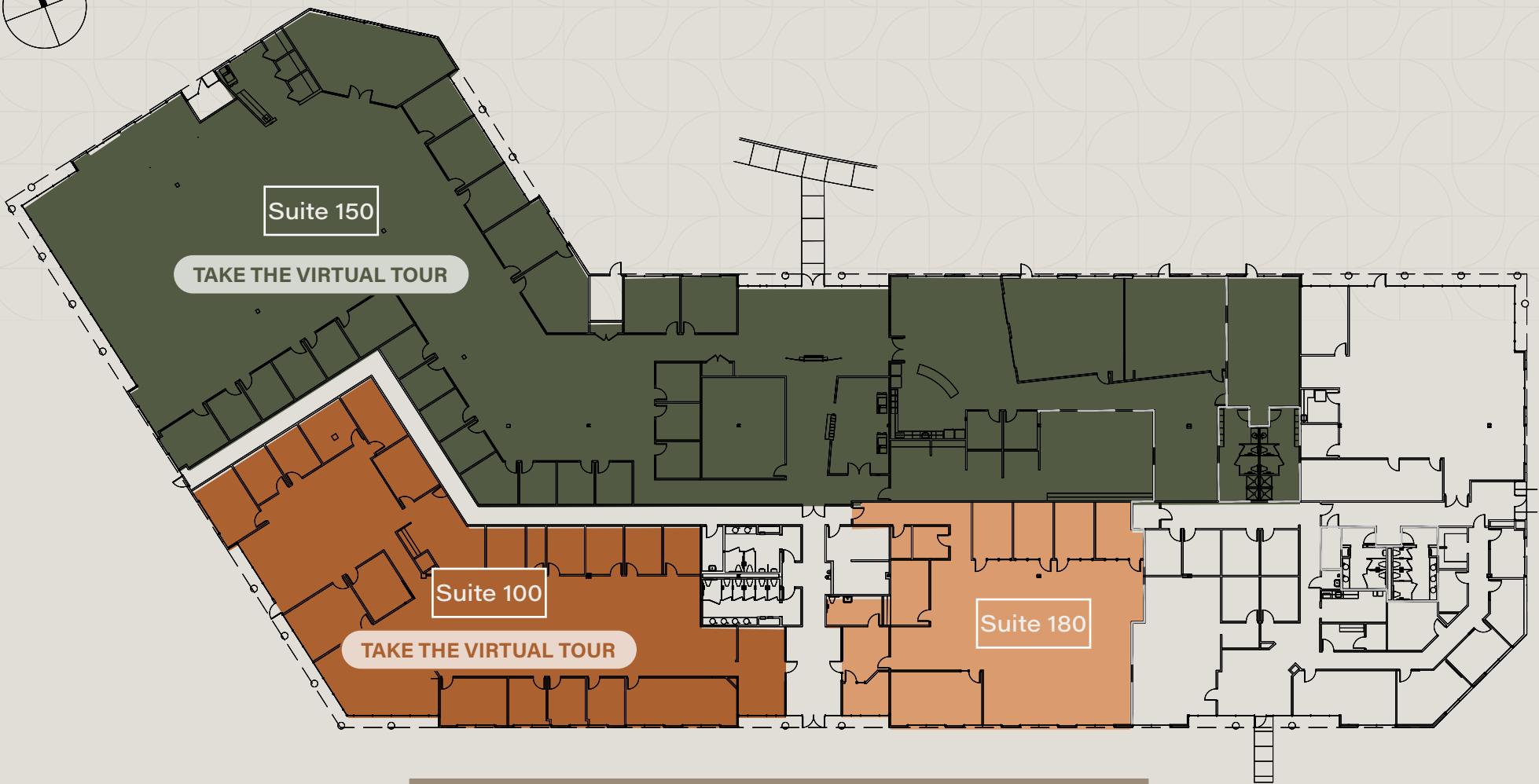
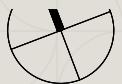
Parkwest Two is a premier office destination located on a sprawling 13-acre campus along the prestigious Weston Parkway in Cary, North Carolina. This prime location offers unparalleled accessibility and is situated in a vibrant, rapidly growing area, making it an ideal choice for businesses looking to thrive in a dynamic environment.

PARKWEST TWO HIGHLIGHTS

- Situated on a 13-acre campus along Cary's prestigious Weston Parkway, offering excellent accessibility and a vibrant, rapidly growing environment
- Features a 48,311 SF single-story office space, providing ample room for various business needs with flexible suite sizes available
- Located less than 10 minutes from RDU International Airport, making it ideal for businesses requiring frequent travel
- Offers a competitive full-service lease rate of \$25.00 PSF and TIA packages, ensuring a hassle-free experience for tenants
- Surrounded by an impressive array of amenities, including the expansive Parkwest Village retail hub with over 600K SF of retail space

AVAILABILITIES

4,851 SF - 39,189 SF AVAILABLE



SUITE	SPACE CONDITION	SIZE
100	2 nd Generation; move-in ready; VIRTUAL TOUR	8,878 SF
150	2 nd Generation; move-in ready ; VIRTUAL TOUR	25,460 SF
180	2 nd Generation; move-in ready	4,851 SF

Suite 100, 150, and 180 can be combined for 39,189 SF



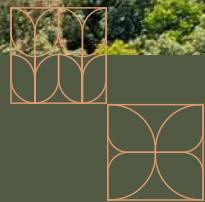
PROPERTY PHOTOS

FEATURES & AMENITIES

- On-site fitness center, locker room, and showers
- Move-in ready, high-end 2nd generation build-outs that require minimal construction (depending on tenant needs)
- Abundant surface parking
- Strong, reputable ownership with on-site property management



584,125 SF RETAIL CENTER | 684 APARTMENT UNITS



IMPRESSIVE DEMOGRAPHICS

WITHIN 1 MILE OF PARKWEST TWO

10,586
Population

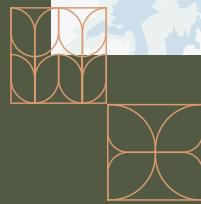
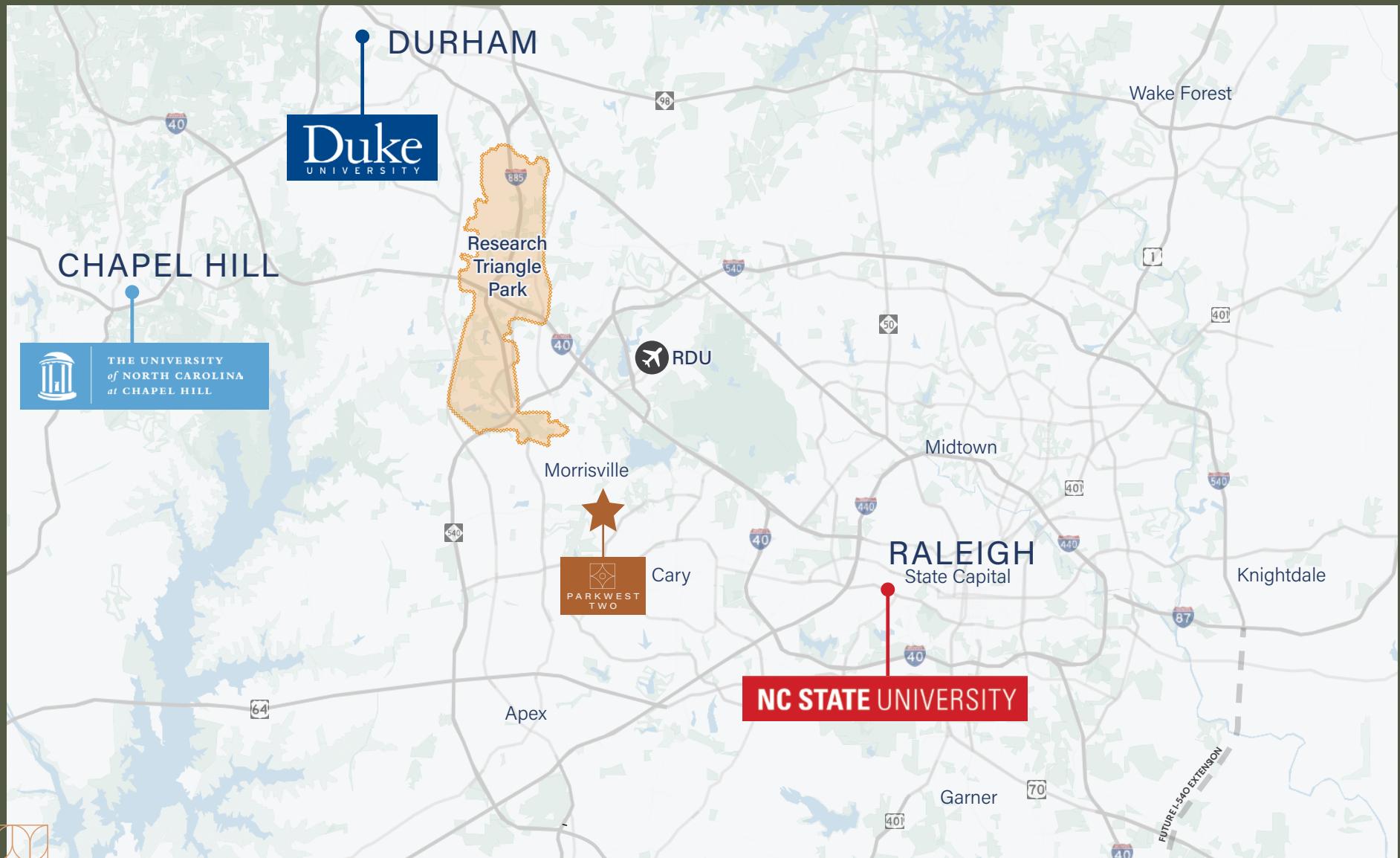
35.2
Average Age

79.7%
Bachelors or Higher

\$163,673
Average HH Income

\$660,652
Average Home Value

10 MINUTE
WALK TO 600K
SF OF RETAIL
AT PARK WEST
VILLAGE



A THRIVING REGION IN THE NATIONAL SPOTLIGHT

1 Best State for Business
CNBC, 2023

1 Best Place to Start a
Business LendingTree,
November 2023

2 Best State for Business
Climate, Business Facilities
Magazine, 2023

3 Fastest Growing Regional
Economy in the U.S., Kenan
Institute of Private Enterprise,
2023

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