



OFFICE FOR LEASE  
**106 Pinedale Springs Way**  
Cary, NC 27511

**19,768 SF STANDALONE BUILDING  
WITH CLASS A FINISHES**

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# PROPERTY SUMMARY

OFFICE FOR LEASE  
106 Pinedale Springs Way  
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## OVERVIEW

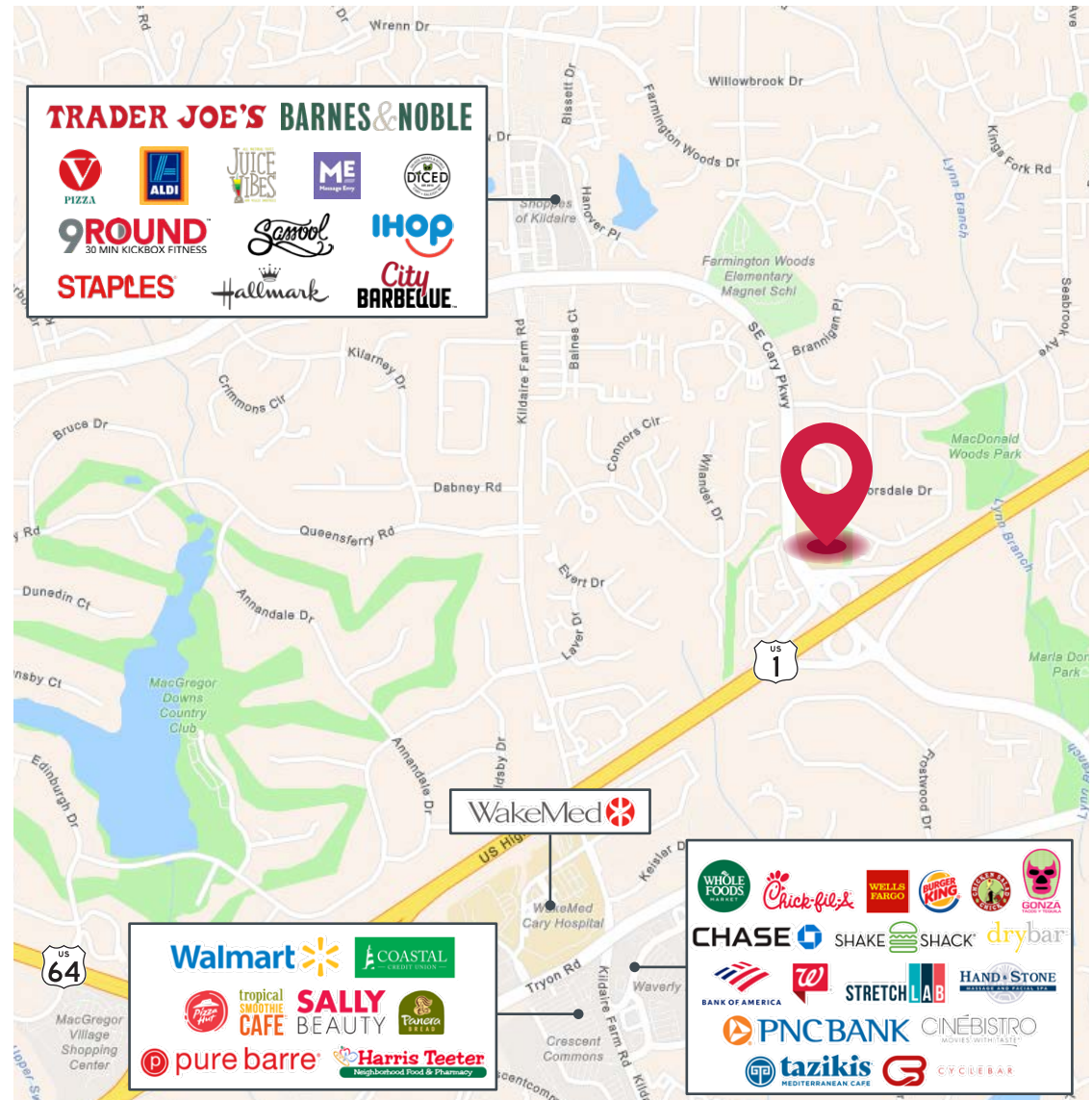
19,768 SF office building for lease in the Coorsdale Office Park at the intersection of US 1 Hwy and SE Cary Parkway. The property offers high end finishes, modern amenities and convenient access to major highways.

## SPACE DETAILS

- » 19,768 SF standalone building
- » Built in 2016
- » Class A finishes with furnishings and artwork included
- » Easy access to I-40, I-440, US 1 Hwy, and US 64 Hwy
- » 4.4 per 1,000 SF dedicated parking
- » Modern furnished breakroom with café and built-in seating
- » Multiple furnished conference rooms, including large off-lobby conference room
- » Eco-friendly building
- » Dimmable, LED lighting throughout
- » State-of-the-Art 19-zone Daikin Variable Refrigerant Flow (VRV) HVAC
- » Extensive soundproofing (insulated offices and acoustic ceiling tiles throughout)
- » 10' - 11' ceilings throughout
- » Perforated roller shades throughout
- » Large server room with dedicated, redundant AC units
- » Available signage visible from Cary Parkway
- » Pre-wired and plumbed for easy conversion to medical use

## LEASE RATE

\$31.50 SF/yr Full Service



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# FLOOR PLAN

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# PHOTOS

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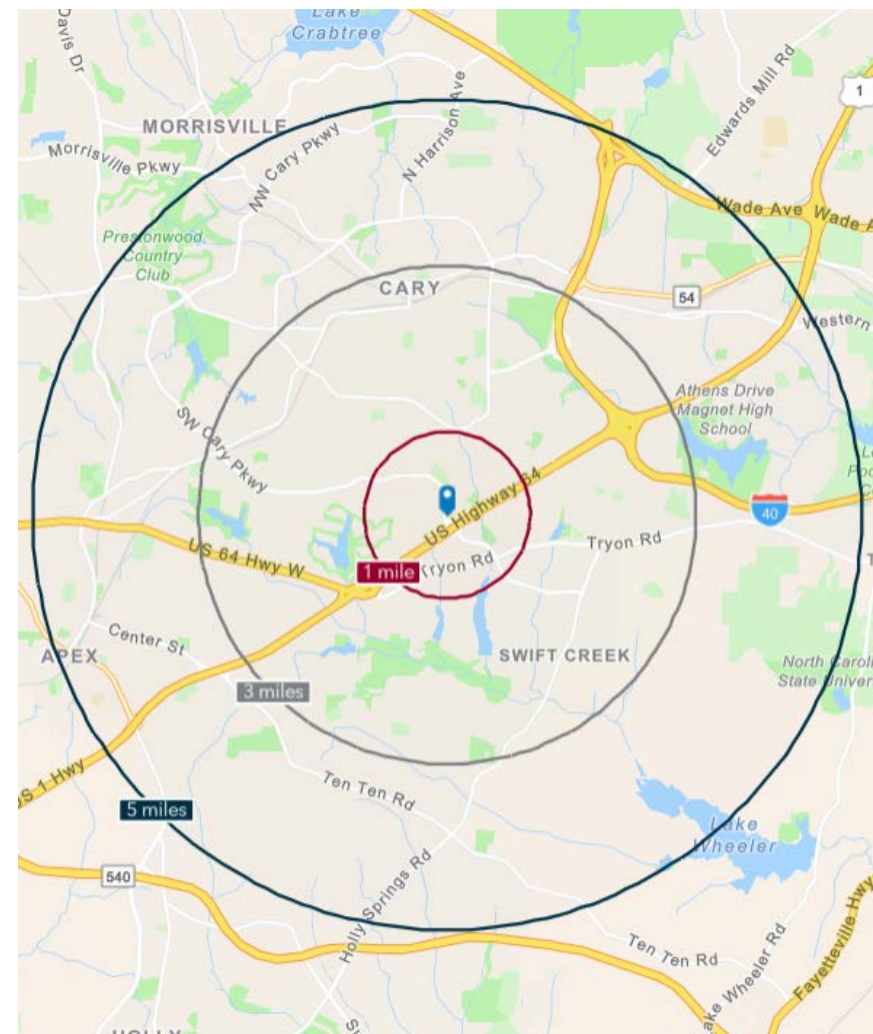
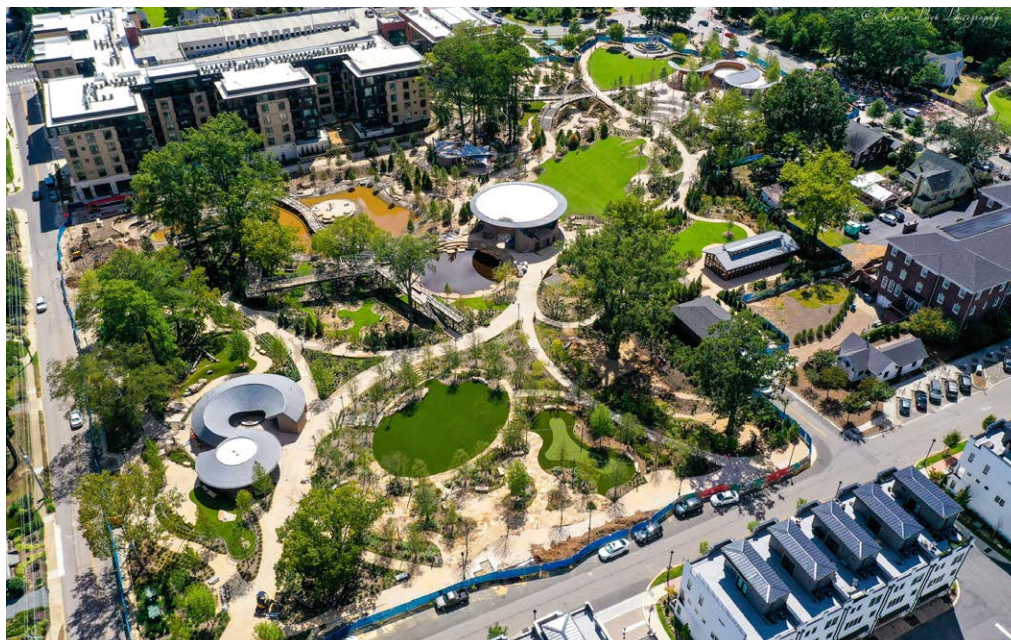
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# AREA OVERVIEW

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	1 MILE	3 MILES	5 MILES
2024 Population Estimate	6,993	69,625	180,681
Average Home Value	\$174,708	\$136,949	\$140,581
Average Household Income	\$562,276	\$558,119	\$567,108
Median Age	49.4	39.7	36.5
Bachelor's Degree or Higher	71.9%	63.8%	65.8%



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