

OFFICE FOR SUBLEASE

100 CONNEMARA DRIVE

CARY, NC 27519



NAITRI PROPERTIES

PROPERTY OVERVIEW

Located with frontage along Hwy 55 and only 6 minutes from Bradford Shopping Center, 100 Connemara Drive in Cary offers an ideal office location.

ADDRESS	100 Connemara Dr., Cary, NC 27519
BUILDING SIZE	Approximately 14,826 RSF
AVAILABLE SPACE	Suite 200: 8,881 RSF
RENTAL RATE	Negotiable
OPERATING EXPENSES	Full service, no pass throughs
TERM	Term negotiable - Lease expires 05/31/2028
PARKING RATIO	3.7/1,000 SF
HIGHLIGHTS	<ul style="list-style-type: none">• Ample natural lighting• Located at the intersection of Connemara Drive and Hwy 55 in west Cary, 1.4 miles from I-540• 3.6 Miles from Hwy 55 and NC-540• ±14,826 SF, 2-story, multi-tenant brick building• Surrounded by affluent and growing residential and commercial developments.
NEAR BY AMENITIES	<ul style="list-style-type: none">• 0.7 miles High House Crossing Shopping Center• 2.0 Miles Stone Creek Village• 2.0 miles Bradford Shopping Center• 2.5 miles Prestonwood Country Club• 3.1 miles Alston Town Center• 4.3 miles Parkside Town Commons
SIGNAGE	Prominent building & monument signage available.

CONTACT

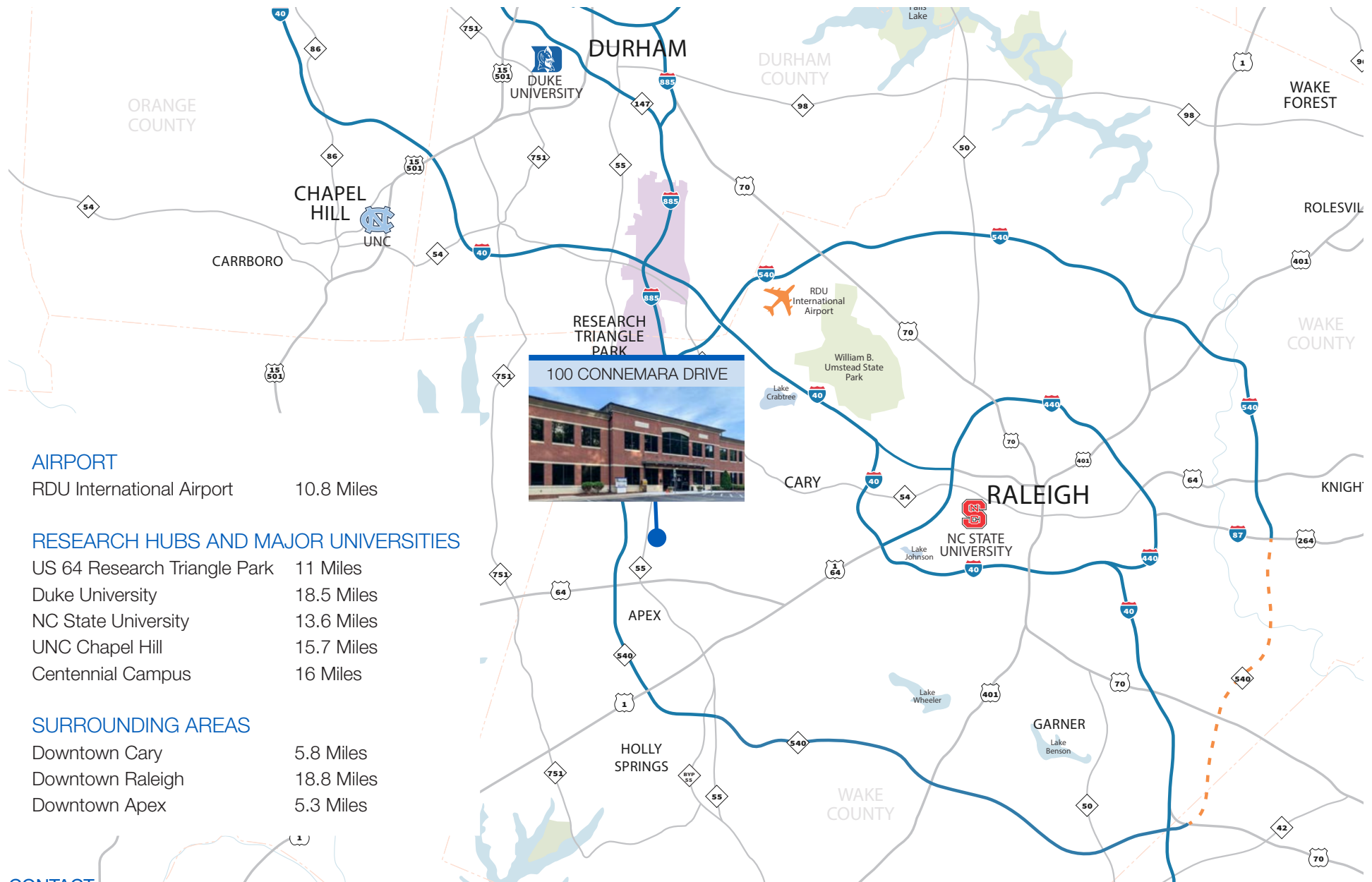
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THOMAS FLYNN | 919.281.2304 | tflynn@triprop.com

NAITRI PROPERTIES



TRIANGLE REGION



AIRPORT

RDU International Airport 10.8 Miles

RESEARCH HUBS AND MAJOR UNIVERSITIES

US 64 Research Triangle Park 11 Miles
 Duke University 18.5 Miles
 NC State University 13.6 Miles
 UNC Chapel Hill 15.7 Miles
 Centennial Campus 16 Miles

SURROUNDING AREAS

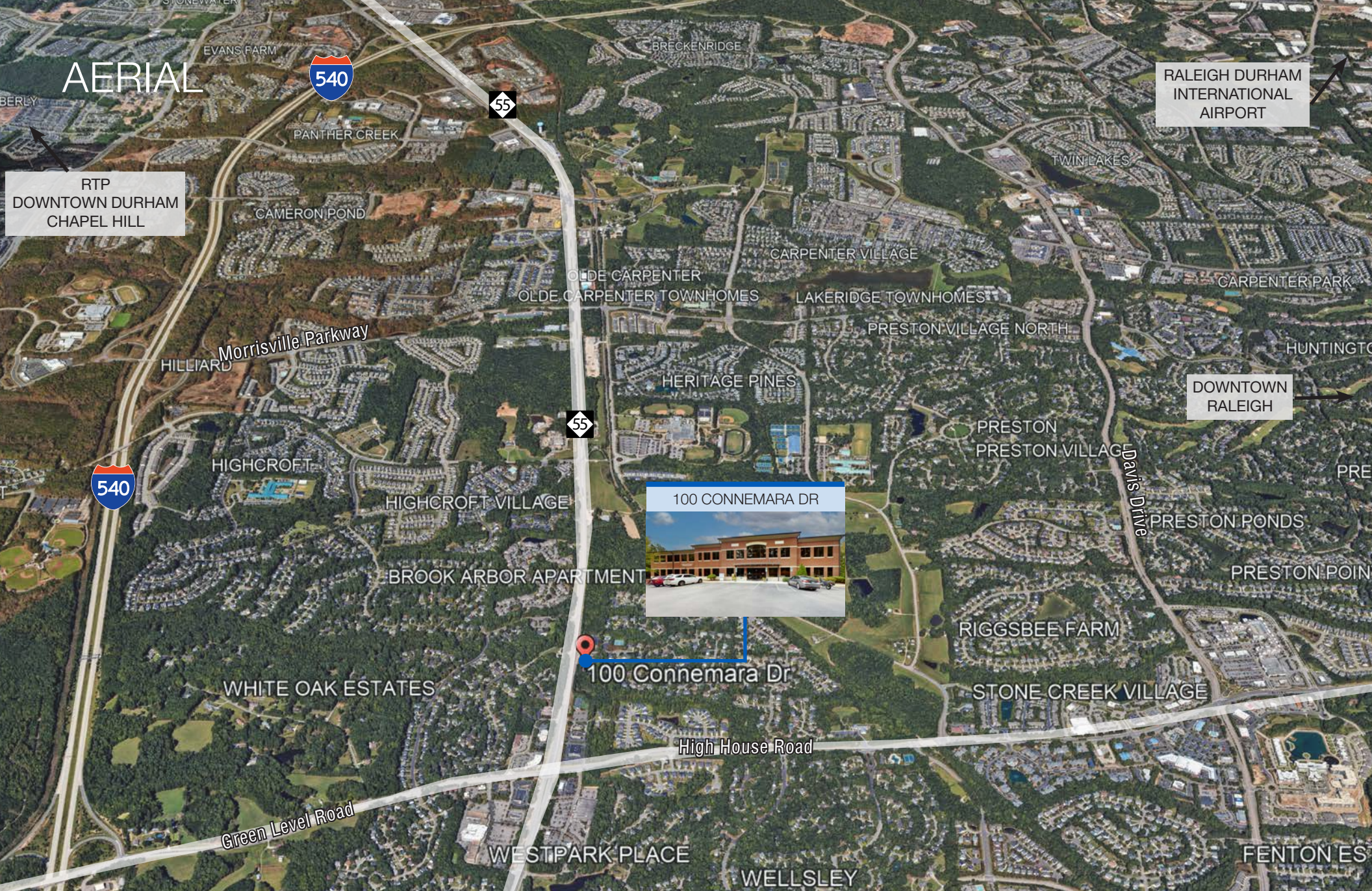
Downtown Cary 5.8 Miles
 Downtown Raleigh 18.8 Miles
 Downtown Apex 5.3 Miles

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NAI TRI PROPERTIES

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AERIAL

RALEIGH DURHAM
INTERNATIONAL
AIRPORT

RTP
DOWNTOWN DURHAM
CHAPEL HILL

DOWNTOWN
RALEIGH



100 CONNEMARA DR

100 Connemara Dr

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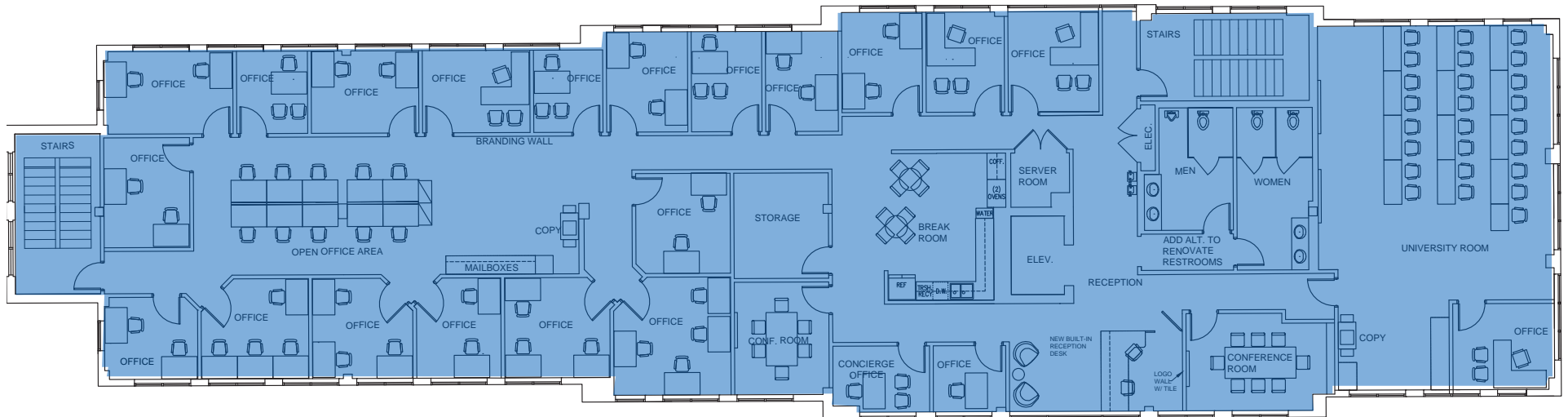
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FLOOR PLAN



CLICK OR
SCAN FOR
VIRTUAL TOUR



Suite 200
8,881 RSF

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AMENITIES - WITHIN 5 MILES

Excellent, highly visible location fronting Highway 55 in the booming west Cary marketplace. This building is about 1 mile from 540 at the Green Level Road interchange and less than 2 miles from the 540/55 interchange offering exceptional access to the entire triangle area. Multiple retail amenities are within five miles, High House Crossing, West Park Place, Bradford Square, Alston Town Center, and Stone Creek Village.

FOOD

Starbucks
Biscuitville
Masa Sushi & Ramen
Meet Xi An
Dunkin'
Sophie's Grill & Bar
Cicis Pizza
Great Clips
Subway
Hong Kong No.1
Burger King
Green Leaf
Pastries N Chaat
Papi's Cuban Cafe
Harvy's - Ice Cream and Pizza Shop
Chick-Fil-A
Goodberry's Frozen Custard
So Hot HotPot
Doherty's Irish Pub
First Watch
Tribeca Tavern

MEDICAL

Duke Primary Care Wellesley
Wake Dental - Cary
Bovenizer and Baker Orthodontics

Carolina Primary Care & Women's Health
High House Oral Surgery
Cardinal Dermatology Center
Cardinal Points Imaging
Cary Endodontics
FastMed Urgent Care

BANKS

Bank of America
Paragon Bank
Coastal Credit Union
HomeTrust Bank
Chase Bank
First Carolina Bank

FITNESS/PARKS & REC

Aqua Tots
TRLumph Gymnastics
Life Time Fitness
Northwest Cary YMCA
Burn Boot Camp
Anytime Fitness
Pickleball Courts Morrisville

SHOPPING & SERVICES

High House Crossing Shopping Center
West Park Place Shopping Center

Bradford Square
Preston Corners Shopping Center
Morrisville Market Shopping Center
Alston Town Center
Dollar Tree
Discount Tire
Walmart
K&S Cigars
CVS
#1 Nail Spa Cary
Mobil
Simply Nails
Harris Teeter
H-Mart
Aldi

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