

## Medical/office space for lease

Preston Plaza  
3701 NW Cary Parkway  
Cary, NC 27513



## Full floor opportunity, up to 13,176 sf available

### Offering Summary

Lease Rate:	\$21.50 SF/yr (NNN)
TICAM:	\$4.85 SF/yr
Building Size:	34,427 SF
Available SF:	1,840 - 13,176 SF
Year Built:	2000
Zoning:	B-2

- Located within the prestigious Prestonwood Country Club community and north of Preston Corners Shopping Center

### Get more information

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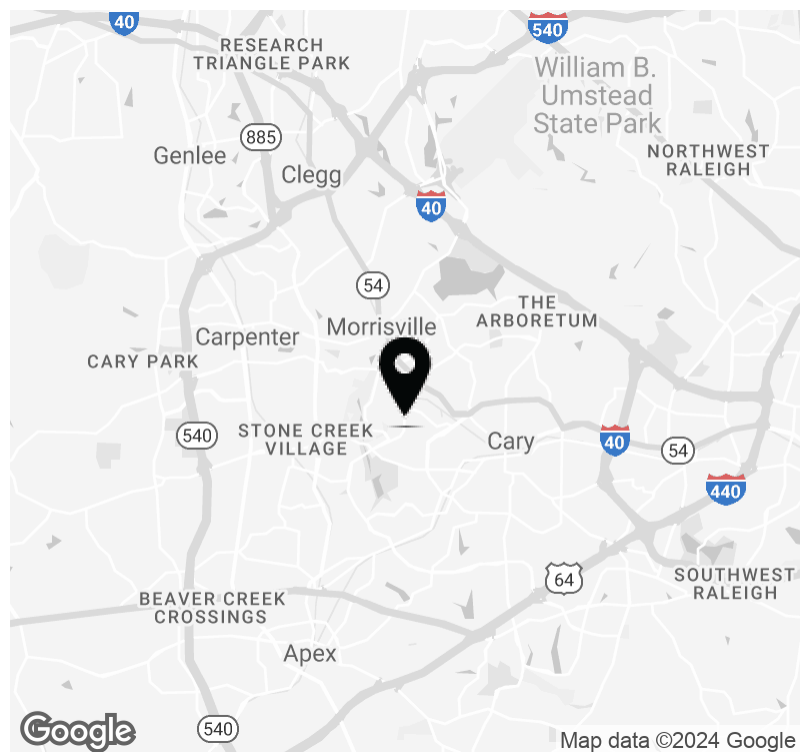
3701 NW Cary Parkway



## Property Highlights

- Two-story lobby features two elevators, fountain, wood trim, marble floors, and sitting areas
- Structural steel with concrete floors and masonry veneer
- Abundant parking with EV charging station
- Beautifully maintained landscaping on a highly visible corner lot

Spaces	Lease Rate	Space Size
203	\$21.50 SF/yr	2,322 SF
207	\$21.50 SF/yr	1,840 SF
300	\$21.50 SF/yr	5,157 - 13,176 SF
301	\$21.50 SF/yr	4,955 - 13,176 SF
305	\$21.50 SF/yr	3,064 - 13,176 SF

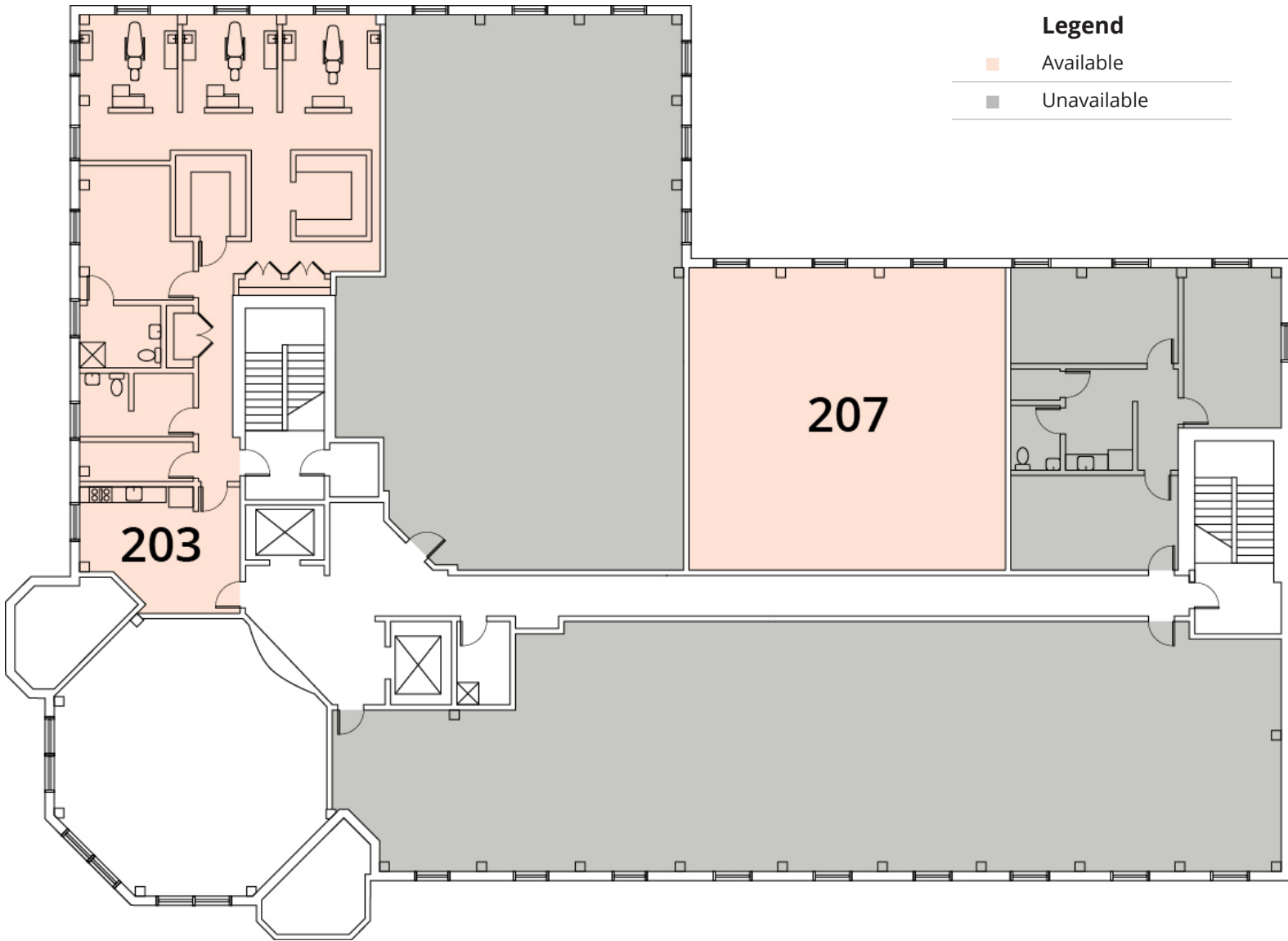


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**Legend**

- Available
- Unavailable

**Available Spaces**

Suite	Tenant	Size	Type	Rate	Description
203	Available	2,322 SF	NNN	\$21.50 SF/yr	Former dental space
207	Available	1,840 SF	NNN	\$21.50 SF/yr	Cold shell space

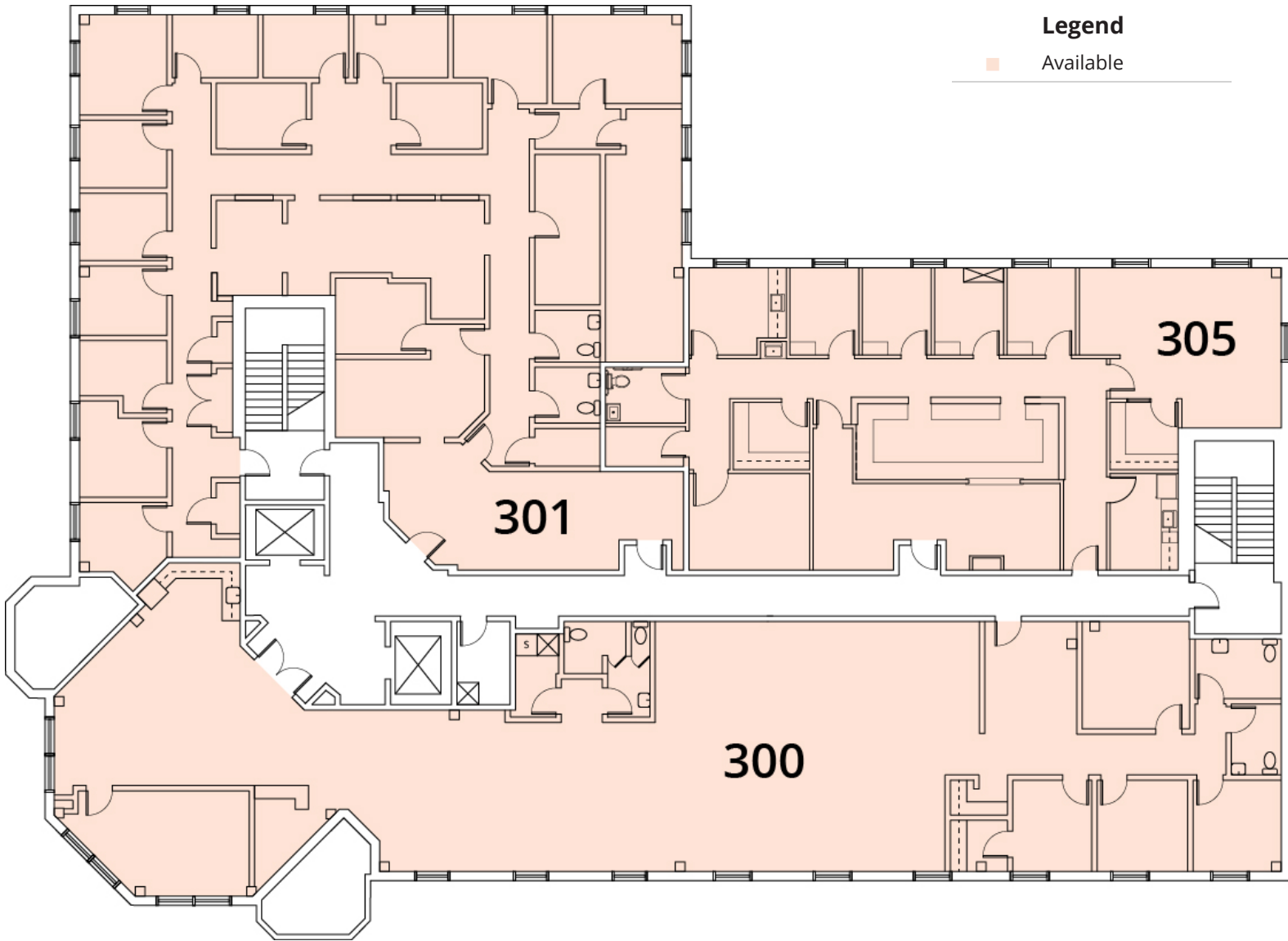


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### Legend

Available

### Available Spaces

Suite	Tenant	Size	Type	Rate	Description
300	Available	5,157 - 13,176 SF	NNN	\$21.50 SF/yr	Cumulus software space
301	Available	4,955 - 13,176 SF	NNN	\$21.50 SF/yr	Former primary care space
305	Available	3,064 - 13,176 SF	NNN	\$21.50 SF/yr	Orthopedic/PT space



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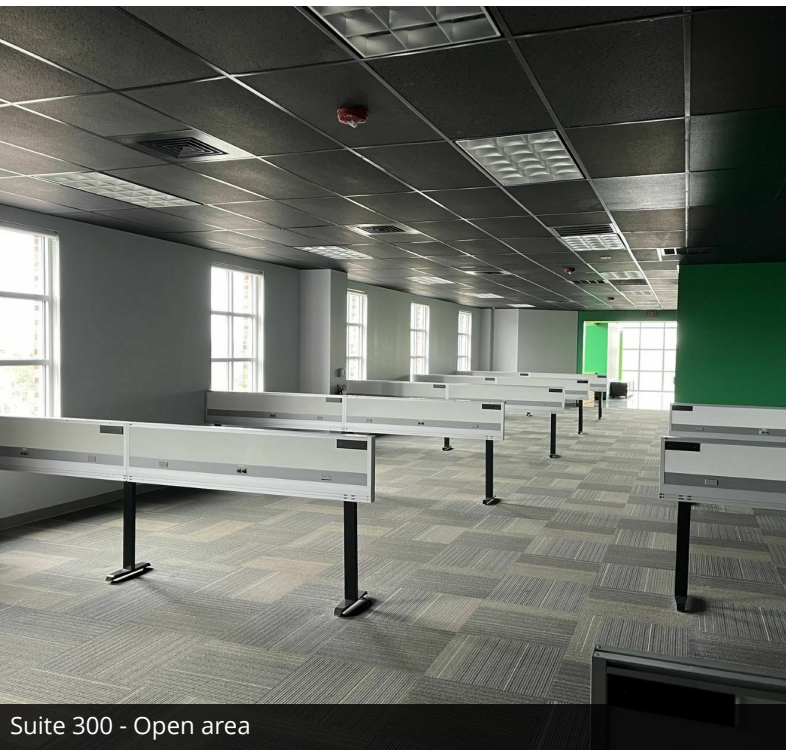
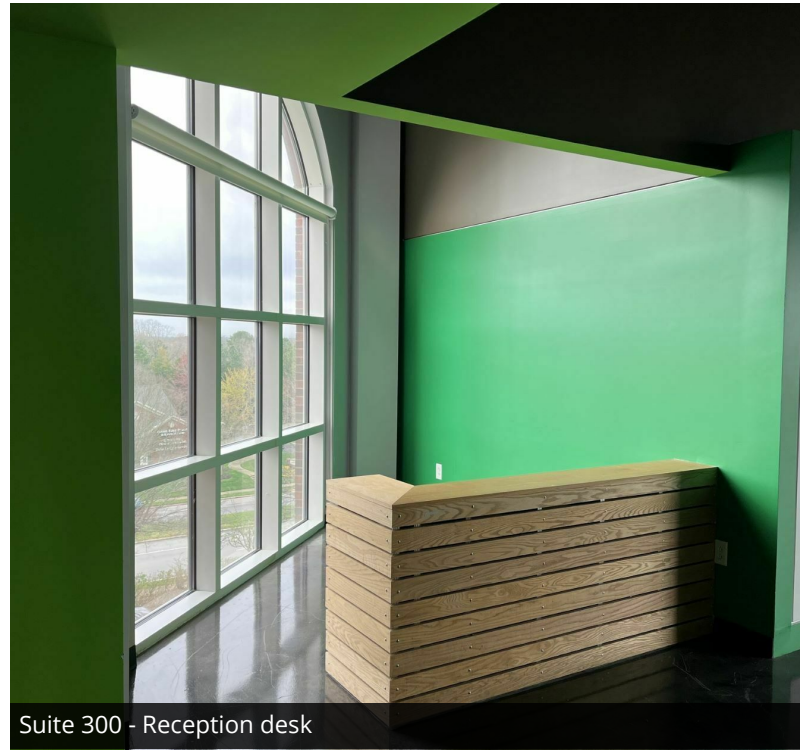
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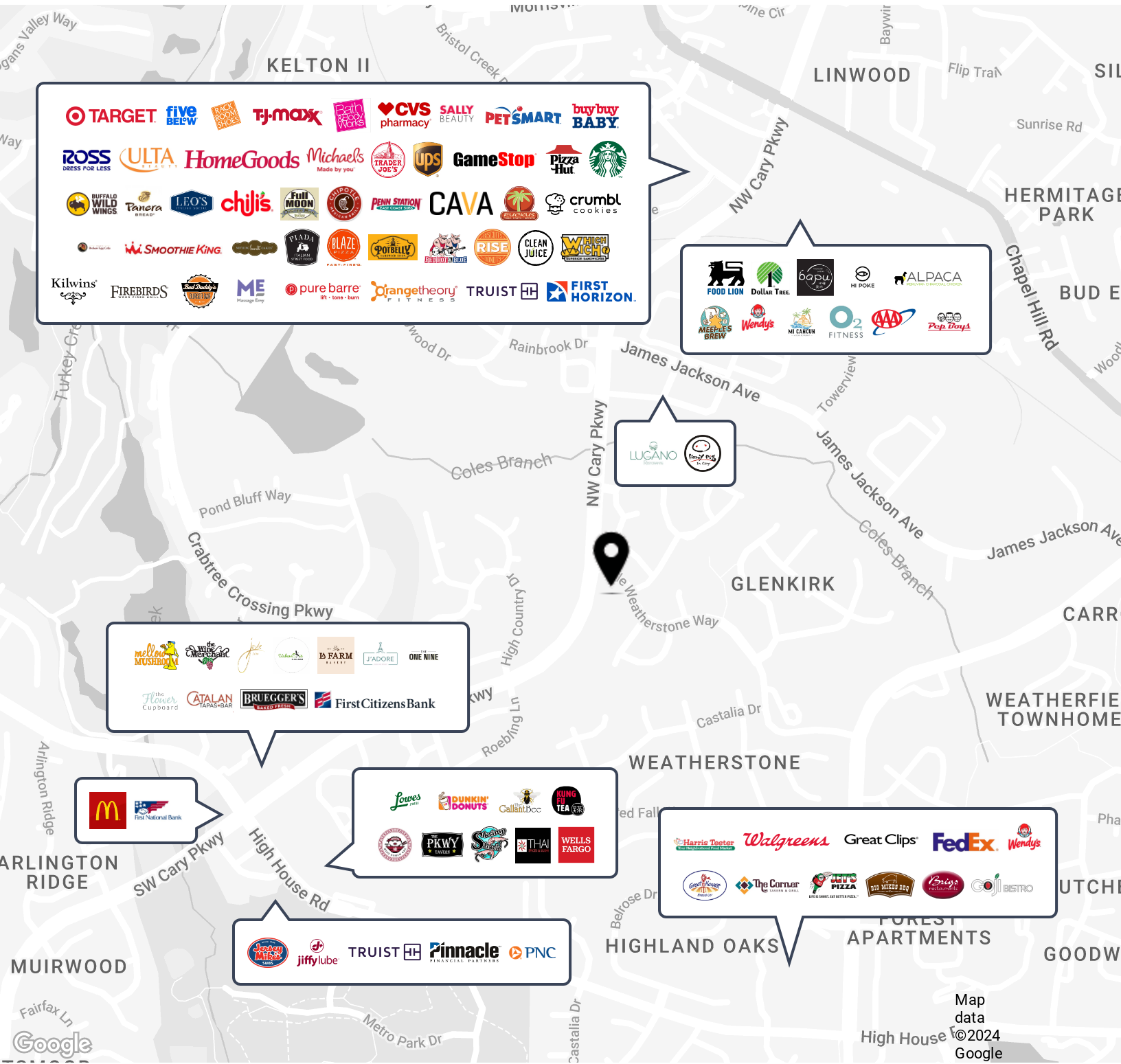
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