

THE EDGE CENTER

ASCION HEALTH

**FOR SALE OR LEASE**

## Premium Office Condo

**601 CASCADE POINTE LANE #103**

Cary, NC 27513

**PRESENTED BY:**

**LIZ ARCOS**

O: 786.877.8866

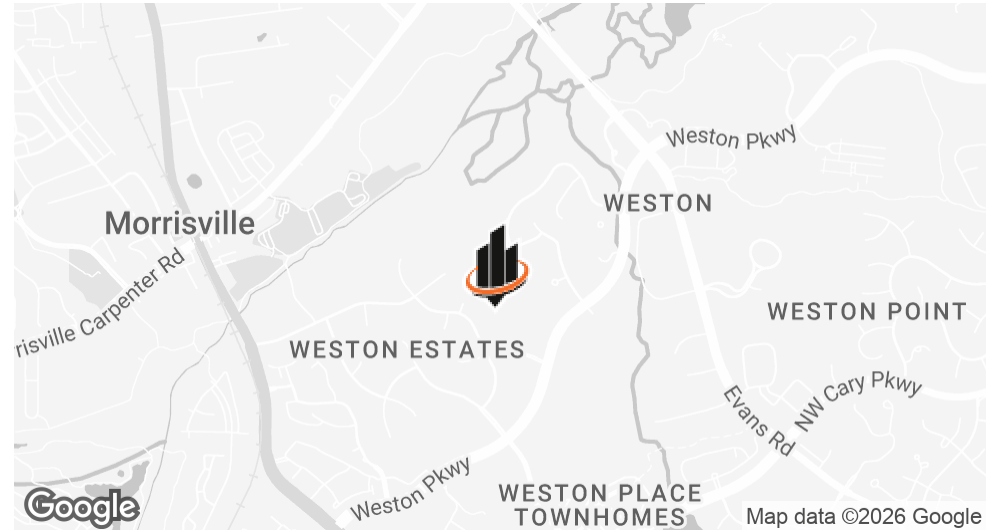
[liz.arcos@svn.com](mailto:liz.arcos@svn.com)

**KIM MILLS**

O: 919.418.8456

[kim.mills@svn.com](mailto:kim.mills@svn.com)

## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,550,000
<b>AVAILABLE SF:</b>	±4,794 RSF
<b>LOCATION:</b>	Prime Cary location with quick access to I-40, I-440, and RDU Airport
<b>LEASE RATE:</b>	\$20.00/RSF NNN
<b>TICAM:</b>	\$5.00/RSF

## PROPERTY DESCRIPTION

Located off Weston Parkway, a very prestigious Cary location, this ±4,794 SF office suite offers a functional and efficient layout designed to support a variety of professional teams. The floor plan features multiple private offices, a generous conference room, open workspace, a dedicated breakroom, reception area, and restrooms—providing a seamless blend of privacy and collaboration.

With quick connectivity to I-40, I-440, and RDU Airport, 601 Cascade Pointe Lane offers a convenient, well-positioned office environment suited for a range of business operations.

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## ADDITIONAL PHOTOS



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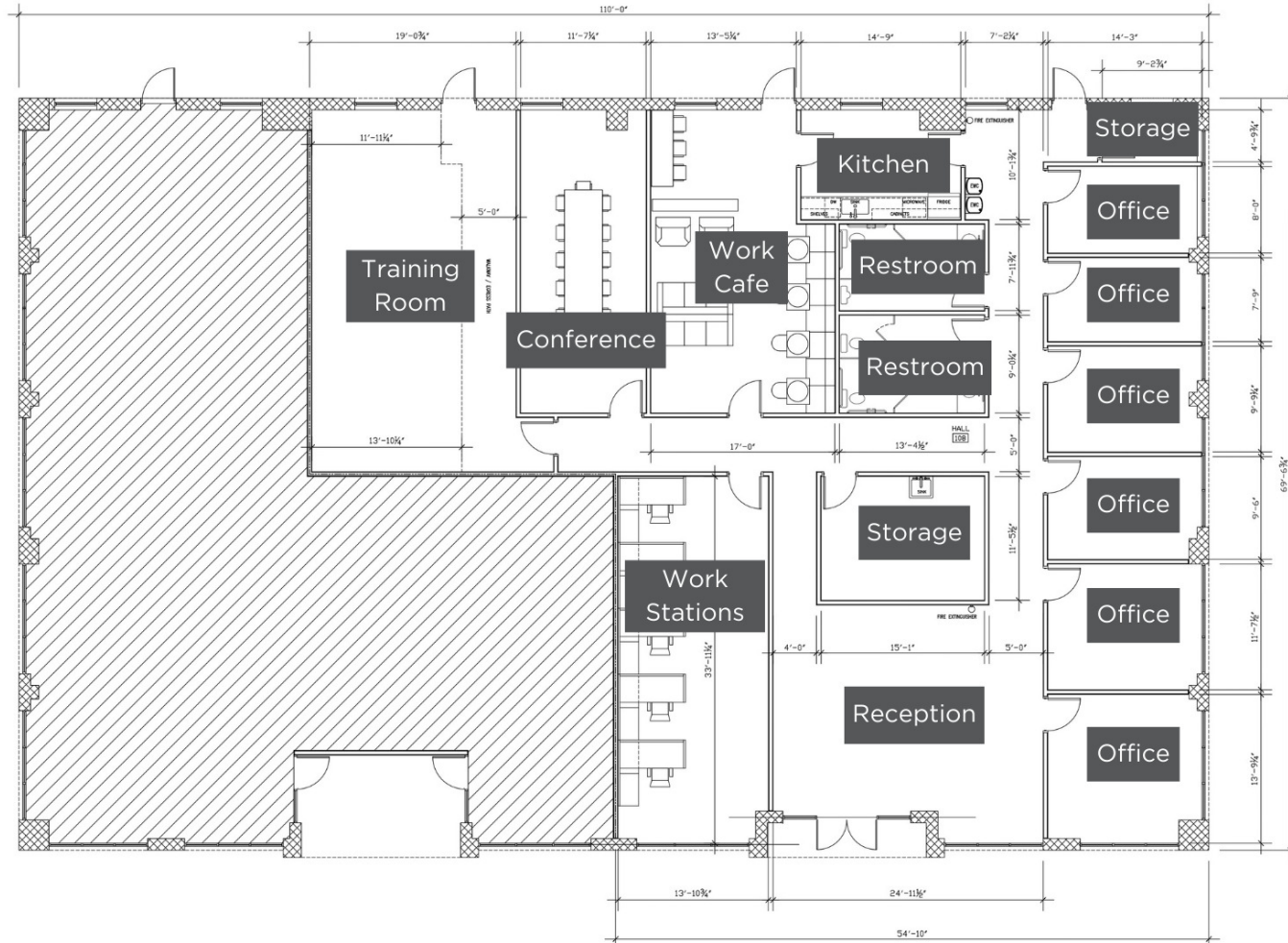
# LOCATION MAP



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# FLOOR PLAN



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# DEMOGRAPHICS MAP & REPORT

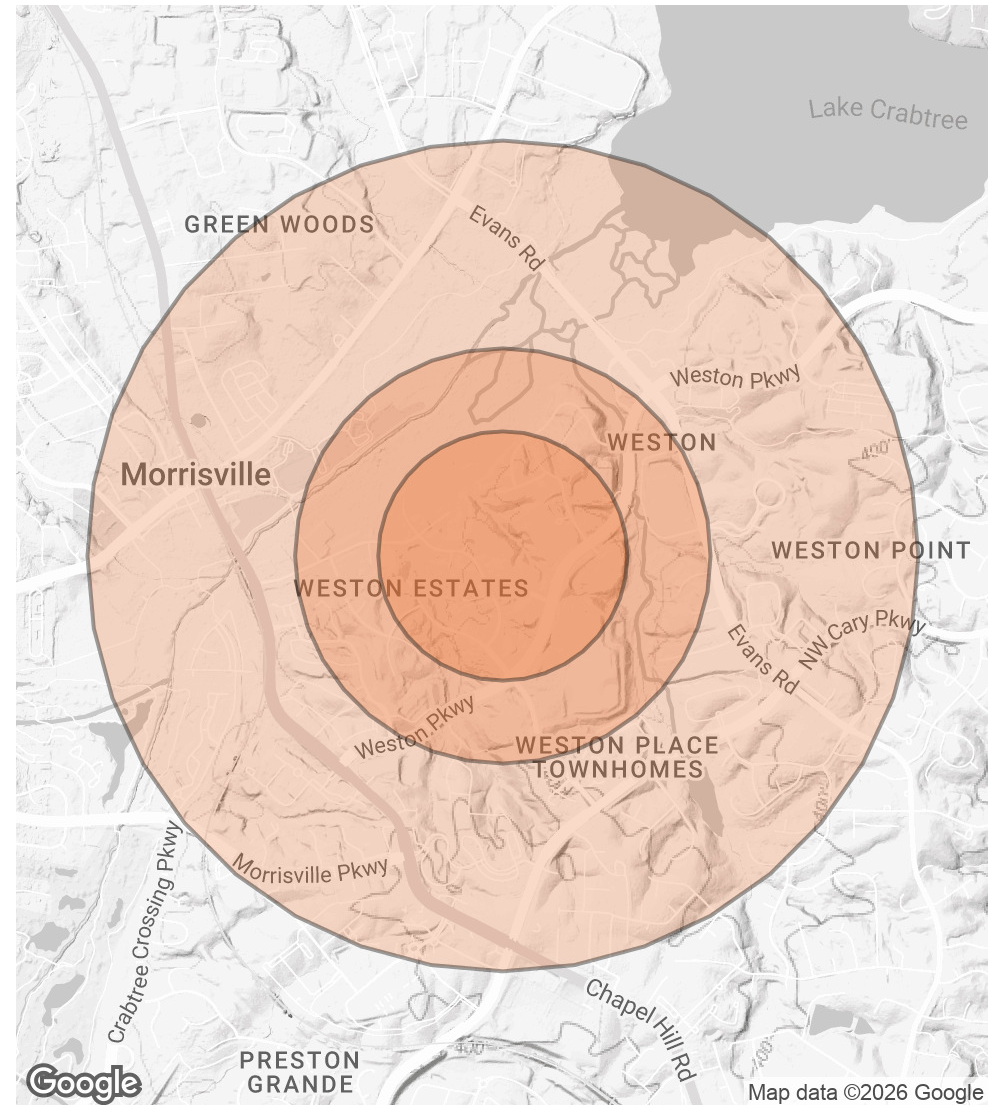
## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	641	1,706	7,503
AVERAGE AGE	32.9	32.9	34.6
AVERAGE AGE (MALE)	34.1	34.1	35.3
AVERAGE AGE (FEMALE)	32.5	32.5	34.3

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	281	747	3,240
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$147,145	\$146,886	\$153,944
AVERAGE HOUSE VALUE	\$630,388	\$631,945	\$541,956

2023 American Community Survey (ACS)



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