



7560 CARPENTER FIRE STATION ROAD

CARY, NC 27519

UP TO 8,872 SF
**FOR
LEASE**



LISTING BROKERS:

SHELLEY BHATIA, CCIM

910.273.8474 (M)

SBHATIA@TRADEMARKPROPERTIES.COM

JACK PRUDEN

919.645.1426 (O) | 919.619.7293 (M)

JPRUDEN@TRADEMARKPROPERTIES.COM

7560 CARPENTER FIRE STATION RD
CARY, NC 27519

PROPERTY HIGHLIGHTS

- » Three-story Class A medical office building
- » The West Cary property is perfectly positioned in the center of the Triangle with convenient access to RTP as well as RDU International Airport
- » The surrounding Cary suburbs provide an excellent demographic of high-income households with a highly-educated workforce
- » 36,000+ SF space features an excellent variety of medical tenants
- » 4,100 SF parking
- » Great visibility with building and monument signage available
- » Timeshare Rate: Negotiable for Suite 303; 1,500 SF
- » Vacant spaces available in cold dark shell with a TI allowance

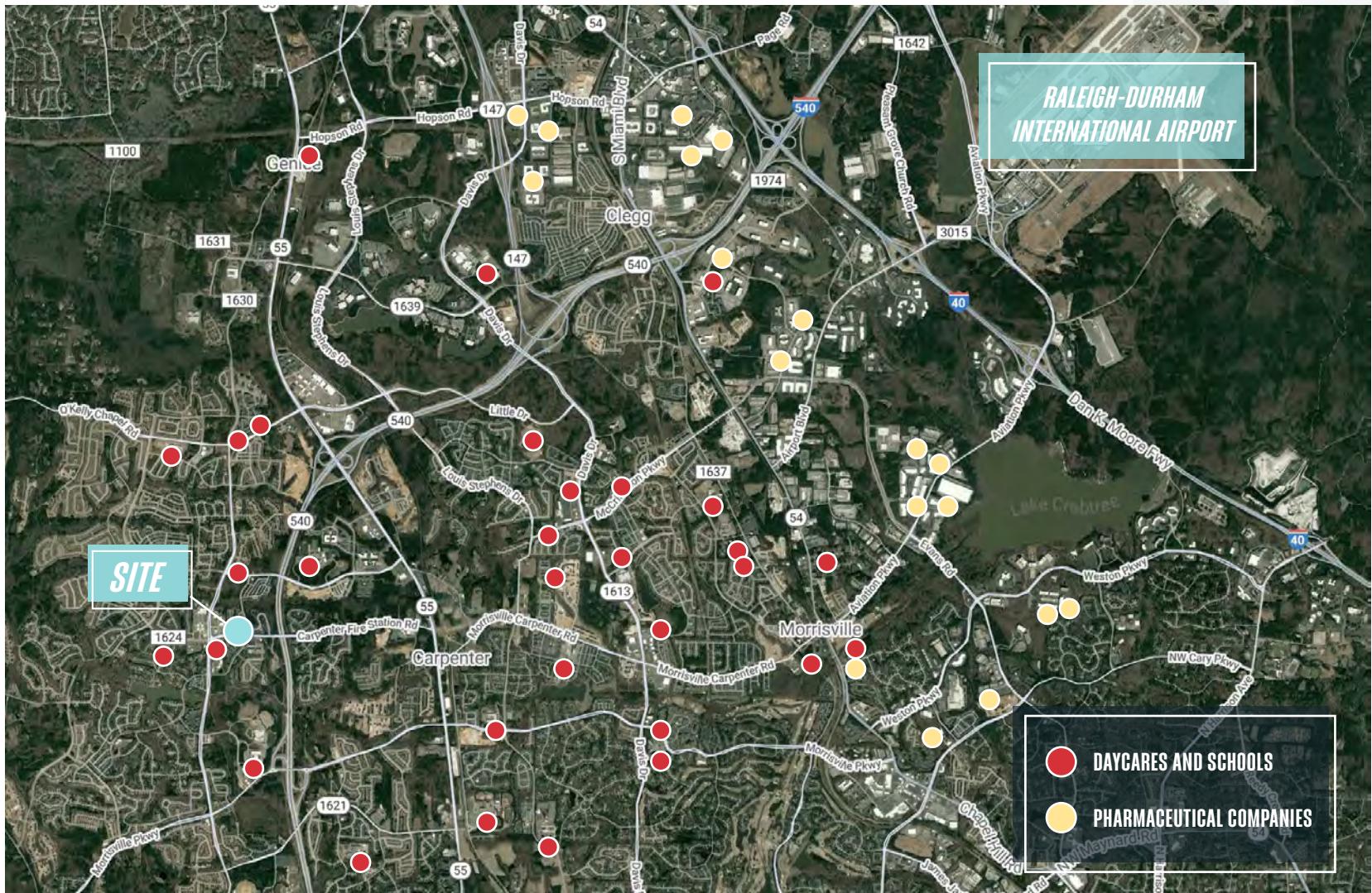


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LOCATION MAP



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FIRST FLOOR LEASE RATE: MID \$30s + \$6.00, NNN



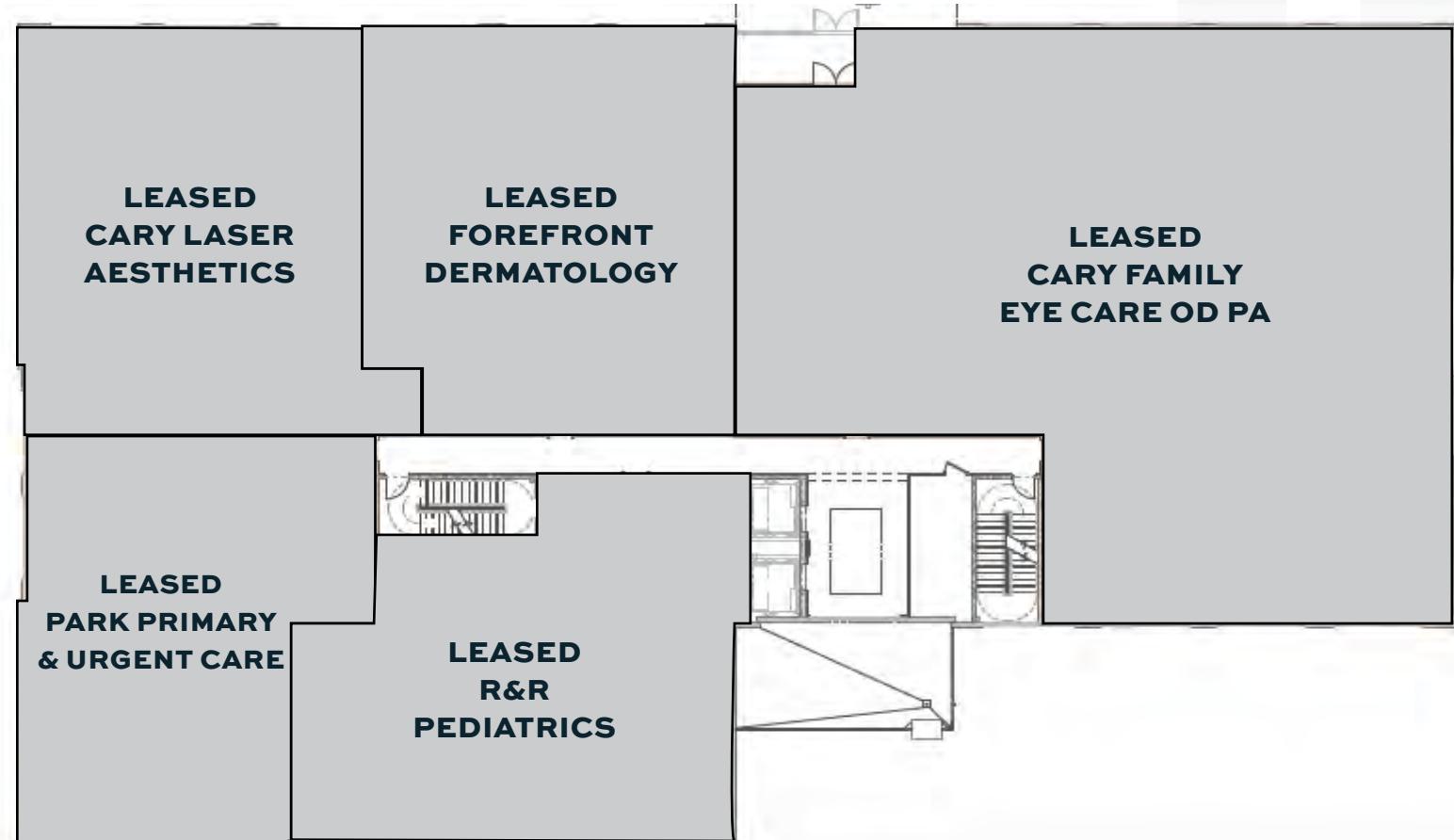
**AVAILABLE
SUITE 100
2,000 SF**

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SECOND FLOOR



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THIRD FLOOR



SUITE	SIZE	RENT/MONTH	AVAILABLE
301	2,624 SF	\$30.00	Immediately
302	2,333 SF	\$30.00	Immediately
303	1,500 SF	Negotiable	Immediately
304	1,915 SF	\$30.00	Immediately

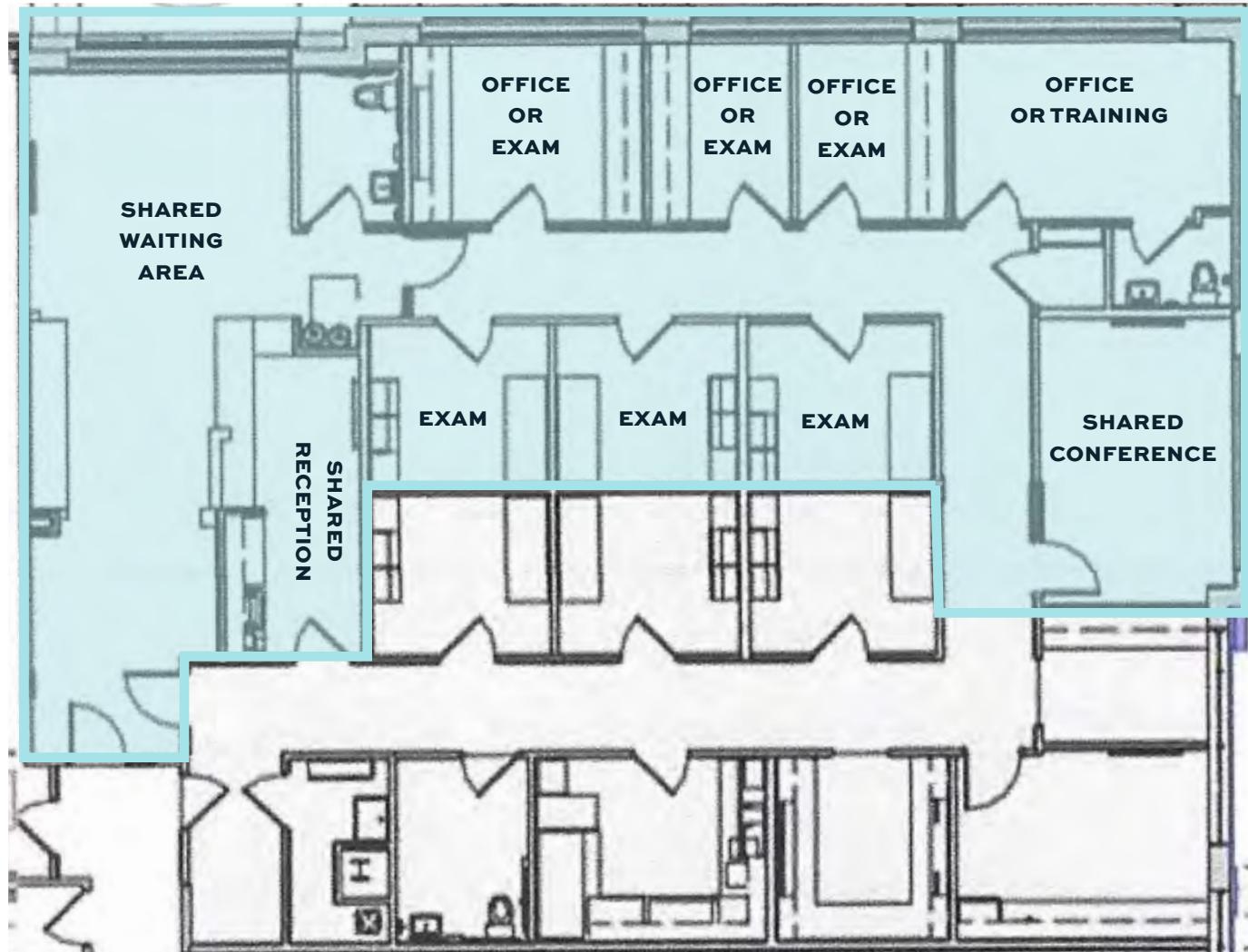
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SUITE 303 - TIMESHARE SPACE



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EXAMPLE OF UPFIT SUITE



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GALLERY



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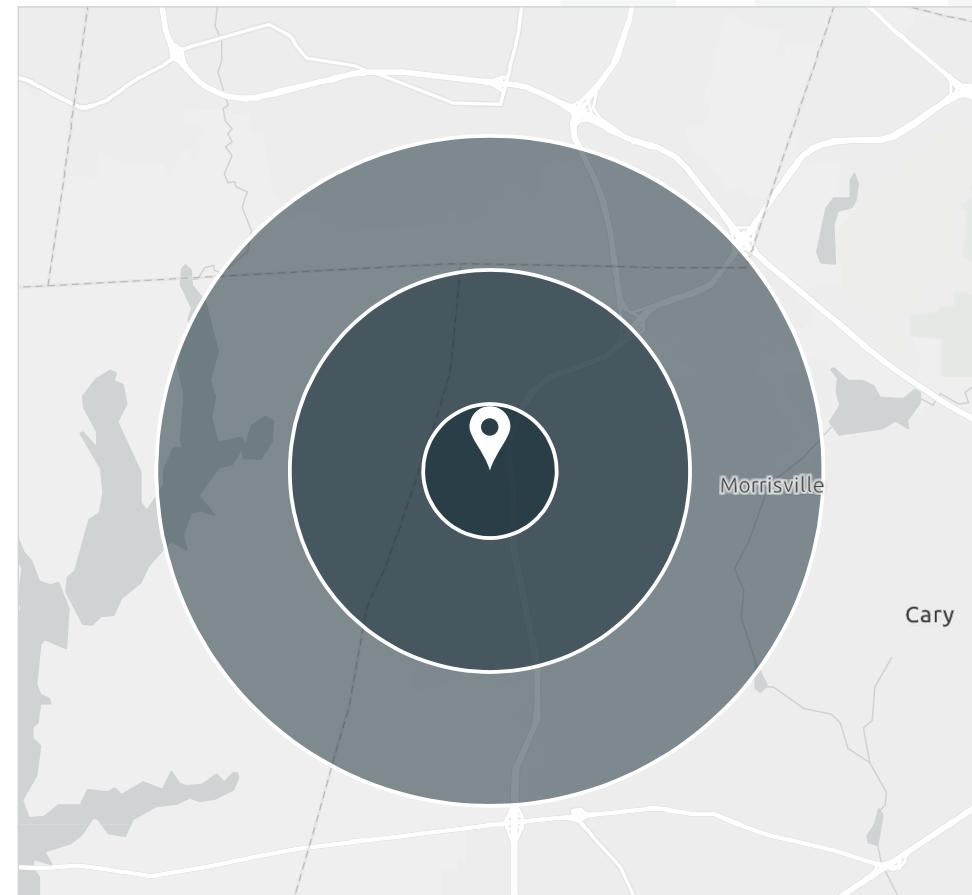
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DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
2025 POPULATION	15,485	66,607	149,625
2030 POPULATION (PROJECTED)	16,476	70,477	160,023
2025 HOUSEHOLDS	5,380	23,387	55,197
2030 HOUSEHOLDS (PROJECTED)	5,761	24,954	59,892
OWNER-OCCUPIED HOUSING UNITS	3,482	15,319	34,357
RENTER-OCCUPIED HOUSING UNITS	1,898	8,068	20,840
2025 AVERAGE HOUSEHOLD INCOME	\$217,287	\$201,797	\$188,023
2030 AVG HOUSEHOLD INCOME (PROJECTED)	\$234,956	\$221,085	\$204,421



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THIS IS OUR TRADEMARK

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TRADEMARKPROPERTIES.COM | 919-782-5552

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