

CARY MEDICAL PAVILION

101 SW CARY PARKWAY
CARY | NORTH CAROLINA



FOR LEASE

PROPERTY OVERVIEW

101 SW Cary Parkway

- Built in 1986 and redeveloped in 2019-2020
- Situated in one of the Triangle market's most dynamic areas
- Located at a prominent intersection between Downtown Cary and the intersection of US-1/64 and Tryon Road
- Great visibility and traffic counts of approximately 28,000 VPD
- Abundant walkable amenities, with two shopping centers, Shoppes of Kildaire and Saltbox Village, immediately across Kildaire Farm Road
- Located near WakeMed Cary Hospital and the well-established Cary residential neighborhoods in the area

UPDATES

- Building 101 Main Entry Redesign
- Lobby + Corridor Upgrades
- New Roofs
- New Wayfinding + Suite Signage
- New Cooling Tower + Common Area Heat Pumps
- Elevator Modernization
- Parking Upgrades
- New Ground Signage

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AVAILABLE SPACE:

Suite 30: 2,767 SF
Suite 101: 18,022 SF
Suite 202: 5,719 SF



Total Building Area:

± 47,760 SF



Year Renovated:

2020



Stories:

Three (3)



Parking:

4.41/1,000



Zoning:

Town of Cary "PDD
Major"

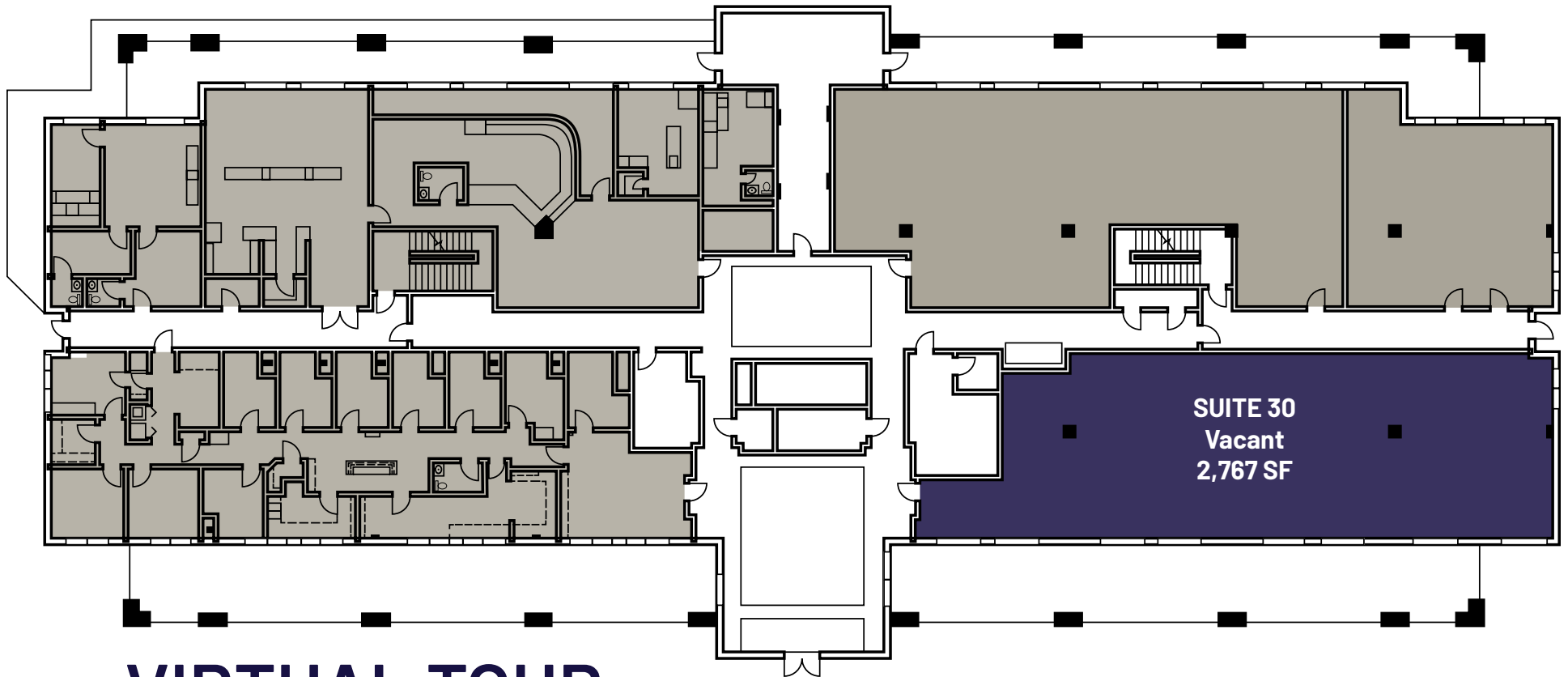


Lease Rate:

\$23.00/SF, NNN

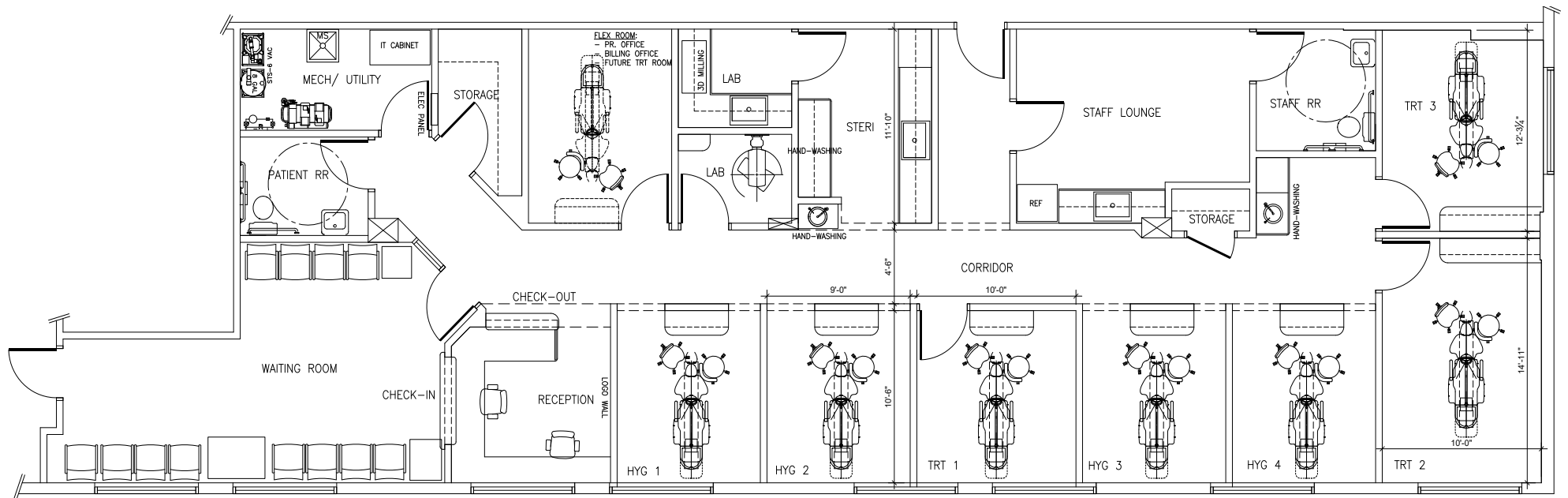


SUITE 30 FLOOR PLAN

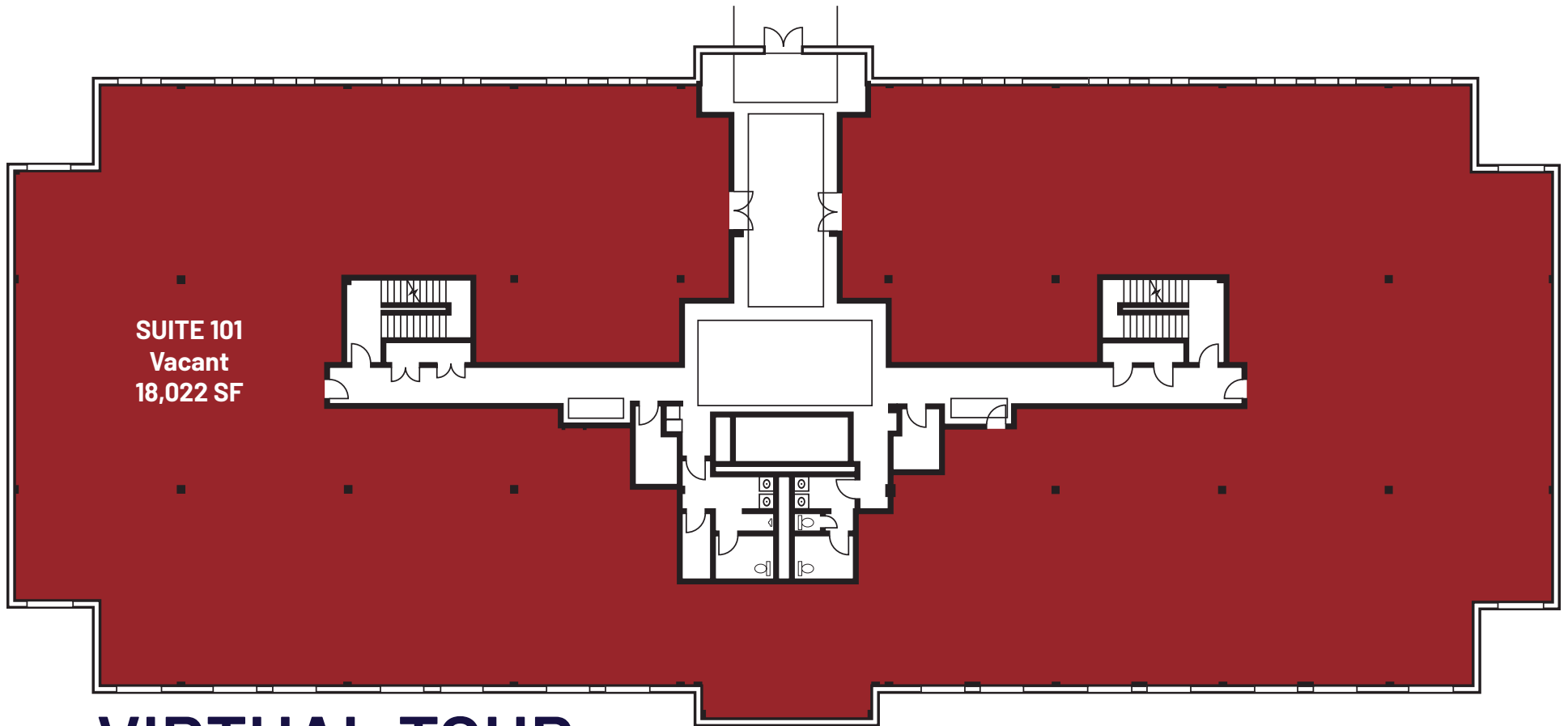


VIRTUAL TOUR

SUITE 30 TEST FIT

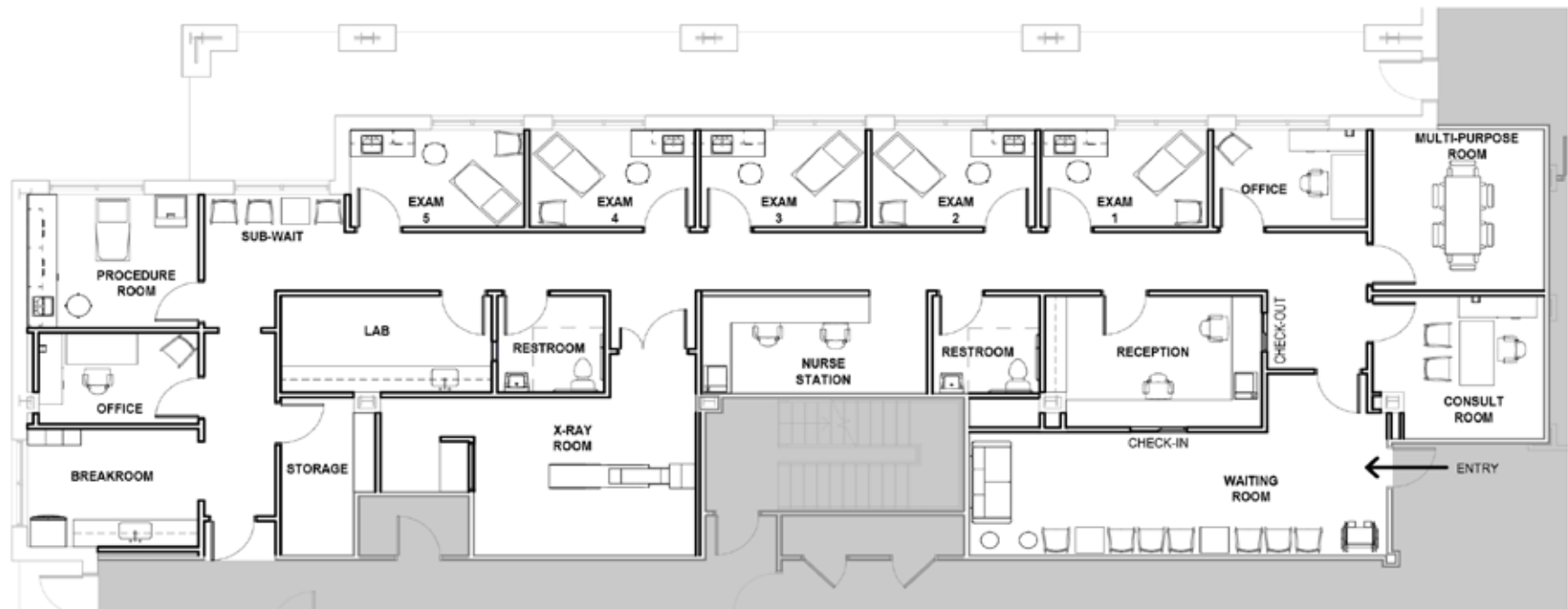


SUITE 101 FLOOR PLAN



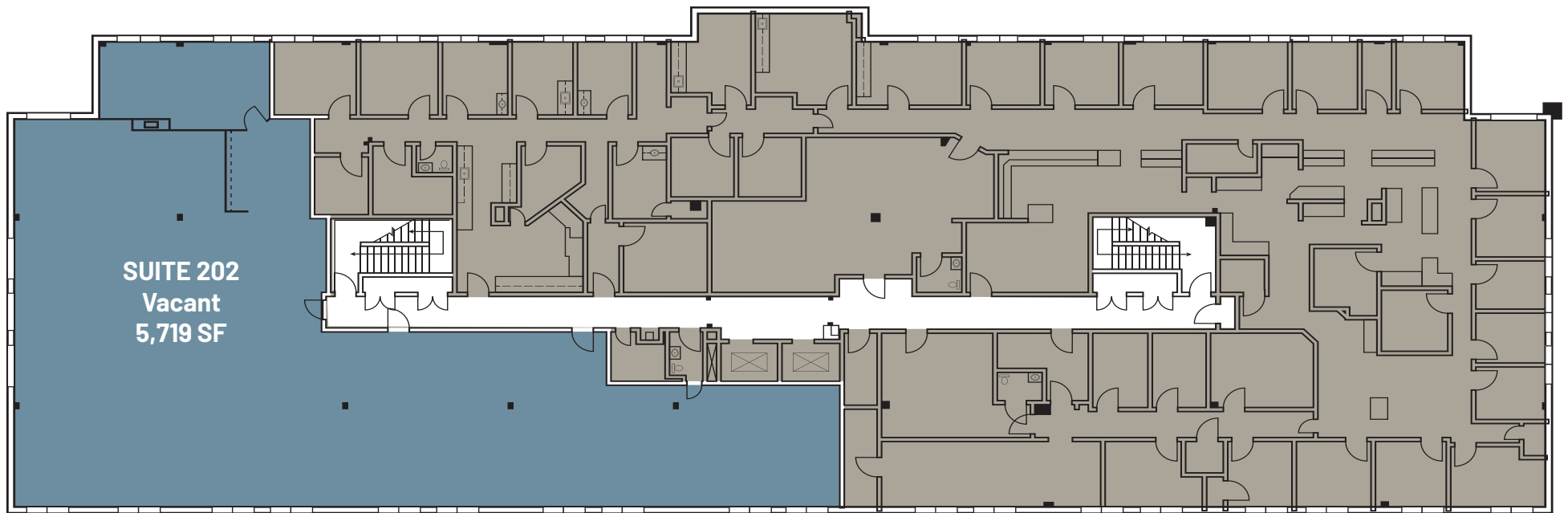
VIRTUAL TOUR

SUITE 101 TEST FIT



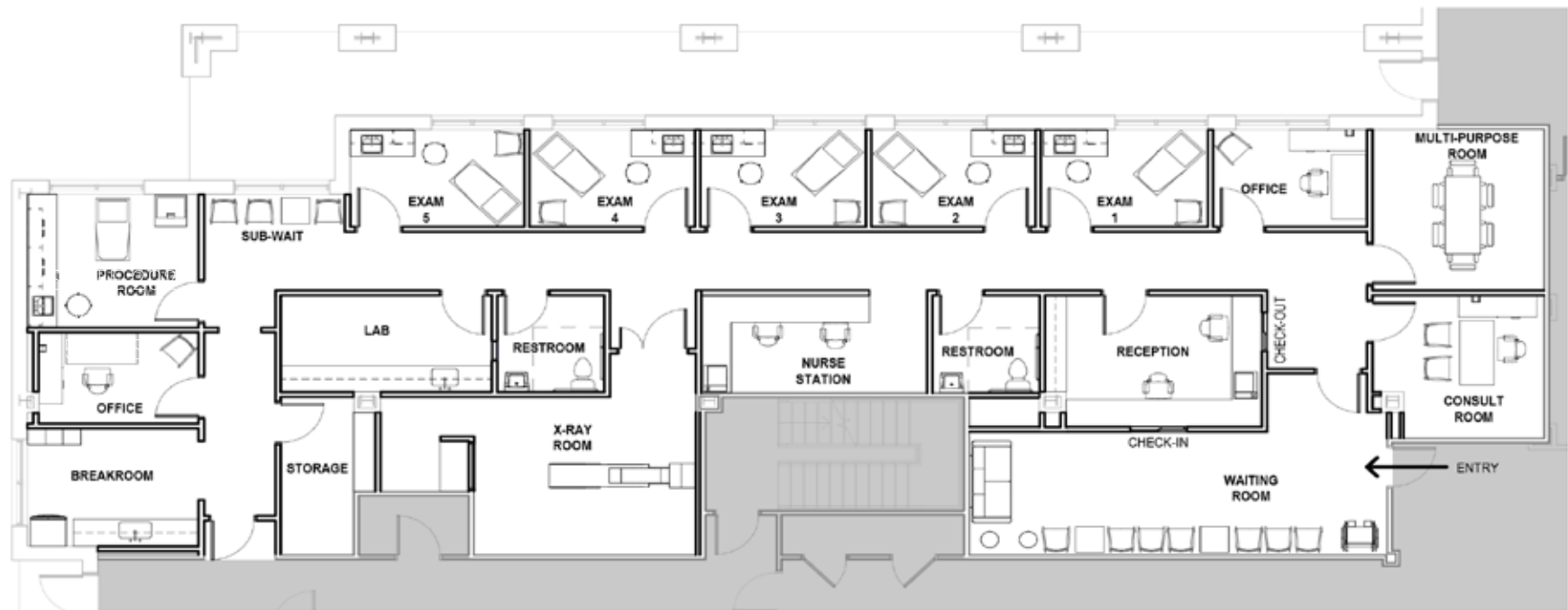
① 00 PARTITION PLAN - SUITE 100 - URGENT CARE
1/8" = 1'-0"

SUITE 202 FLOOR PLAN



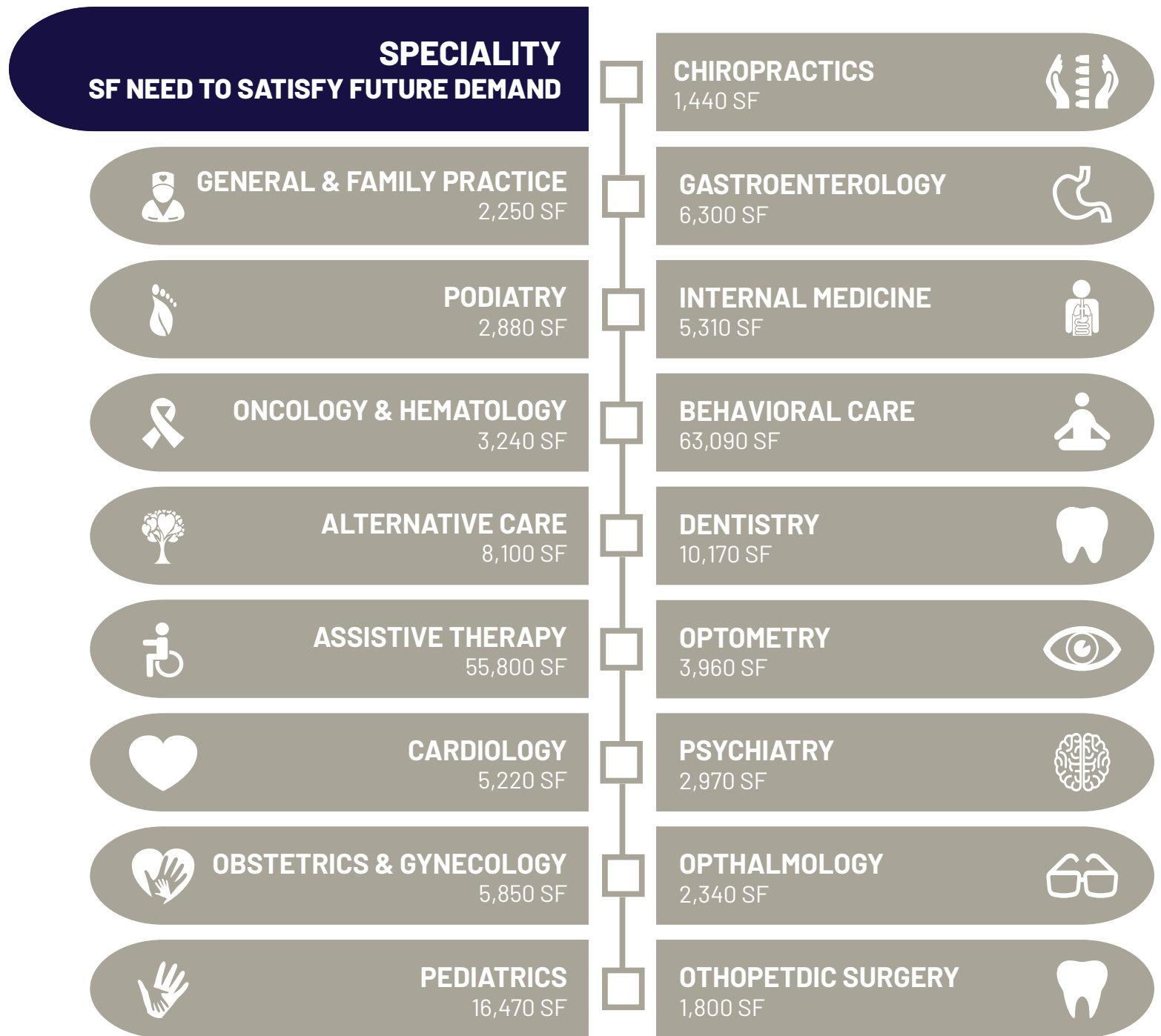
VIRTUAL TOUR

SUITE 202 TEST FIT



① 00 PARTITION PLAN - SUITE 100 - URGENT CARE
1/8" = 1'-0"

CLINICIAN SF FOR UNDERSERVED DEMAND BY SPECIALTY



Above depicts the anticipated square foot needed to satisfy future demand based on projected five year population growth.

AREA MAP

