

120 Preston Executive Dr. Cary, NC 27513

PRESTONWOOD OFFICE CONDO

For Sale or Lease | Suite 101 | ±2,932 RSF

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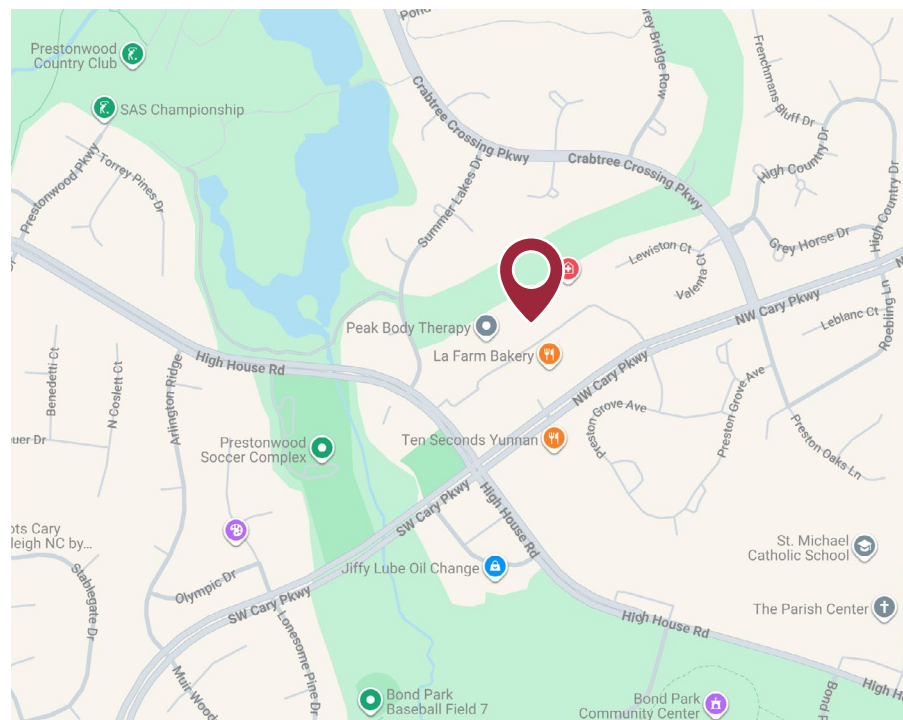
PROPERTY OVERVIEW

LOCATION DESCRIPTION

Located in Cary's highly desirable Preston submarket, 120 Preston Executive Drive, Suite 101 offers a rare opportunity to purchase or lease a Class A office condo in one of the Triangle's most established and prestigious business settings.

Just a short walk from nearby retail, dining, and everyday conveniences at Preston Corners, the property combines image, accessibility, and convenience in one of Cary's premier locations.

With easy access to Cary Parkway, High House Road, NC Highway 55, US-64, I-40, RTP, and RDU Airport, this suite delivers an exceptional opportunity for an owner-user or tenant looking to establish a presence in a strong, well-connected market.



ADDRESS

120 Preston Executive Dr. Cary, NC 27513 | SUITE 101

PROPERTY HIGHLIGHTS

- » Ground level office/medical suite
- » ±2,932 RSF
- » Sale or Lease
- » Class A Office
- » Brick exterior
- » Rear patio
- » Monument signage
- » Overlooks Prestonwood Country Club
- » Walkable amenities

PROPERTY INFORMATION

Building Size	±2,932 RSF
Sale Price	\$1,195,000
Lease Rate	\$28 NNN
Property Type	Office Condo
Building Class	A
Zoning	OIP

FLOOR PLAN

OFFICE SUMMARY

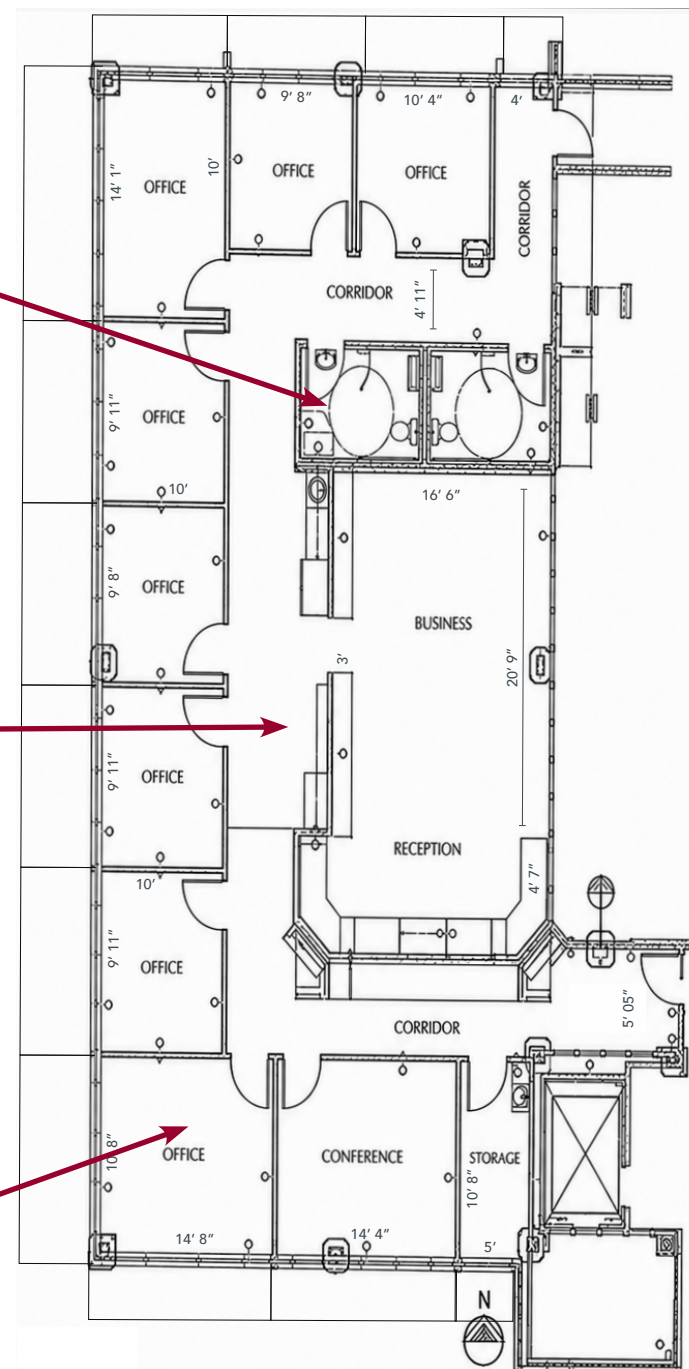
This ground-level suite features a highly functional layout with reception, a conference room, eight private offices, a break area, and restrooms, making it well suited for professional office or medical users seeking a polished and efficient space. The attractive two-story brick building offers monument signage, rear patio access, and an enviable setting overlooking the 16th fairway of the Highlands Course at Prestonwood Country Club.

SUITE HIGHLIGHTS

- » Reception
- » Conference Room
- » 8 Private Offices
- » Break Room
- » Private Restrooms
- » Efficient Layout
- » Patio Access

BUILDING EXTERIOR

- » Class A Office
- » Brick Exterior
- » Monument Signage
- » Rear Patio
- » Golf Course Views



INTERIOR GALLERY



INTERIOR GALLERY



LOCATION OVERVIEW

Located at the center of one of Cary's most established commercial districts, 120 Preston Executive Drive offers exceptional accessibility for employees, clients, and visitors alike. Immediate connections to Cary Parkway, High House Road, NC-55, US-64, and I-40 place the property just minutes from Research Triangle Park, Raleigh-Durham International Airport, and the greater Triangle business community. Surrounded by established office users, premier retail destinations, and affluent residential neighborhoods, the location provides outstanding convenience and long-term value for professional office and medical users.



PRESTON LIFESTYLE

Executive office convenience in one of Cary's most established and desirable submarkets

More than just an office location, Preston offers an executive environment designed to leave a lasting impression. Overlooking Prestonwood Country Club and surrounded by mature landscaping, established neighborhoods, and upscale amenities, the area combines a refined setting with everyday convenience. Employees can enjoy nearby cafés, restaurants, shopping, and recreational opportunities just minutes from the office, while clients are welcomed by one of Cary's most recognizable and prestigious business addresses. The result is a workplace that supports productivity, enhances company image, and creates an exceptional experience for both employees and visitors.

PROFESSIONAL IMAGE

An established executive setting that reinforces your company's reputation from the moment clients arrive.

WORK-LIFE BALANCE

Nearby dining, coffee shops, fitness centers, shopping, and parks provide convenience throughout the workday.

PRESTONWOOD SETTING

Golf course views and mature landscaping create a unique office environment rarely found in today's market.

CLIENT EXPERIENCE

A recognizable Cary address with convenient access and an upscale atmosphere for meetings and everyday business.

LOCATION ANALYSIS

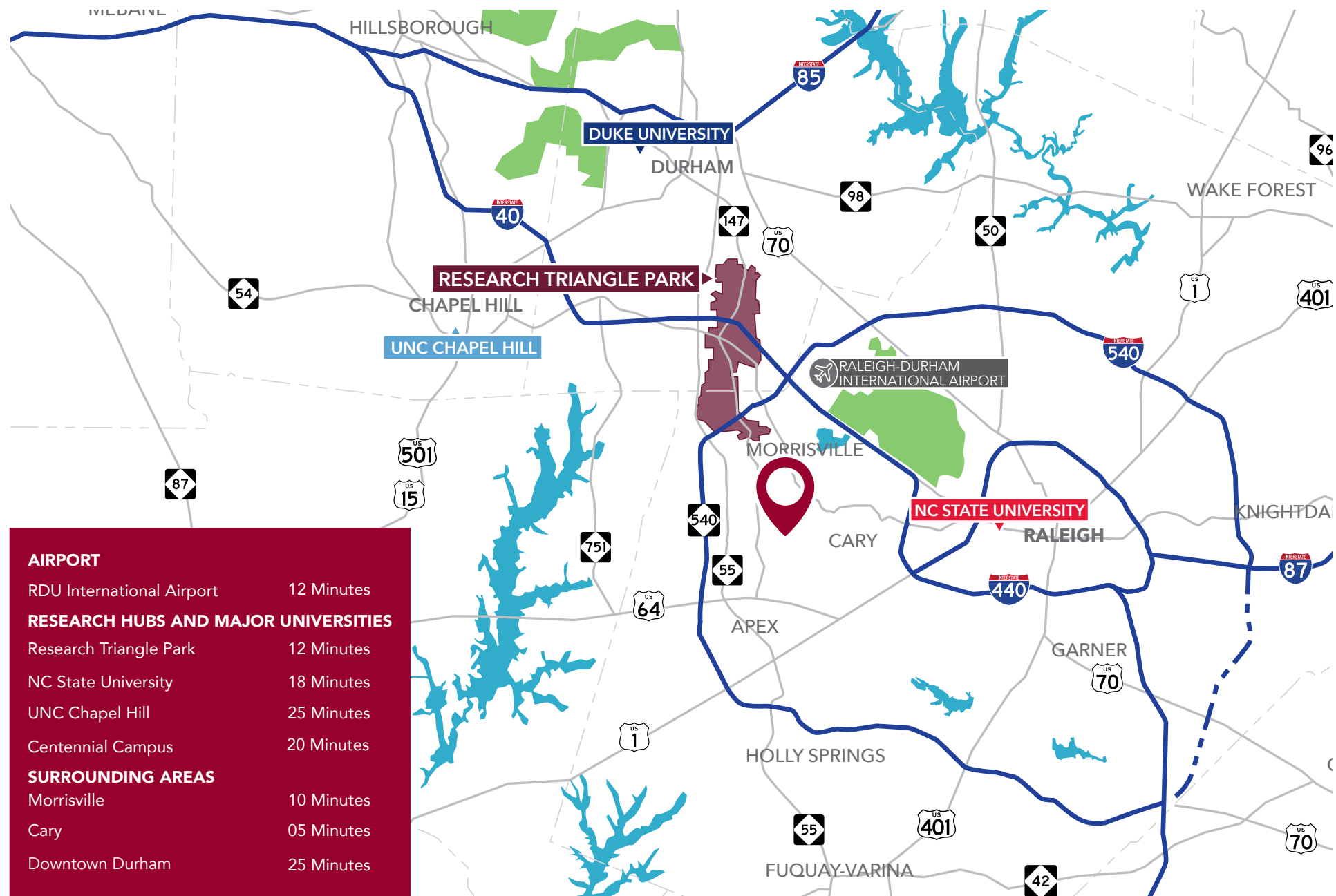


DISTANCES

Raleigh	16 miles	20 min
Fayetteville	67 miles	1 hr 10 min
Durham	21 miles	25 min
Greensboro	74 miles	1 hr 15 min
Chapel Hill	17 miles	25 min

Charlotte	160 miles	2 hr 35 min
Winston-Salem	101 miles	1 hr 40 min
Port of Wilmington	132 miles	2 hr 20 min
Port of Charleston	270 miles	4 hr 15 min
Port of Morehead City	150 miles	2 hr 45 min
New York City	505 miles	8 hr 20 min

THE TRIANGLE AREA



DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Population (2026)	8,224	100,727	211,905
Daytime Population	9,943	98,107	246,750
Total Businesses	405	3,670	9,220
Total Employees	3,665	32,458	103,668
Average Household Income	\$248,691	\$181,433	\$182,458

ABOUT CARY, NC

- » **Exceptional Quality of Life** - Consistently ranked among the nation's best places to live, Cary offers top-rated schools, safe neighborhoods, beautiful parks, and an outstanding quality of life.
- » **Highly Educated Workforce** - Home to one of the Triangle's most educated populations, with a strong talent pool supported by nearby NC State, Duke, UNC-Chapel Hill, and Research Triangle Park.
- » **Premier Business Location** - Centrally located with immediate access to I-40, US-64, NC-540, RDU International Airport, and RTP, making commuting and regional travel convenient.
- » **Abundant Dining & Recreation** - Residents enjoy award-winning restaurants, upscale shopping, Prestonwood Country Club, over 80 miles of greenways, and numerous parks, creating an exceptional live-work-play environment.

CARY QUICK FACTS

Over 190,000
people call Cary
home

#5 Best Place to
Live in the US

(US News & World
Report, June 2025)

Cary's
unemployment
rate is 2.8%
(as of 12/31/25)

Top 5% for Job
Market Strength

(US News & World
Report, June 2025)

Cary is the
7th largest
municipality in
North Carolina

#6 Safest City
in America

(Forbes, February 2025)

Cary has more
than 80 miles of
greenways and
30 parks

72% of residents
hold a Bachelor's
degree or higher

TOWN of CARY
Downtown Park



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