

OFFERED AT \$4.25M
7.8% CAP RATE



CLASS A OFFICE | INVESTMENT FOR SALE

100 CONNEMARA DRIVE

CARY, NC 27519

Property Overview

100 CONNEMARA DRIVE
CARY, NC

100 CONNEMARA DRIVE is a fully leased Class A office building located in west Cary with frontage on NC 55 Highway and located less than 2 miles from NC 540 and approximately 15 minutes from Research Triangle Park.

PROPERTY HIGHLIGHTS

- Two-story brick and steel Class A office building 14,926 SF total
- Major tenant is Howard Perry & Walston Realty, with 13 office locations in the Triangle area
- Tenants:
 - Howard, Perry & Walston Realty, 11,574 RSF (entire 2nd floor and partial 1st floor). LED: 5/31/28
 - Best Physical Therapy, 1,522 RSF, LED: 8/31/29
 - Setleff Law & Scott Beasley, 1,700 RSF, LED: 8/31/29
- High-end finishes with modern detailing
- Abundant natural light and strong glass lines
- Commanding street presence along Highway 55
- Excellent visibility and access in a high-traffic area
- Convenient proximity to I-540 and nearby retail amenities
- Ample surface parking at a ratio of 3.7/1,000 RSF

\$4,250,000
SALE PRICE

\$330,000
NOI

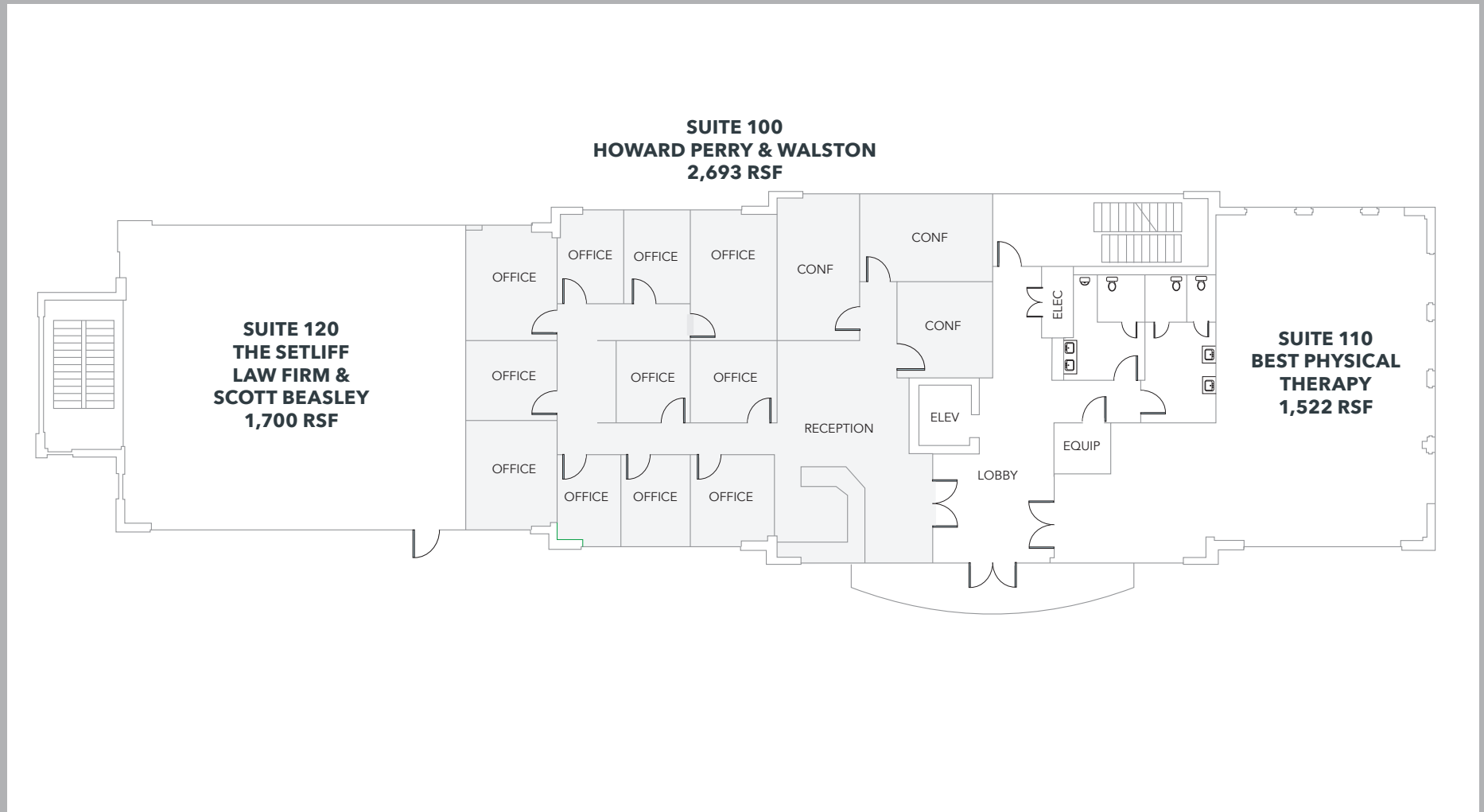
7.8%
CAP RATE



Interior Photos

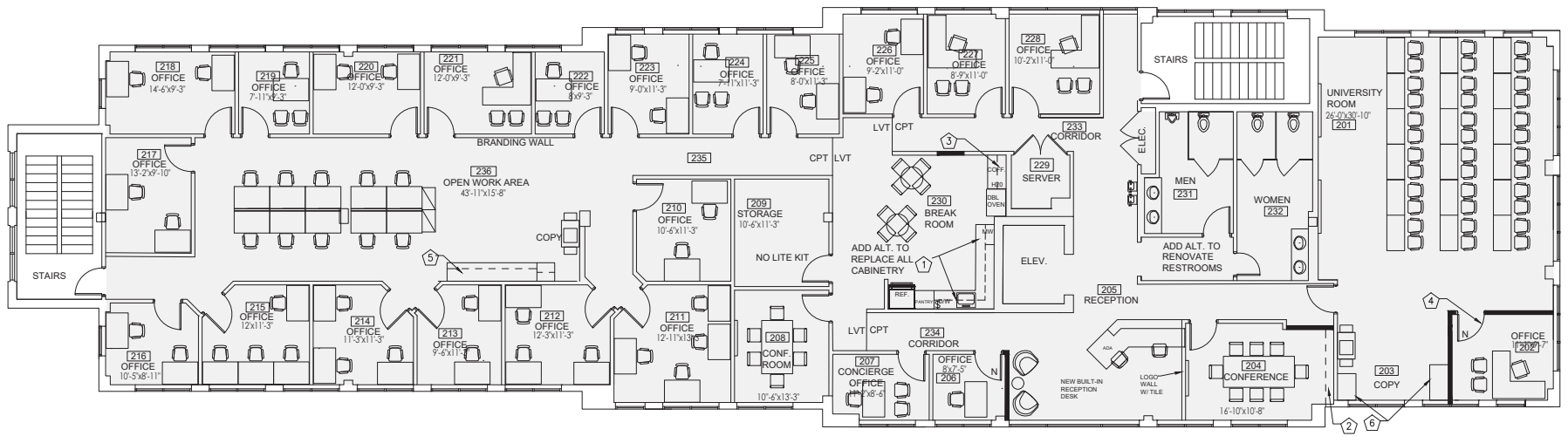
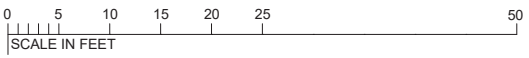


1st Floor



2nd Floor

SUITE 200
HOWARD PERRY & WALSTON
8,881 RSF



Tenant Profiles



BEST PHYSICAL THERAPY & NUTRITION

BEST Physical Therapy & Nutrition is a rapidly expanding outpatient healthcare platform currently operating **21 locations across North Carolina, South Carolina and Wisconsin**. The practice offers a vertically integrated model combining physical therapy, nutrition services and behavioral-health support, with a strong emphasis on one-on-one care delivered by doctorate-level physical therapists and registered dietitians. Their service menu includes advanced treatments such as functional dry needling, blood-flow restriction therapy and gait/run analysis, designed to support both rehabilitation and high-performance outcomes. BEST has positioned itself within high-growth Sun Belt and Midwest markets while catering to both traditional orthopedic/pain-management referrals and wellness/performance-oriented clientele.



SETLIFF LAW FIRM

Founded in 2006 by Brian C. Setliff, the Setliff Law Firm focuses on residential and commercial real estate clients for Wake, Johnston & Durham Counties, offers estate planning and wills, and assists clients with foreclosures and traffic citations.



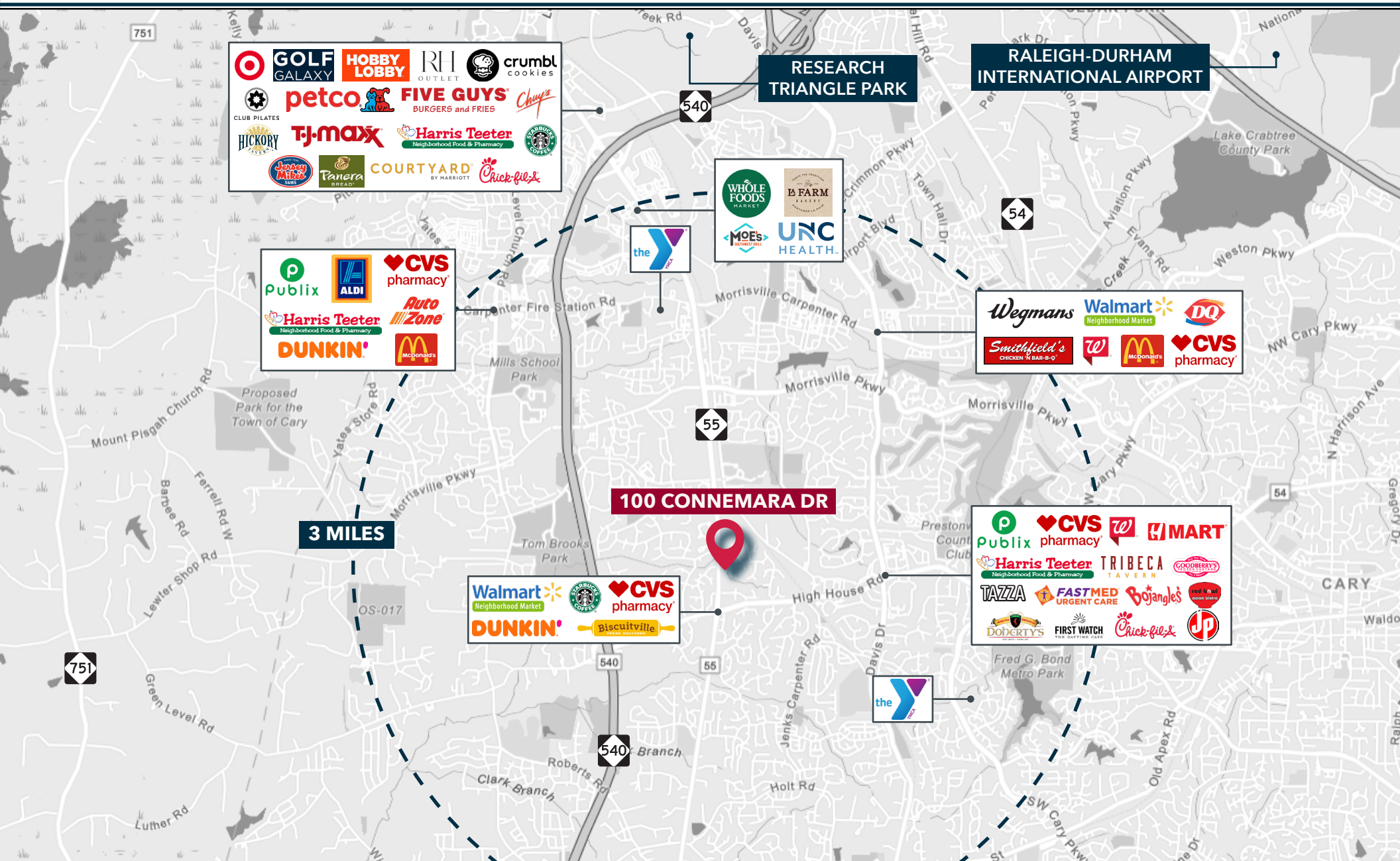
COLDWELL BANKER
HOWARD PERRY
AND WALSTON

COLDWELL BANKER HOWARD PERRY AND WALSTON

Locally owned and operated for 50 years, Coldwell Banker Howard Perry & Walston (HPW) is the leading residential real-estate firm in the Triangle, with over **900 licensed professionals** and staff, and full service divisions that include mortgage, title, relocation and property management. Locally owned and operated and **ranked #1 by REAL Trends**, HPW has been active in the region for more than four decades. Their substantial market share, diversified business model and commitment to community engagement make them a strong tenant with stable operations and high renewal potential. Their presence offers both credit strength and facility usage stability, positioning them as an attractive anchor tenant in the investment property.



Area Amenities



Demographics

	1 MILE	3 MILES	5 MILES
Population (2025)	8,475	85,576	206,266
Daytime Population	7,096	68,013	189,918
Median Age	41.3	39.1	38.5
Median Household Income	\$52,155	\$74,363	\$70,490
Median Home Value	\$680,877	\$648,244	\$605,598
Bachelor's Degree or Higher	84.3%	79.0%	74.3%

Cary, NC, stands out as one of the fastest-growing and best-planned communities in the Southeast, offering an exceptional balance of business opportunity and quality of life. Strategically located between Raleigh, Durham, and Research Triangle Park, Cary provides businesses with access to a robust regional economy, a highly educated workforce, and world-class research institutions.

The town's commitment to smart growth and infrastructure investment has fostered a strong commercial real estate market, offering diverse options from corporate campuses to modern flex and office spaces. Cary's excellent schools, extensive parks and greenway system, and vibrant mix of shopping, dining, and cultural amenities make it a desirable destination for both employers and employees. With direct access to major highways and RDU International Airport just minutes away, Cary offers unmatched connectivity and a thriving environment for business success.

#1

**Best Public Playground in
the U.S. (DT Cary Park)**

USA Today, 2025

#2

Real Estate Market (Cary)

WalletHub, 2025

#4 Top Mid-size

City for Quality of Life (Cary)

Business Facilities, 2025



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