

OFFICE SUITE FOR LEASE

115 MACKENAN DRIVE

Cary, North Carolina 27511



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COMMERCIAL REAL ESTATE SERVICES
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PROPERTY SUMMARY

OVERVIEW

Discover up to 7,622 SF of single-tenant office space available for lease in the prestigious MacGregor Park, located in the heart of Cary. The space offers the flexibility to subdivide to accommodate smaller space requirements. This well-appointed office suite offers a functional and flexible layout featuring private offices, multiple conference rooms, a spacious breakroom/kitchen, and large workroom areas to accommodate a variety of operational needs.

Ideally suited for traditional business operations, educational and training programs, or behavioral therapy practices seeking a professional, accessible, and adaptable workspace.

LOCATION DESCRIPTION

Conveniently positioned near the intersection of US Hwy 64 and US Hwy 1, the property enjoys excellent regional connectivity and easy access to surrounding amenities.

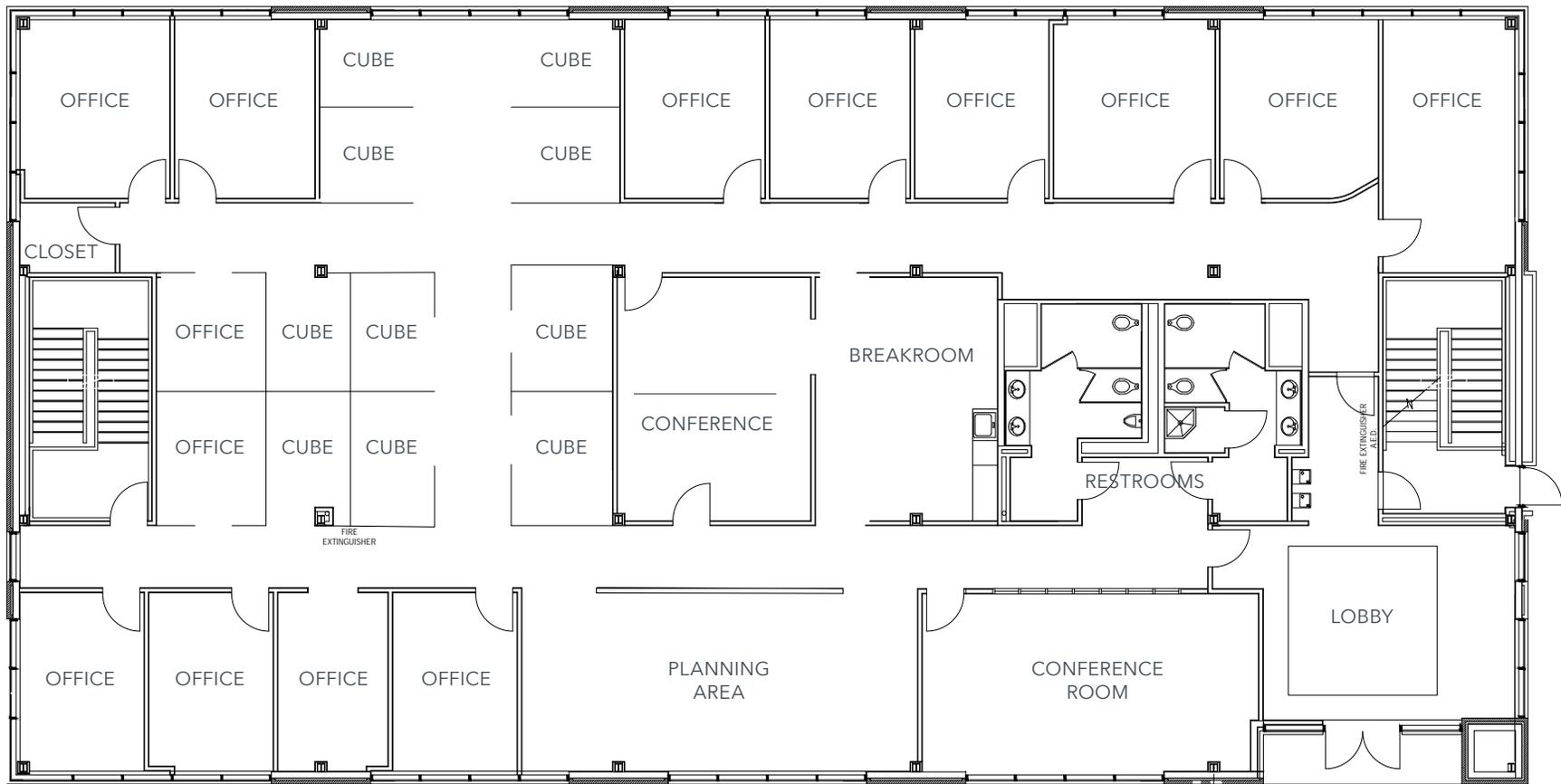
ADDRESS	115 Mackenan Drive, Ste 200 Cary, NC 27511
SPACE SIZE	±3,800 SF up to 7,622 SF <i>(option to subdivide)</i>
YEAR BUILT	2001
PARKING	28 parking spaces
ZONING	Office/Research and Development (ORD)
LEASE RATE	\$18.50 SF/yr NNN \$5 SF/yr (estimated TICAM)



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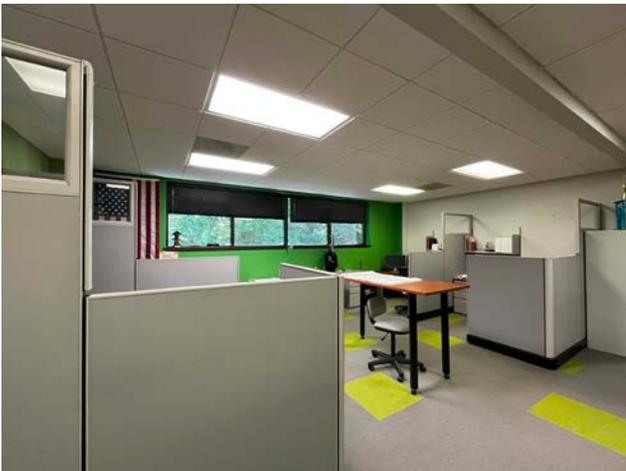
FLOOR PLAN

SUITE 200
±3,800 SF up to 7,622 SF



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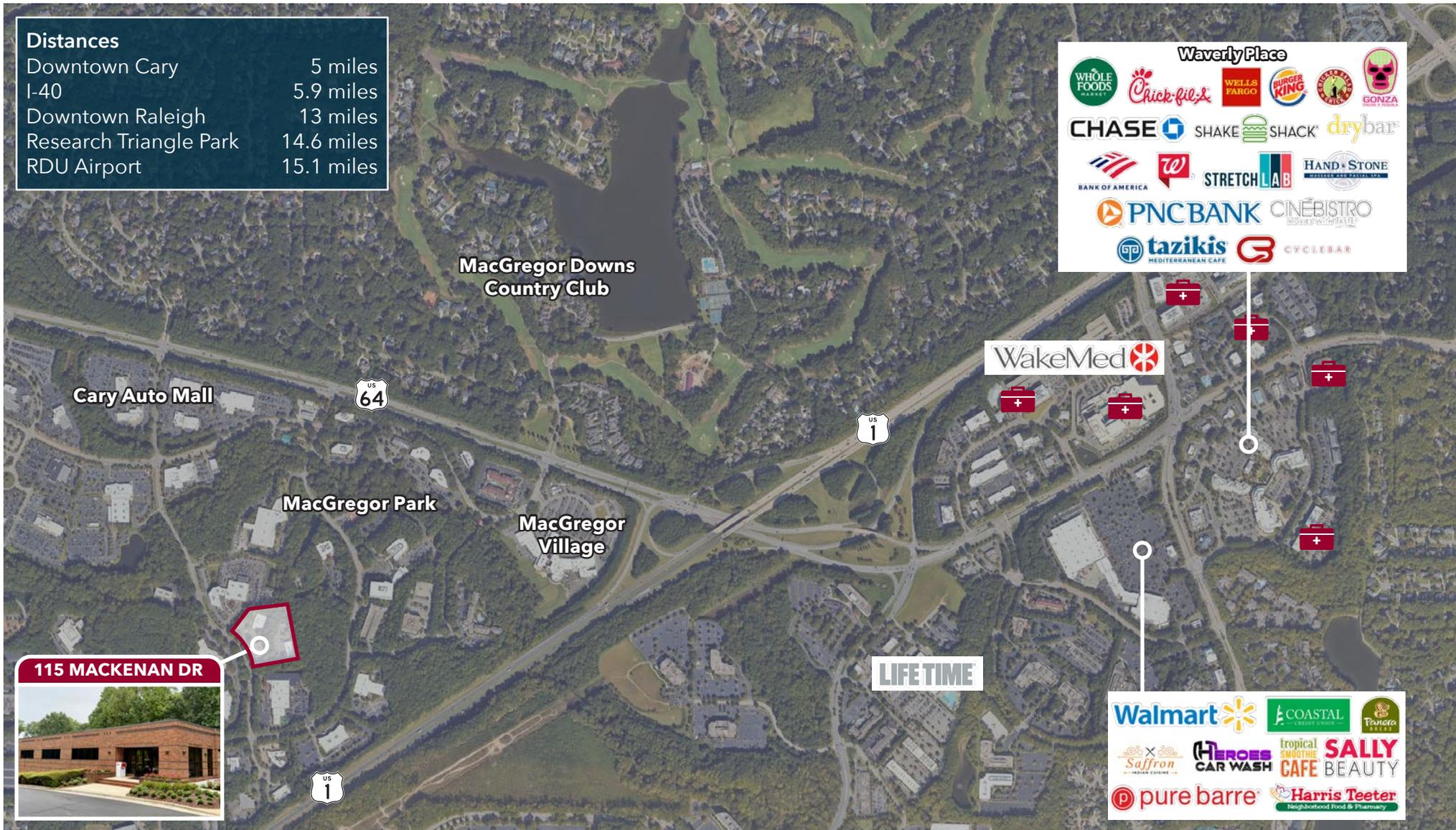
GALLERY



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AREA OVERVIEW

Distances	
Downtown Cary	5 miles
I-40	5.9 miles
Downtown Raleigh	13 miles
Research Triangle Park	14.6 miles
RDU Airport	15.1 miles

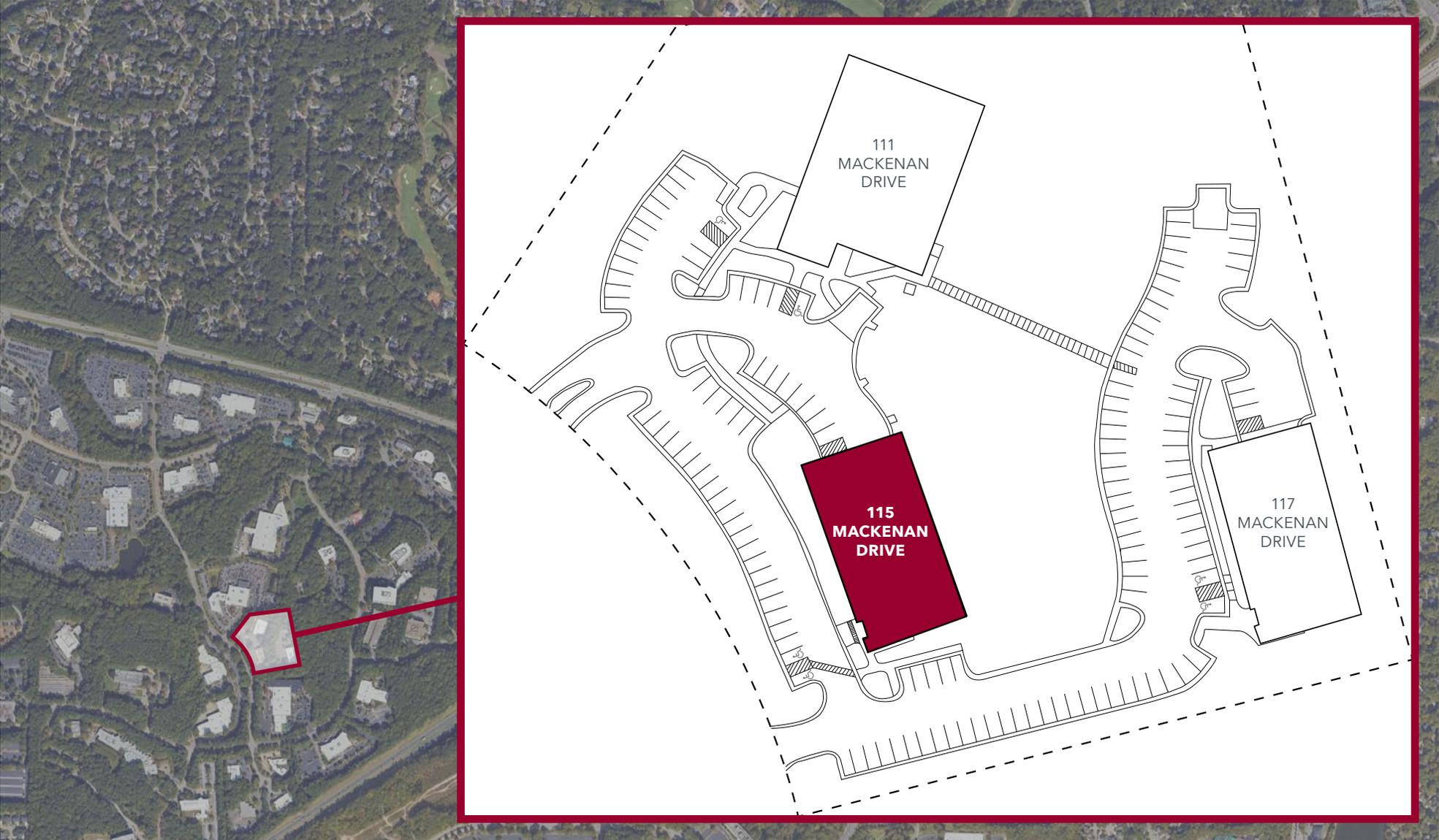


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SITE PLAN



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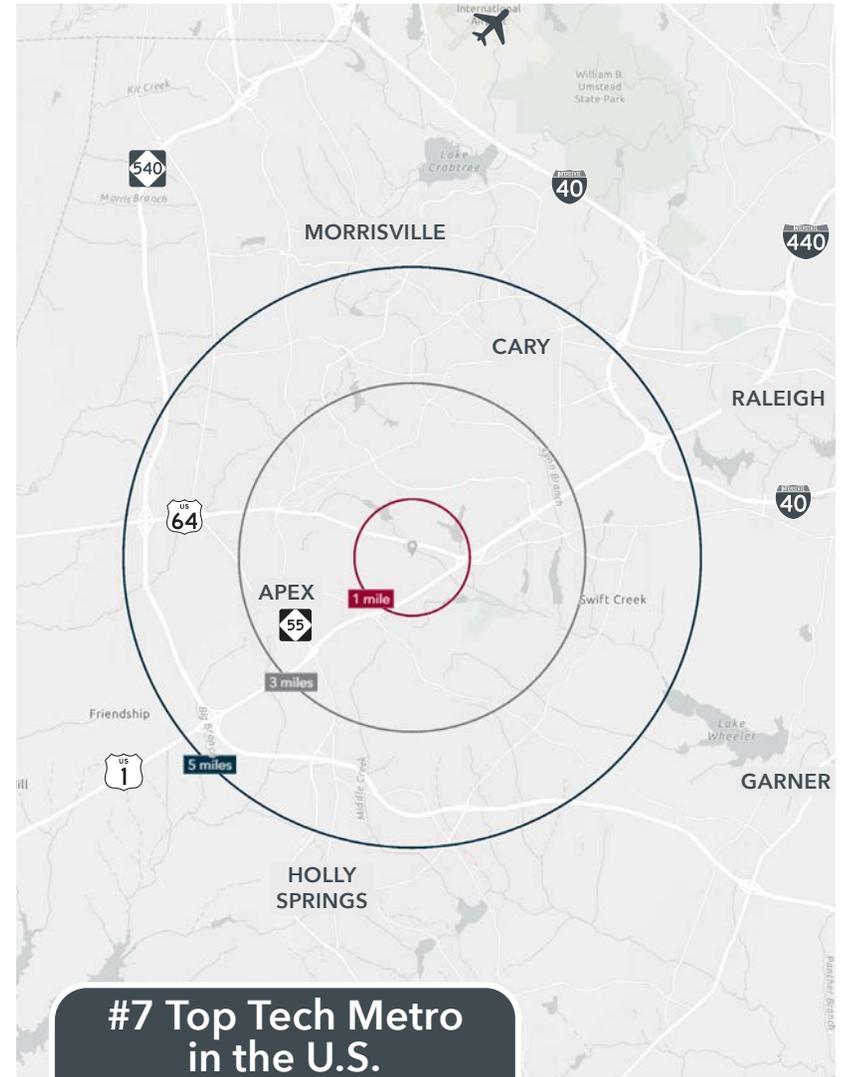
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population (2025)	3,719	62,460	182,995
Daytime Population	10,266	82,944	195,736
Median Age	47.6	43.4	39.5
Average Household Income	\$229,426	\$173,010	\$166,537
Average Home Value	\$846,203	\$614,911	\$608,497
Bachelor's Degree or Higher	68.6%	68.5%	68.1%



**#1 Top State
to do Business
(North Carolina)**
CNBC, 2025

**#3 Best
U.S. Job Markets
(Cary)**
smartasset, 2024



**#7 Top Tech Metro
in the U.S.
(Raleigh-Cary MSA)**
NC Tech Association, 2023

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