

# CARY MEDICAL PAVILLION

105 SW CARY PKWY  
CARY | NORTH CAROLINA



## CONTACT

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FOR LEASE



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# PROPERTY OVERVIEW

## 105 SW Cary Parkway

- Built in 1999 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, Shoppers 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
- Suite 300, a newly updated 2nd generation medical space is available for short term leases for healthcare providers awaiting completion of new construction

### SUITE 300 UPDATES:

- Modern, fresh updates by a local interior design expert
- New LVT flooring and carpet throughout
- New LED lighting
- Freshly painted walls and trim in fresh modern palette
- New Countertops

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**Available Space:**  
3,400-6,908 SF



**Total Building Area:**  
± 18,195 SF



**Year Built/Renovated:**  
1986/2020



**Stories:**  
Three (3)



**Parking:**  
4.41/1,000



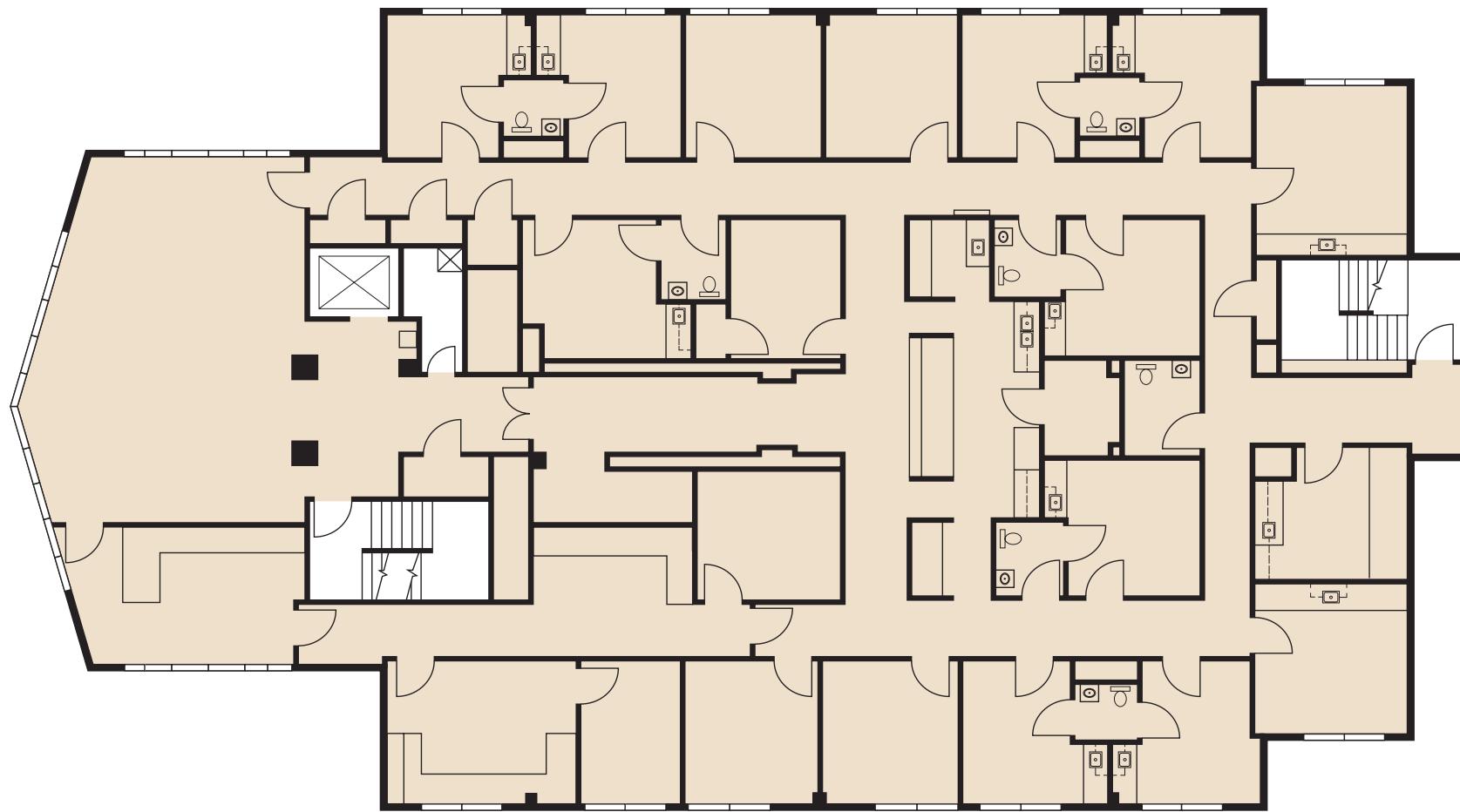
**Zoning:**  
Town of Cary "PDD  
Major"



**Lease Rate:**  
\$23.00/SF, NNN



# FLOOR PLAN



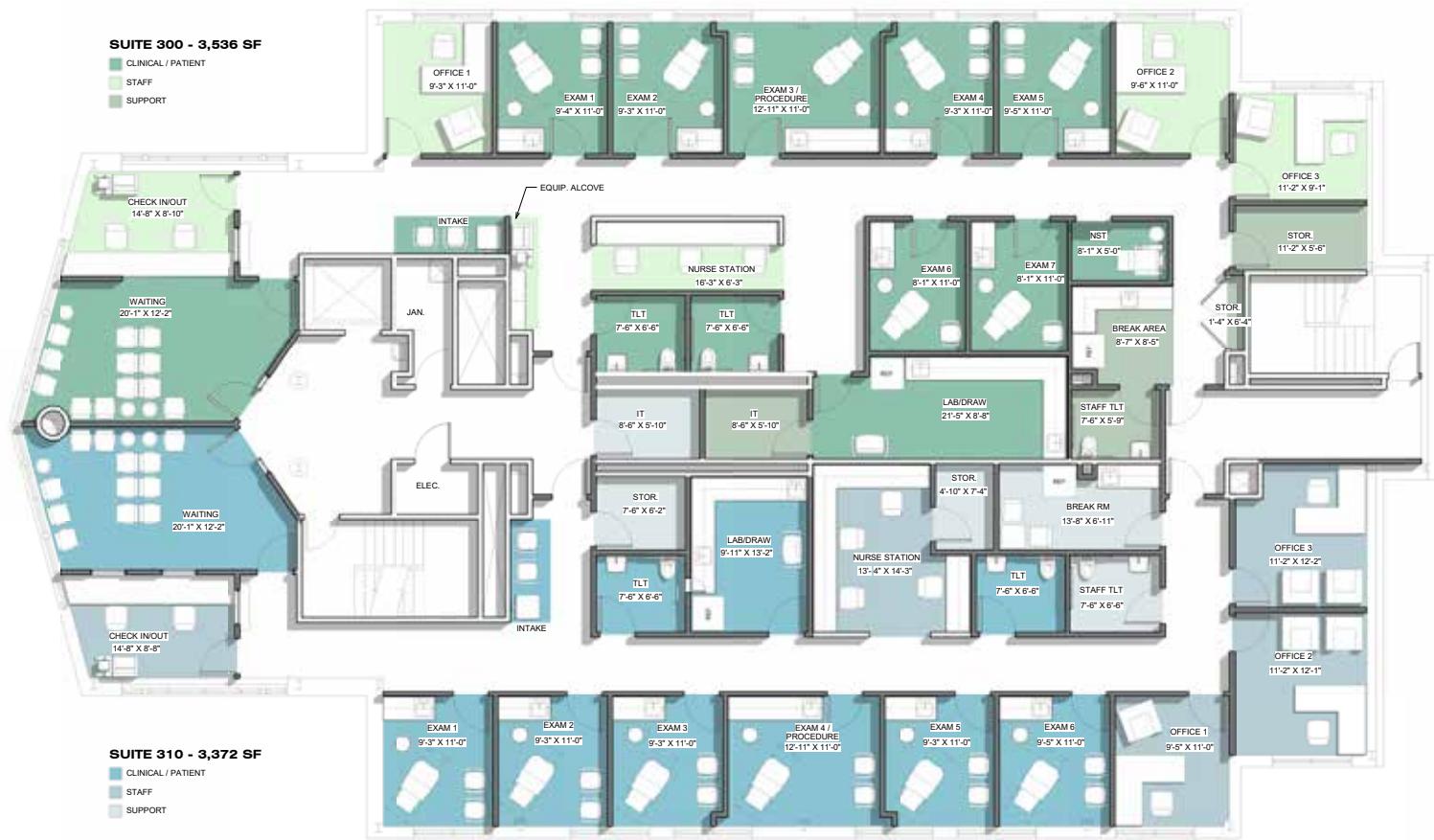
\*Minimum Divisible Space: 3,400 SF

# TEST FIT

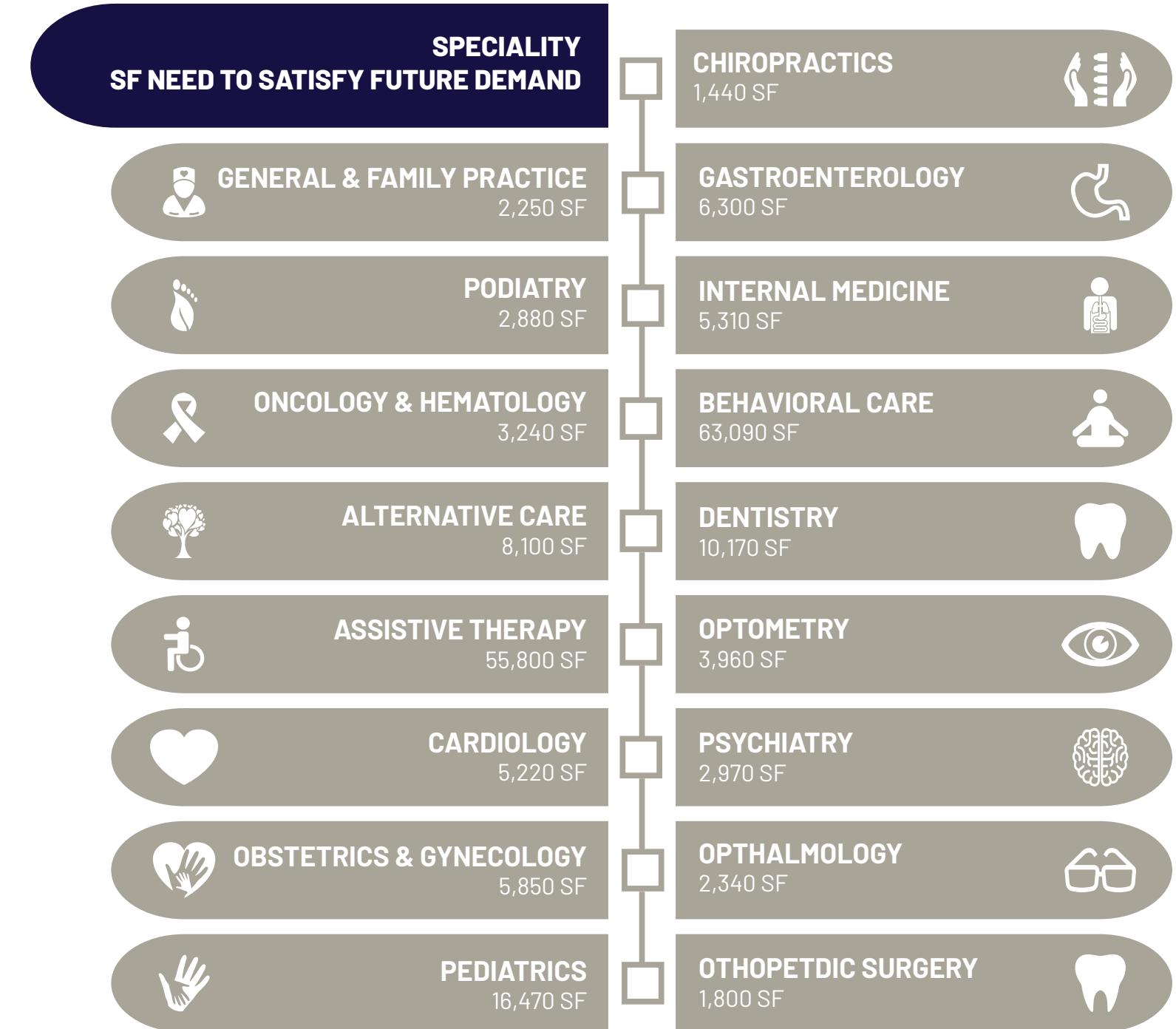
## 2 PROVIDERS



# TEST FIT 3 PROVIDERS



# 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 OVERVIEW

