

# Somerset 55

3100 NC HIGHWAY 55 | CARY, NC 27519



FOR SALE OR LEASE

4,426 SF

AVISON  
YOUNG

# Property highlights



## For sale or lease | Medical or professional office condo

This first-floor medical or professional office condo is available for sale or lease, offering convenient, direct exterior access with parking immediately adjacent to the suite entrance. The space also provides prominent, illuminated building signage, enhancing visibility along the highly trafficked NC-55 corridor. Well-suited for a variety of medical and office users, the property benefits from close proximity to leading healthcare providers. Additionally, the surrounding West Cary submarket is characterized by dense, affluent residential growth, supporting a strong and expanding patient and client base.

### Offering Summary

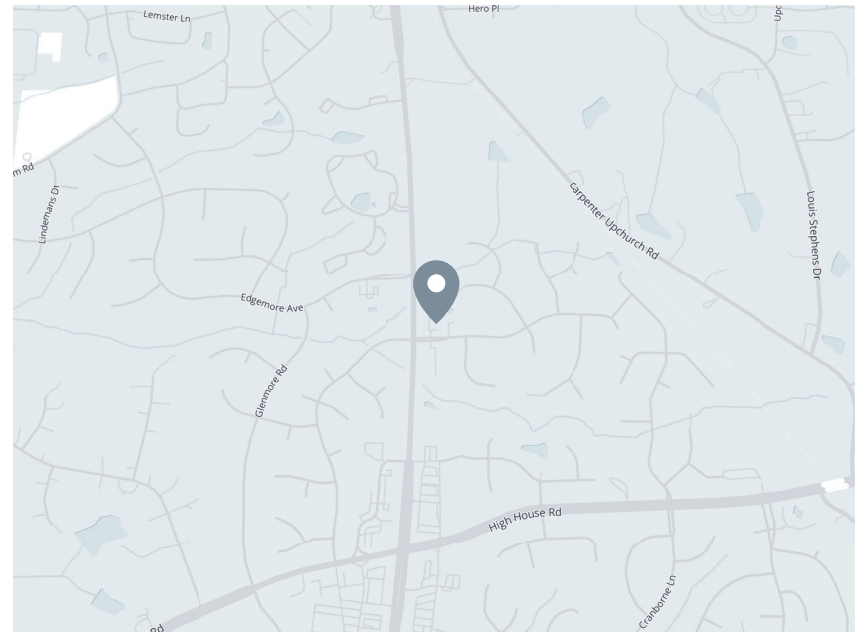
Available SF	4,426 SF
Lease rate	\$23.50/SF, NNN
Asking price	\$300/SF
TICAM (2026)	\$7.15/SF
Parking	66 surface spaces; 3.78/1,000

# Property summary

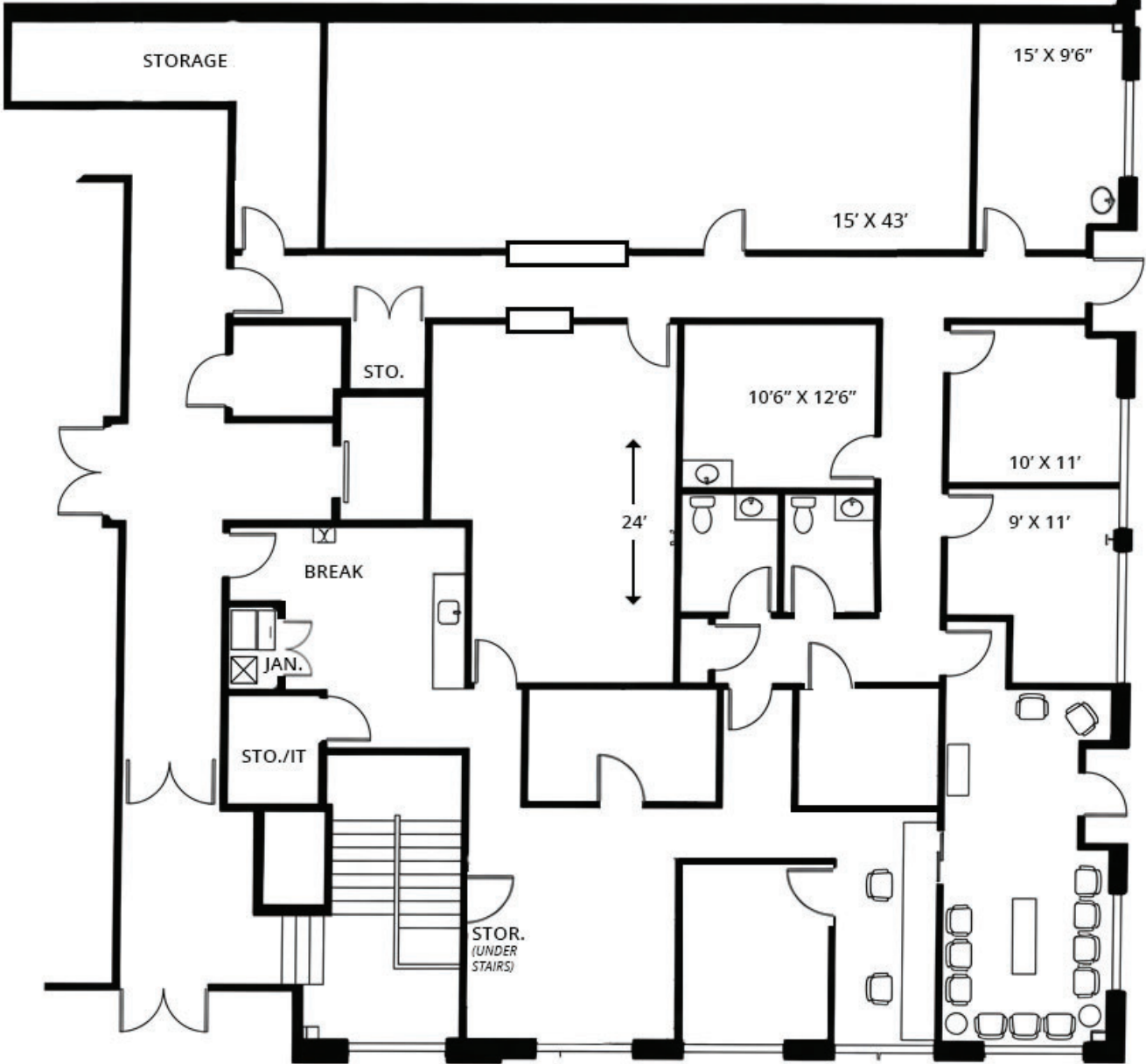
## Property overview





Available SF	4,426 SF
Suites	Suite 102 & Suite 104
Association dues (2026)	\$18,590.22 per year
Taxes (2025)	Suite 102 - \$4,902.33 Suite 104 - \$5,839.70
Building Size	17,458 SF
Lot Size	1.47 acres
Year Built	2007
Zoning	GCCU: General Commercial Conditional Use
Submarket	West Cary

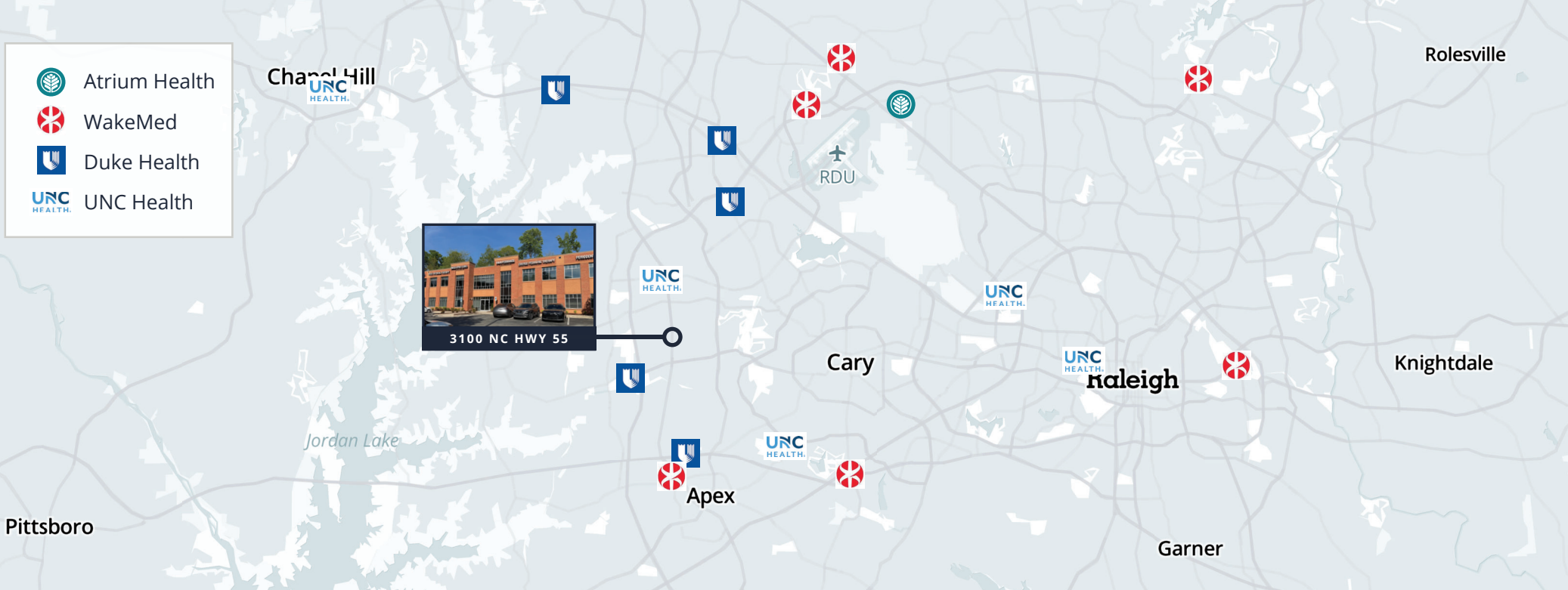
Positioned along the highly trafficked NC-55 corridor, 3100 NC Highway 55 offers a compelling opportunity within the rapidly growing West Cary submarket. Additionally, the property benefits from exceptional regional connectivity, located less than one mile from NC-540 and providing seamless access to Research Triangle Park. The surrounding area is supported by a strong retail base, with nearby amenities including High House Crossing, West Park Place Shopping Center, Stone Creek Village and Bradford Shops.



# Floor plan - suite



-  Atrium Health
-  WakeMed
-  Duke Health
-  UNC Health



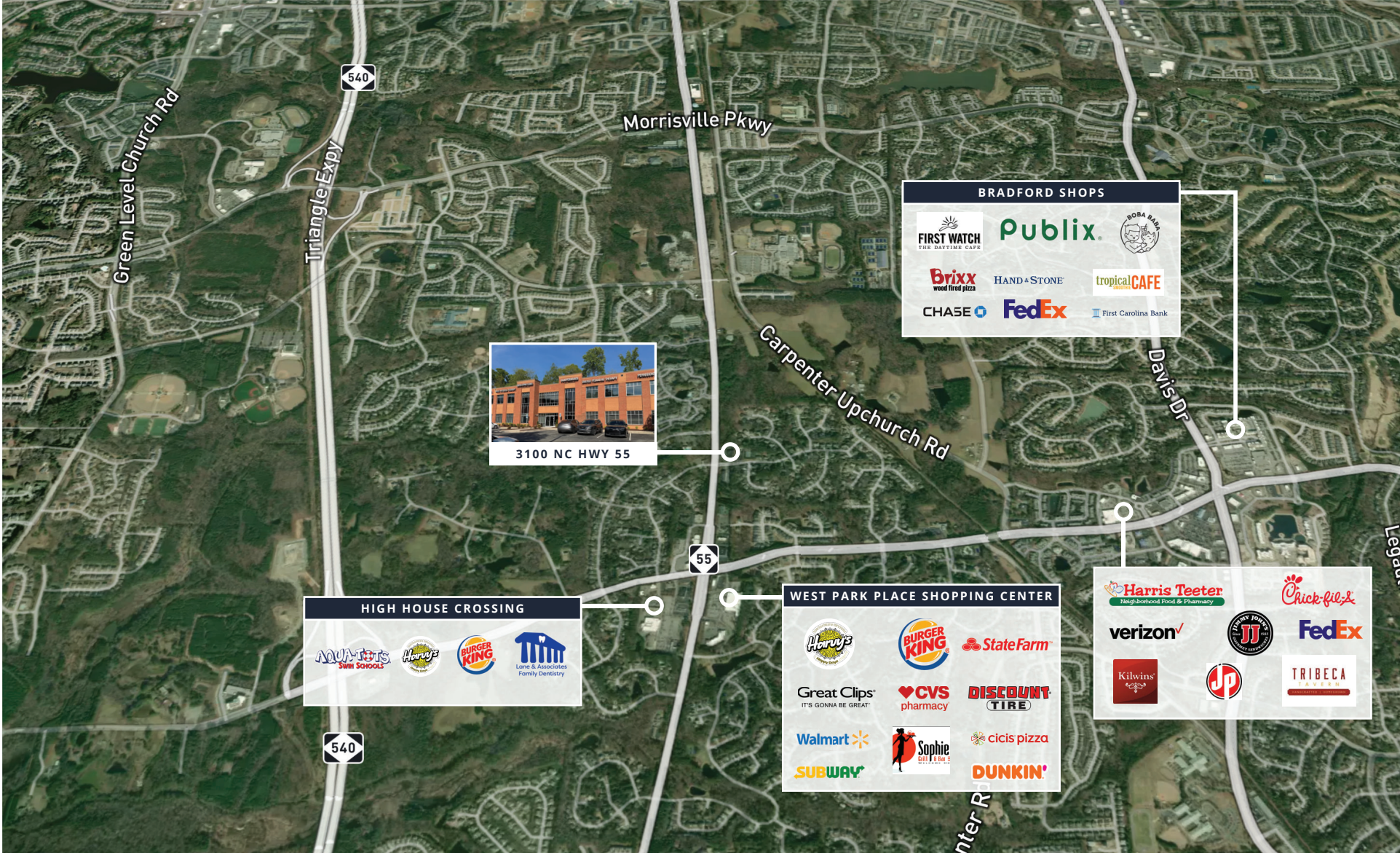
The property at 3100 NC Highway 55 is very well positioned within the Triangle’s healthcare ecosystem, with multiple major systems and facilities located within a short drive

## MAJOR HEALTH SYSTEMS AND FACILITIES

Duke Health Cary	1.7 miles
UNC Health at Panther Creek	2.7 miles
Duke Health Apex	4.1 miles
WakeMed Apex Healthplex	4.3 miles
Duke Medical Plaza Morrisville	5.9 miles
WakeMed Cary Hospital	8.0 miles
Atrium Health	13.1 miles
UNC Rex Hospital	14.5 miles



# Location overview



# Let's connect.

## CONTACTS

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