

# 105 WESTON ESTATES WAY

CARY, NORTH CAROLINA 27513

## STANDALONE CLASS A+ OFFICE FOR SALE

**RUSSELL STEWART, SIOR, J.D.**  
Vice President, Principal  
C: 919.909.9779  
rstewart@lee-associates.com

100 Walnut Street | Cary, NC 27511 | 919.576.2500 | [lee-associates.com/raleigh](http://lee-associates.com/raleigh)

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

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.





## PROPERTY SUMMARY

### OVERVIEW

Lee & Associates Raleigh-Durham is pleased to present 105 Weston Estates Way, a ±11,969-square-foot two-story Class A+ office building for sale in Cary, North Carolina.

The building is situated on a 4.76-acre site at the signalized corner of Weston Parkway and Weston Estates Way, close to I-40 and NC 54 Hwy.

The building features:

- » Four conference/meeting rooms
- » Large glass-walled executive offices
- » Conference/event space on the ground level
- » Catering/warming kitchen
- » Secure file storage room

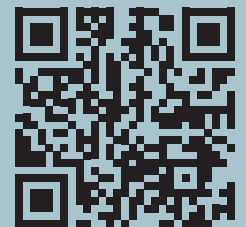
The area has strong demographics and growth, making the location attractive for an owner-occupant office user. There are also ample nearby amenities.

### HIGHLIGHTS

|               |                    |
|---------------|--------------------|
| Building Size | 11,969 square feet |
| # of Floors   | Two                |
| Year Built    | 2018               |
| Elevator      | One passenger      |
| Site Size     | 4.76 acres         |
| Parking       | 46 spaces          |
| Zoning        | PDD - Weston       |
| Sale Price    | Call Broker        |

### MEDIA CENTER

Scan the QR code or visit [105westonestatesway.com](https://www.105westonestatesway.com) for a 3D tour, property video, and photo gallery.









## PROPERTY DETAILS

|                     |  |                      |                    |
|---------------------|--|----------------------|--------------------|
| Address             | 105 Weston Estates Way<br>Cary, NC 27513 | Jurisdiction         | Town of Cary       |
| Parking             | 46 spaces                                | Zoning               | PDD - Weston       |
| Wake County GIS PIN | 0755522269                               | Access               | Weston Estates Way |
| Site Area           | 4.76 acres                               | Elevator             | One - Passenger    |
| Building Size       | 11,969 square feet                       | Electricity Provider | Duke Energy        |
| # of Floors         | Two                                      | Water                | Town of Cary       |
| Year Built          | 2018                                     | Sewer                | Town of Cary       |
|                     |  | Fire & Police        | Town of Cary       |

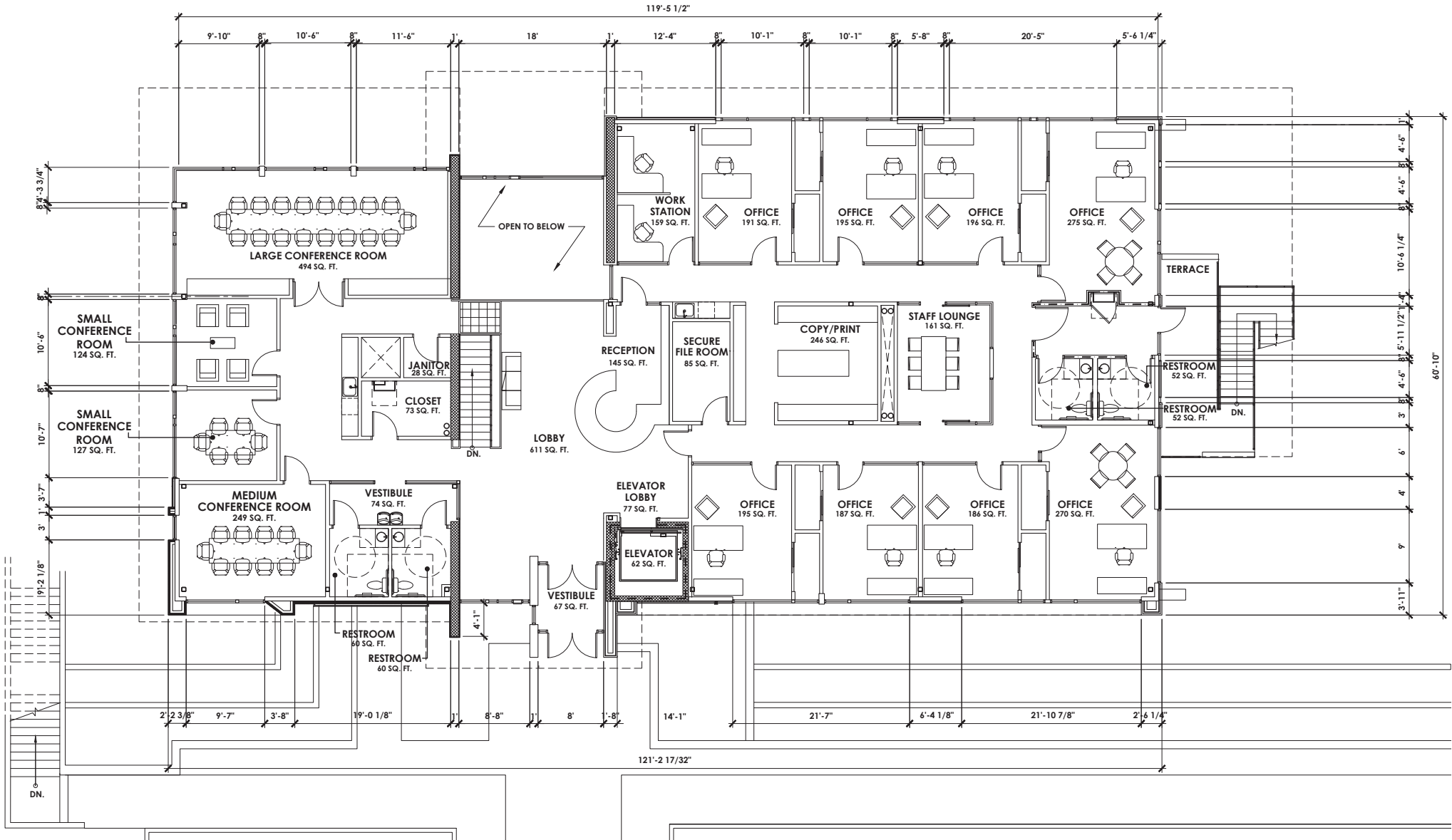


**RUSSELL STEWART, SIOR, J.D.**  
Vice President, Principal  
C: 919.909.9779  
rstewart@lee-associates.com





# FLOOR PLAN

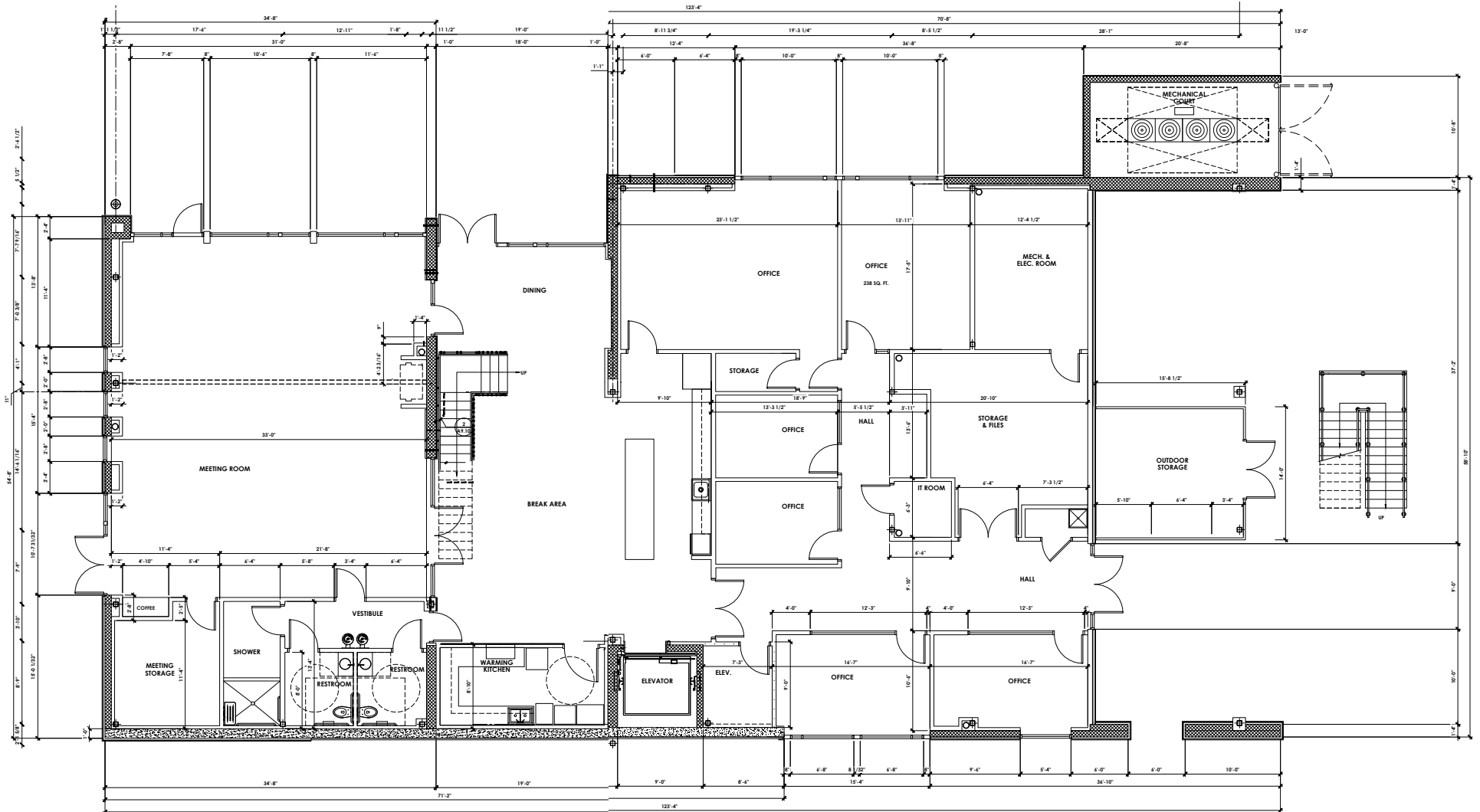


TOP FLOOR

**RUSSELL STEWART, SIOR, J.D.**  
 Vice President, Principal  
 C: 919.909.9779  
 rstewart@lee-associates.com



# FLOOR PLAN



BOTTOM FLOOR

**RUSSELL STEWART, SIOR, J.D.**  
 Vice President, Principal  
 C: 919.909.9779  
 rstewart@lee-associates.com

## CARY NORTH CAROLINA

Cary is a thriving community of more than 175,000 residents in the heart of the Research Triangle region of North Carolina. In addition to Cary, the Triangle includes Raleigh, Durham, and Chapel Hill. With a population of more than 2 million, it repeatedly ranks among the top regions in the country to live, work, start a business, and find a home.

Cary's proximity to the Research Triangle Park and renowned universities - Duke University, the University of North Carolina at Chapel Hill, and NC State University - has produced a spirit of innovation and learning. With Cary's distinction as a top place to live and raise a family, the area is a magnet for top employees.

### COMPANIES LOCATED IN CARY



**SIEMENS CATERPILLAR**

American Airlines   **Chiesi XEROX**

\* Indicates US or world headquarters

### ACCOLADES AND STATS

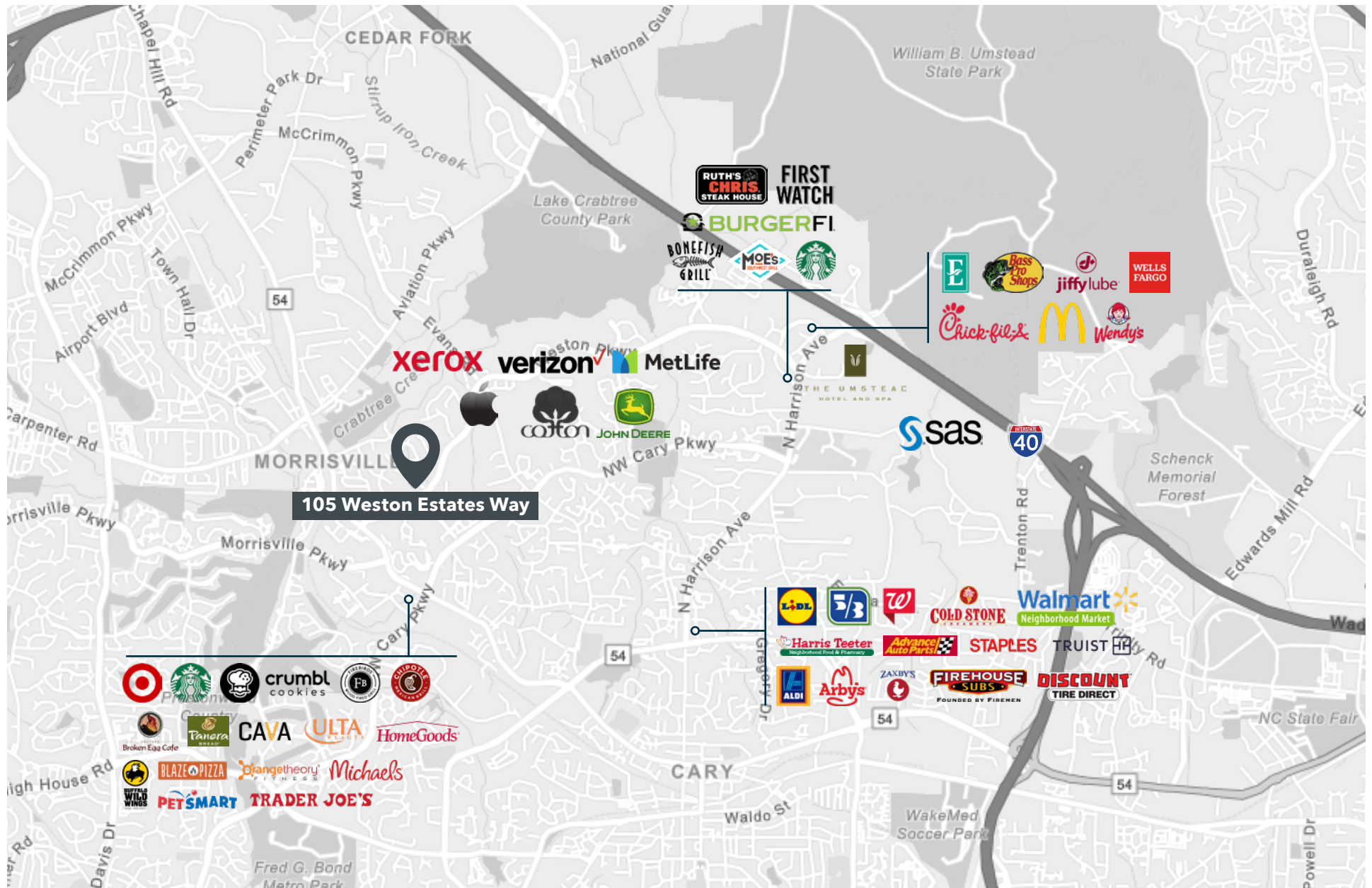
- » Cary's **population grew by 32.1%** between 2010 and 2022.
- » Cary is the **7th largest municipality** in North Carolina.
- » Named **#1 Top City with the Most Resilient Economy in the U.S.** by SmartAsset in July 2022.
- » Ranked the **#1 City for Attracting Corporate Headquarters** in the U.S. by the Boyd Company.
- » The Town has approved \$225 million for infrastructure projects to facilitate continued growth opportunities.

**RUSSELL STEWART, SIOR, J.D.**  
Vice President, Principal  
C: 919.909.9779  
rstewart@lee-associates.com





# SURROUNDING AREA



**RUSSELL STEWART, SIOR, J.D.**  
 Vice President, Principal  
 C: 919.909.9779  
 rstewart@lee-associates.com



# RESEARCH TRIANGLE REGION

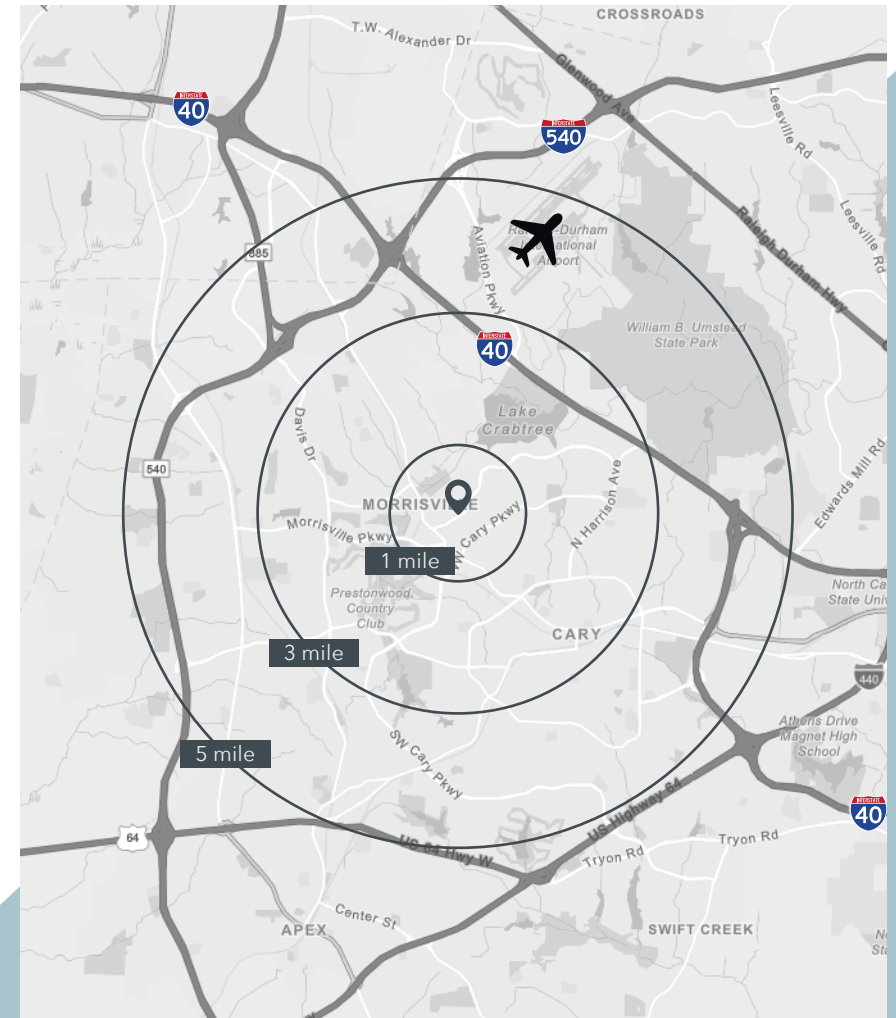


RUSSELL STEWART, SIOR, J.D.  
Vice President, Principal  
C: 919.909.9779  
rstewart@lee-associates.com



## DEMOGRAPHICS

|                             | 1 MILE    | 3 MILES   | 5 MILES   |
|-----------------------------|-----------|-----------|-----------|
| Population (2023)           | 10,972    | 82,240    | 190,792   |
| Daytime Population          | 13,032    | 96,182    | 204,822   |
| Median Age                  | 31.8      | 34.9      | 35.3      |
| Average Household Income    | \$120,455 | \$130,870 | \$140,810 |
| Average Home Value          | \$397,050 | \$429,296 | \$474,569 |
| Bachelor's Degree or Higher | 58.7%     | 63.6%     | 67.7%     |



**#3 Best Large Metro for Business Climate  
(Raleigh-Cary)**  
Business Facilities, 2023

**#7 Top Tech Metro in the U.S.  
(Raleigh-Cary MSA)**  
NC Tech Association, 2023

**#1 Top State for Business  
(North Carolina)**  
CNBC, 2022 & 2023

**RUSSELL STEWART, SIOR, J.D.**  
Vice President, Principal  
C: 919.909.9779  
rstewart@lee-associates.com





**RUSSELL STEWART, SIOR, J.D.**  
Vice President, Principal  
C: 919.909.9779  
rstewart@lee-associates.com



100 Walnut Street | Cary, NC 27511 | 919.576.2500 | [lee-associates.com/raleigh](http://lee-associates.com/raleigh)

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.