



UP TO 9,219 SF FOR LEASE IN FLEX/OFFICE SPACE IN CARY

1631 NW MAYNARD RD

CARY, NC 27513

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 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FLEX OFFICE SPACE FOR LEASE

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AVAILABILITY

- » Suite 101: 7,052 SF
- » Suite 102: 2,167 SF
- » Suites can be combined to lease the entire 9,219 SF building
- » Lease Rate: \$18.95 SF/yr NNN
- » TICAM (estimate): \$3.98 SF/yr

PROPERTY HIGHLIGHTS

- » 9,219 SF building
- » Zoned Industrial
- » Built in 2004
- » Two 10' x 10' drive-in doors
- » 13' ceiling height in warehouses
- » 100% HVAC/conditioned warehouses
- » 45 parking spaces
- » 3.08 acre lot

LOCATION

The building is centrally located in Cary on NW Maynard Road close to James Jackson Avenue. The property is less than four miles from I-40 and within a 15-minute drive of RDU International Airport and Research Triangle Park.



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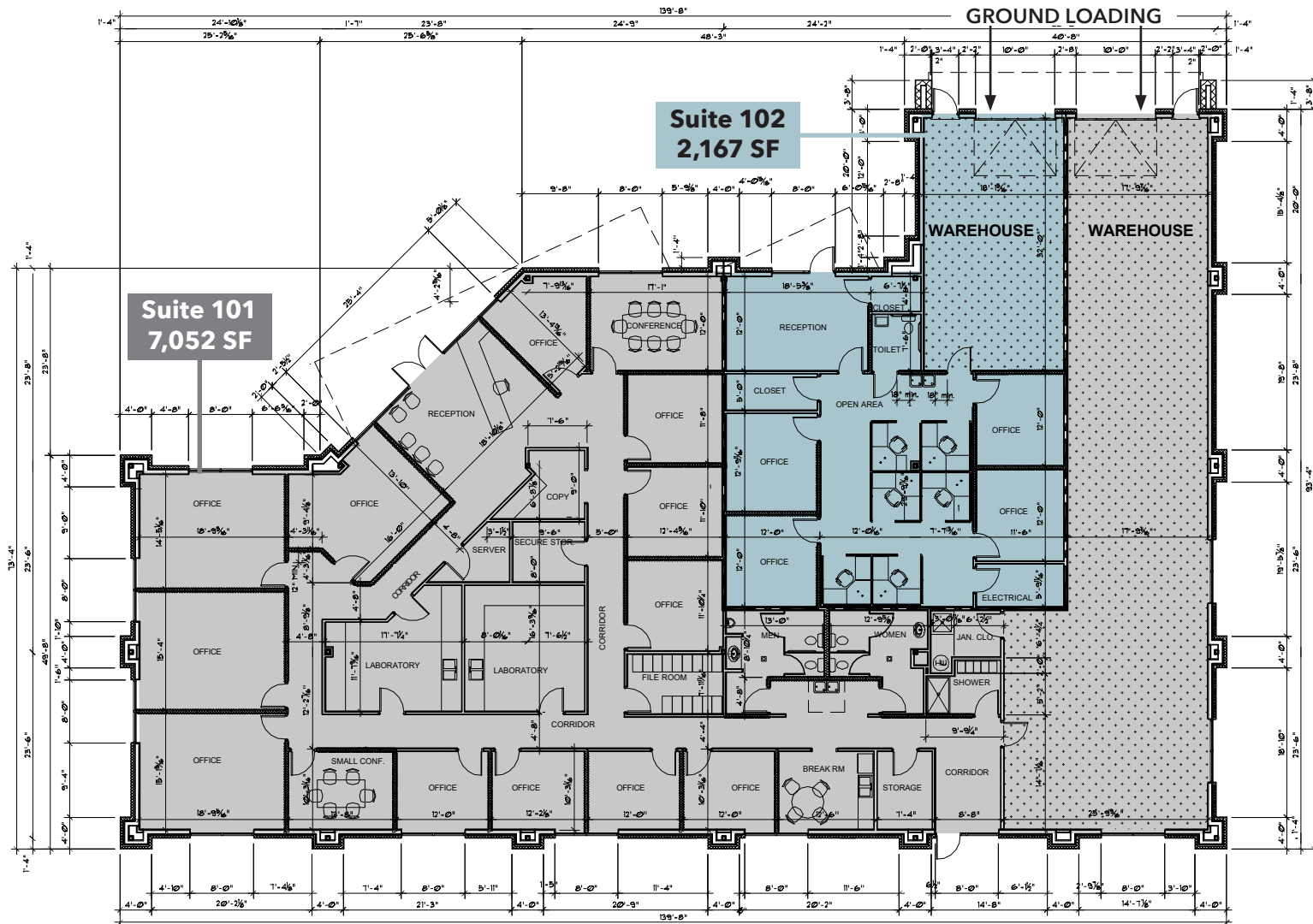
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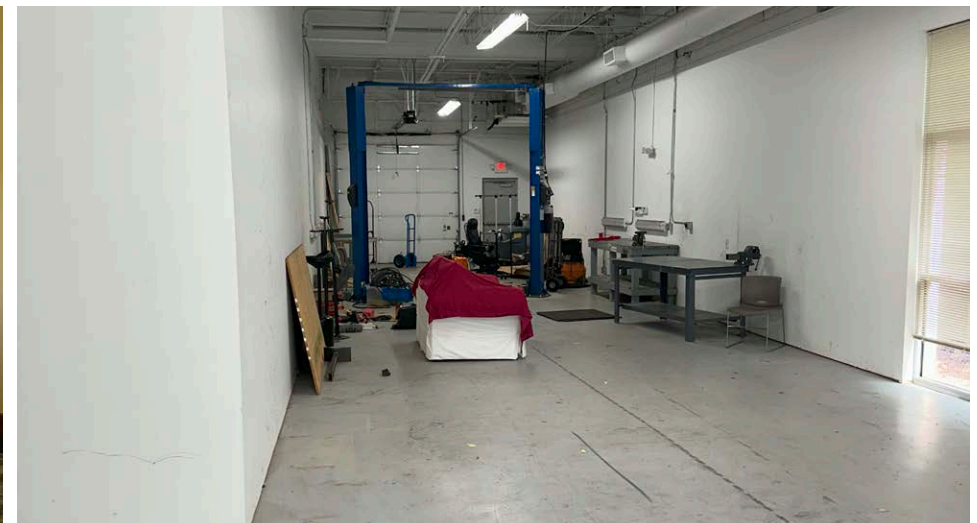
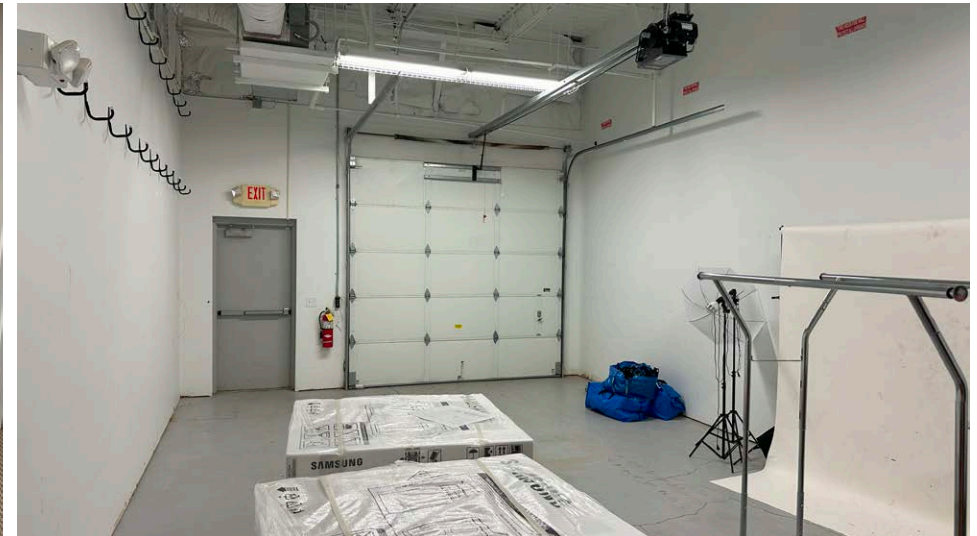
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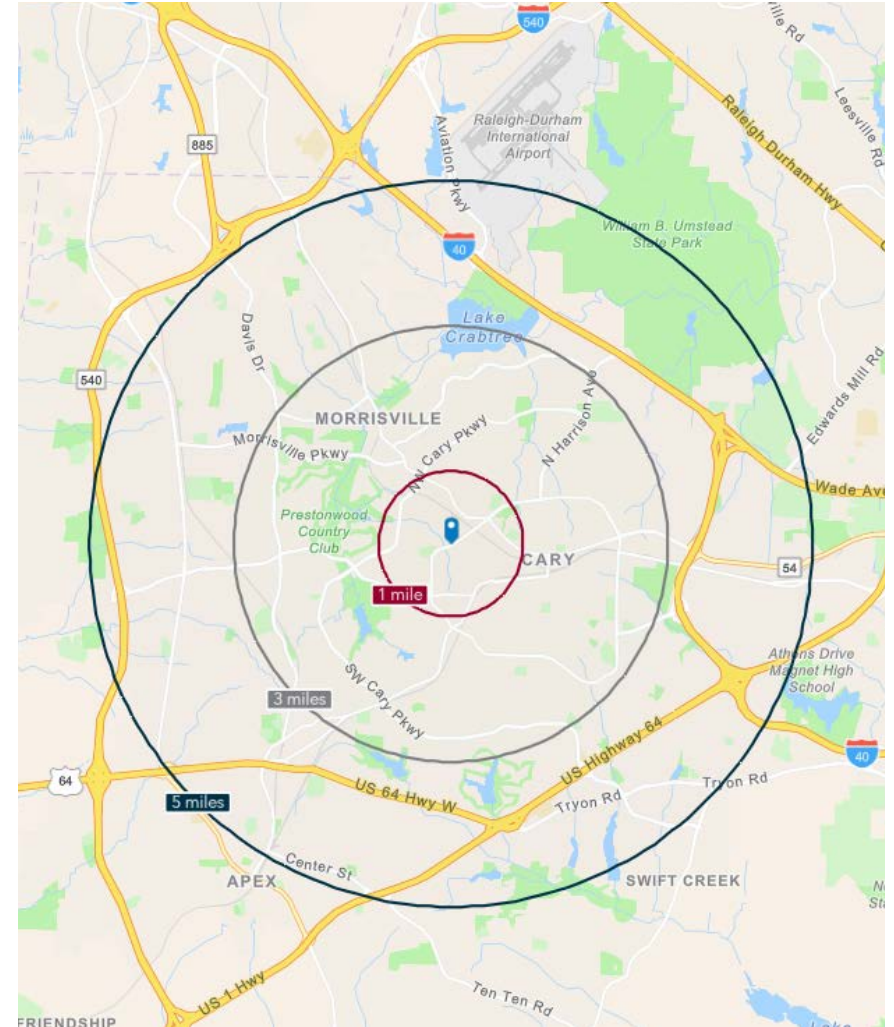
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	1 MILE	3 MILES	5 MILES
Population (2024)	10,866	90,534	198,312
Median Age	38.8	38.8	37.6
Average Household Income	\$150,175	\$153,414	\$154,717
Average Home Value	\$524,724	\$563,308	\$578,599
Bachelor's Degree or Higher	68.2%	68.7%	70.1%



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