

ATLAS  STARK

FOR SALE OR LEASE

100 PARKWAY OFFICE CT. SUITE 104
CARY, NC 27518



WWW.ATLASSTARK.COM

SALE/LEASE INFORMATION

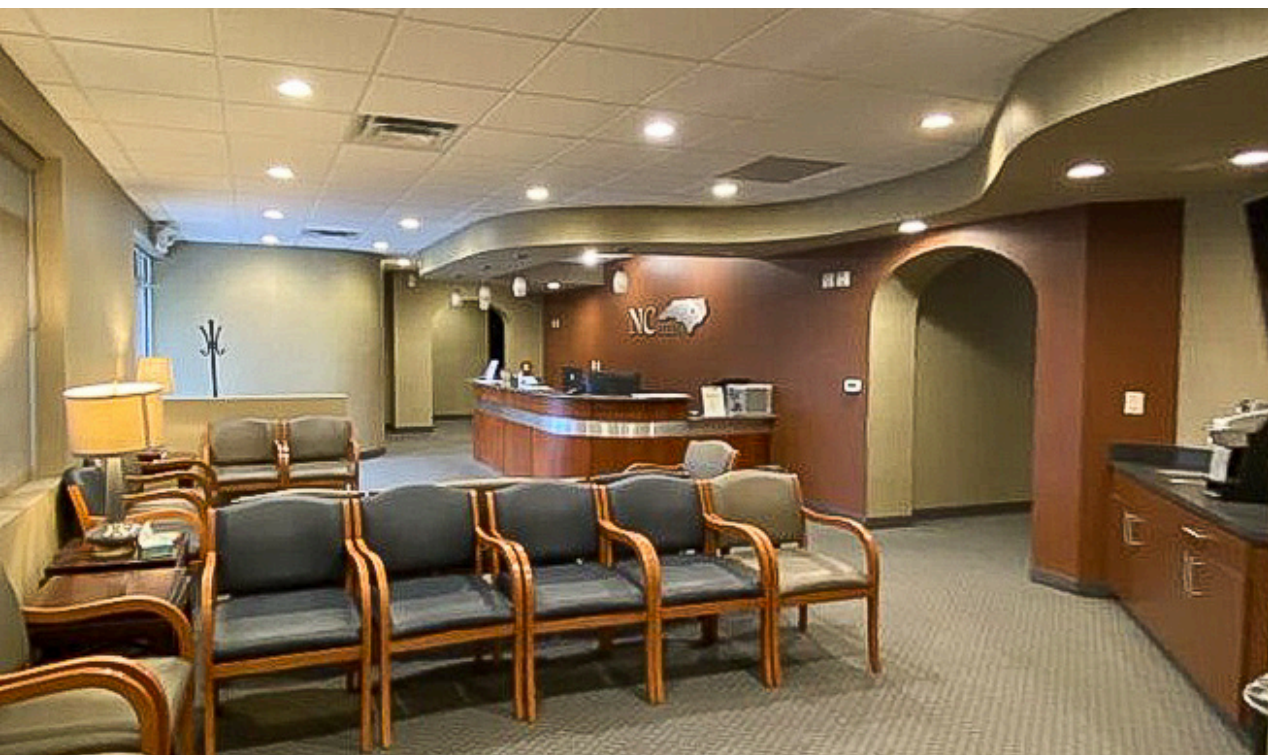
PROPERTY OVERVIEW

ASKING PRICE	\$1,125,000.00
LEASE RATE	\$30.50 PSF NNN
TICAM	\$8.15 PSF
ADDRESS	100 Parkway Office Ct.
SUITE	104
CITY	Cary
AREA	2,941 SF

Move-in-ready, second-generation medical office condo located in the desirable Parkway Professional Park, offering full access from SE Cary Parkway. The property is conveniently situated less than one-half mile from the US-1 / Highway 64 interchange.

The surrounding Cary submarket features strong demographics, including high-income households, a diverse age profile, and a steadily growing population. Parkway Professional Park is home to established medical users such as Raleigh Radiology, Wake Family Eye Care, Wake E.N.T. Specialists, Cary Audiology Associates, Carolina Spine Center, among others.

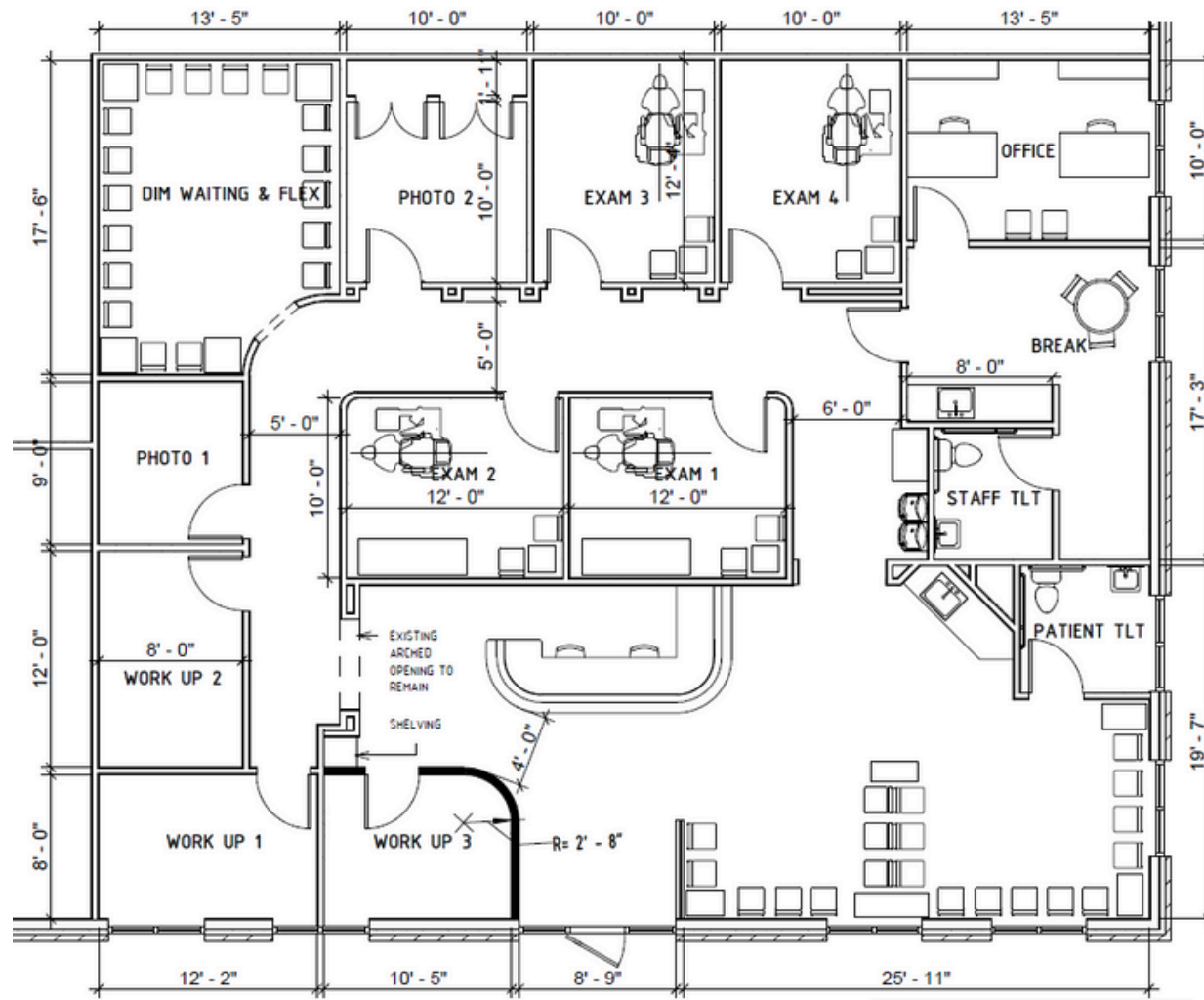




FLOOR PLAN

SUITE 104

2,941 SQ. FT.



1 MILE 3 MILE 5 MILE

2023 Population	8,810	63,087	172,799
2023 Households	3,902	27,102	71,432
2028 Projected Population	9,533	68,428	187,314



TRADER JOE'S
BARNES & NOBLE
PIZZA V
School DICED
Staples

MACGREGOR
DOWNS

WALTONWOOD
CARY PARKWAY
SENIOR LIVING

Lowes

SITE

WAKEMED
CARY
HOSPITAL

WAVERLY PLACE
WHOLE FOODS
 MARKET
 SHAKE  SHACK
MOD  **Two Roosters**
 ICE CREAM

CARY CROSSROADS
CAVA



BEST BUY

100 PARKWAY OFFICE CT CARY, NC 27518

CONTACT

Tyler Christensen, Broker
(C) 828.999.9459
tchristensen@atlasstark.com

Trent Ragland, Broker
(C) 919.815.8414
tragland@atlasstark.com

ATLAS  STARK

Atlas Stark Holdings LLC | 1020 E Whitaker Mill Rd, Suite 110, Raleigh, NC
All information contained herein is from sources deemed reliable;
however, no representation or warranty is made to the accuracy thereof.