

OFFICE FOR LEASE
351 WELLESLEY TRADE LANE
 CARY, NC 27519



AVAILABILITY

- **SUITE 200:** 1,794 SF - Build-out general/medical office
- **SUITE 201:** 2,916 SF - Second generation medical office
- **BASE LEASE RATE:** \$22.00/SF, NNN
- **TICAM:** \$6.50/SF

PROPERTY OVERVIEW

- Located on Hwy. 55 at the intersection of High House Road and Wellesley Trade Lane in West Cary, 1 mile from I-540
- ±28,000 SF, 2-Story, multi-tenant brick building
- Ample surface parking
- Class A finishes throughout
- New monument sign coming soon
- Anchored by Duke Health
- Surrounded by affluent and rapidly growing residential and commercial developments
- TI allowance available based on term and credit level

DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------|-----------|-----------|-----------|
| Population | 7,908 | 82,596 | 204,691 |
| Average HH Income | \$213,662 | \$202,565 | \$174,551 |
| No. of Businesses | 183 | 1,857 | 6,101 |
| No. of Employees | 1,344 | 14,942 | 61,180 |
| Daytime Population | 7,908 | 82,596 | 204,691 |

Source: ESRI 2024

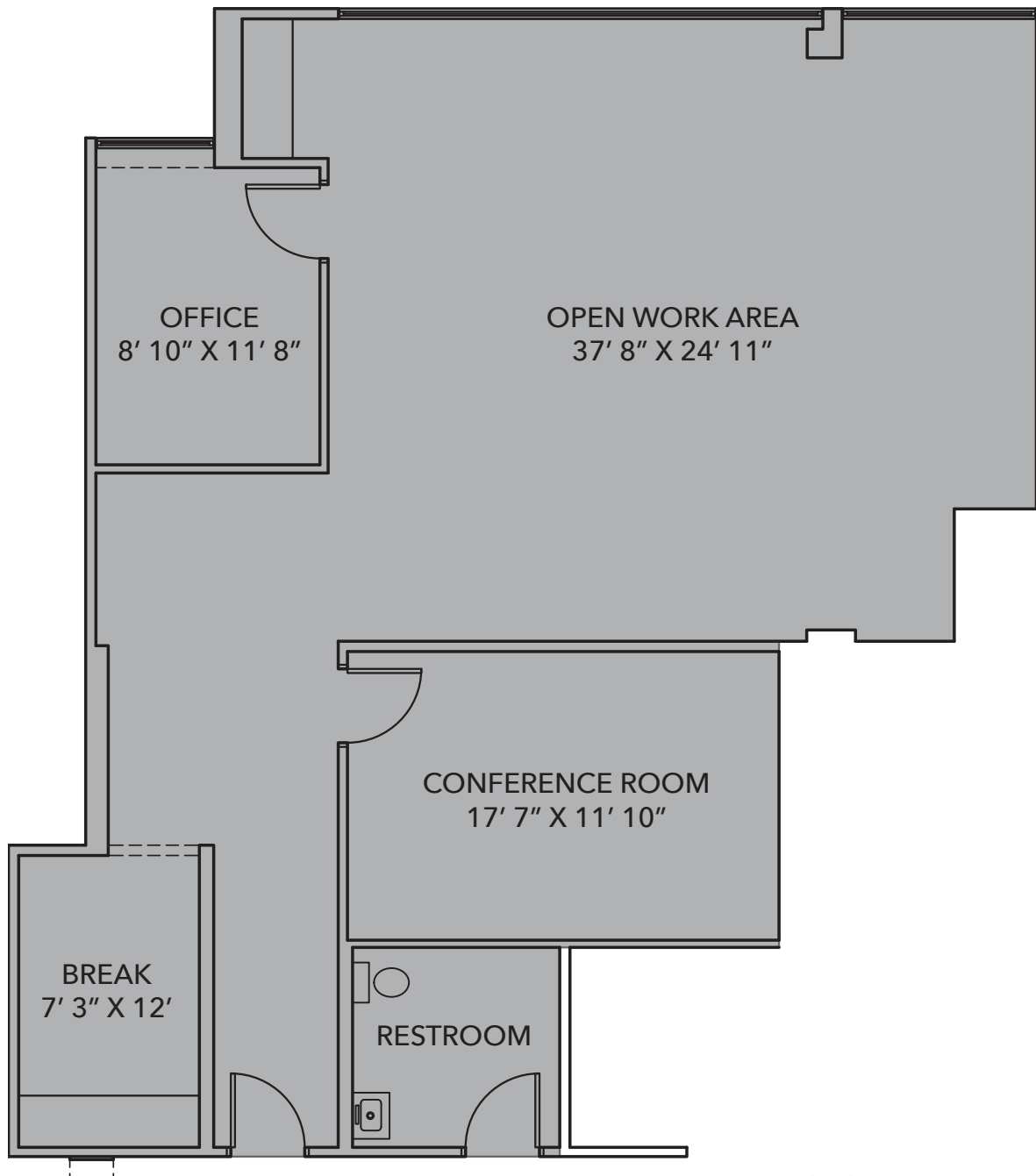
TRAFFIC COUNTS

28,000 VPD on Hwy. 55

Source: NC DOT 2023

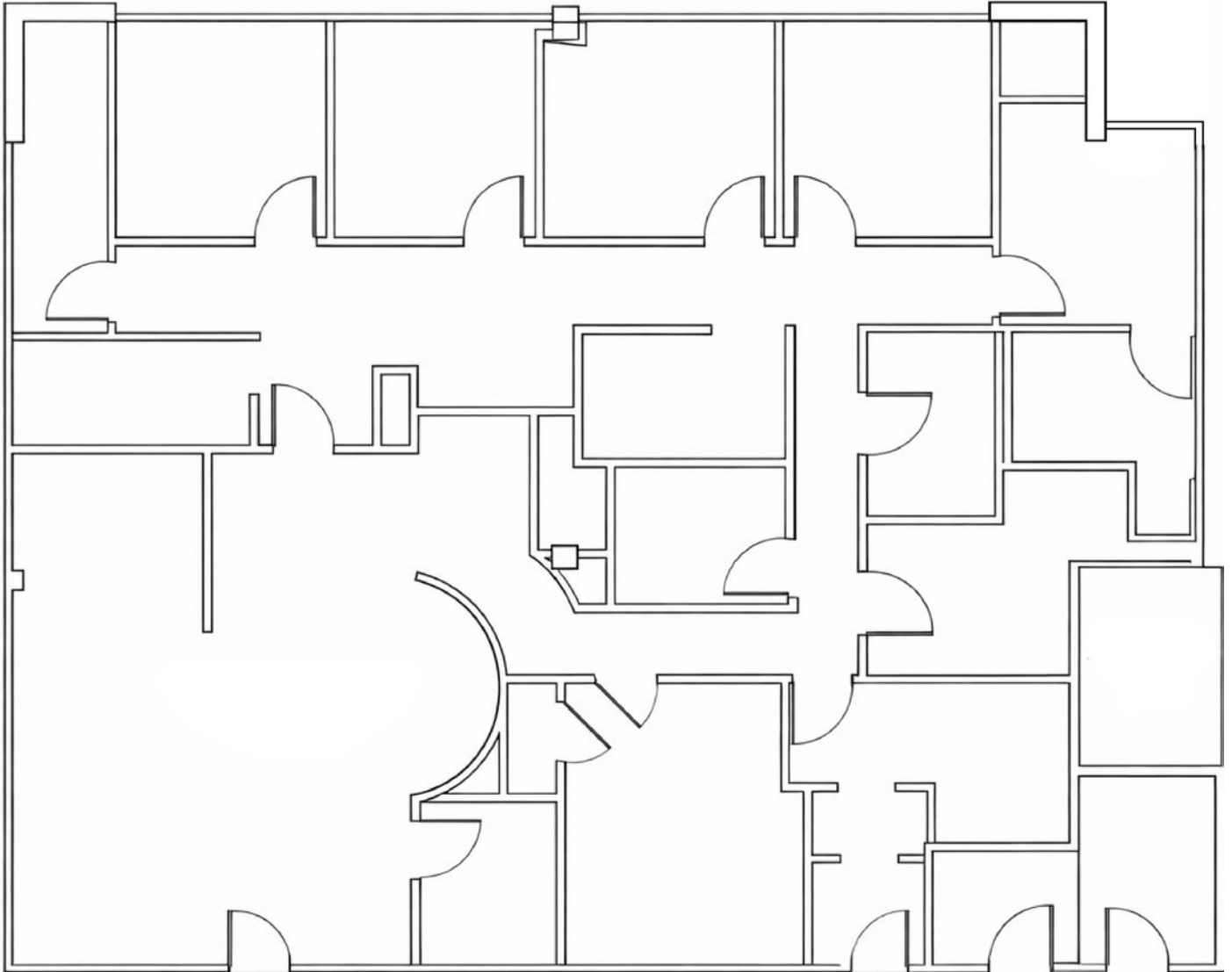
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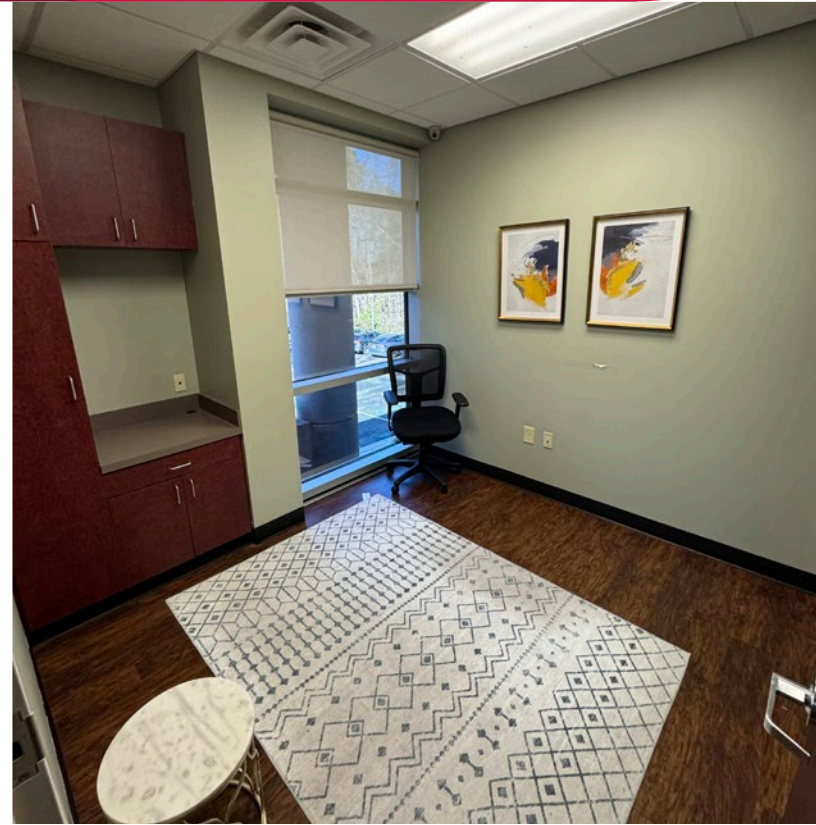
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Suite 201



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**LEE &
ASSOCIATES**
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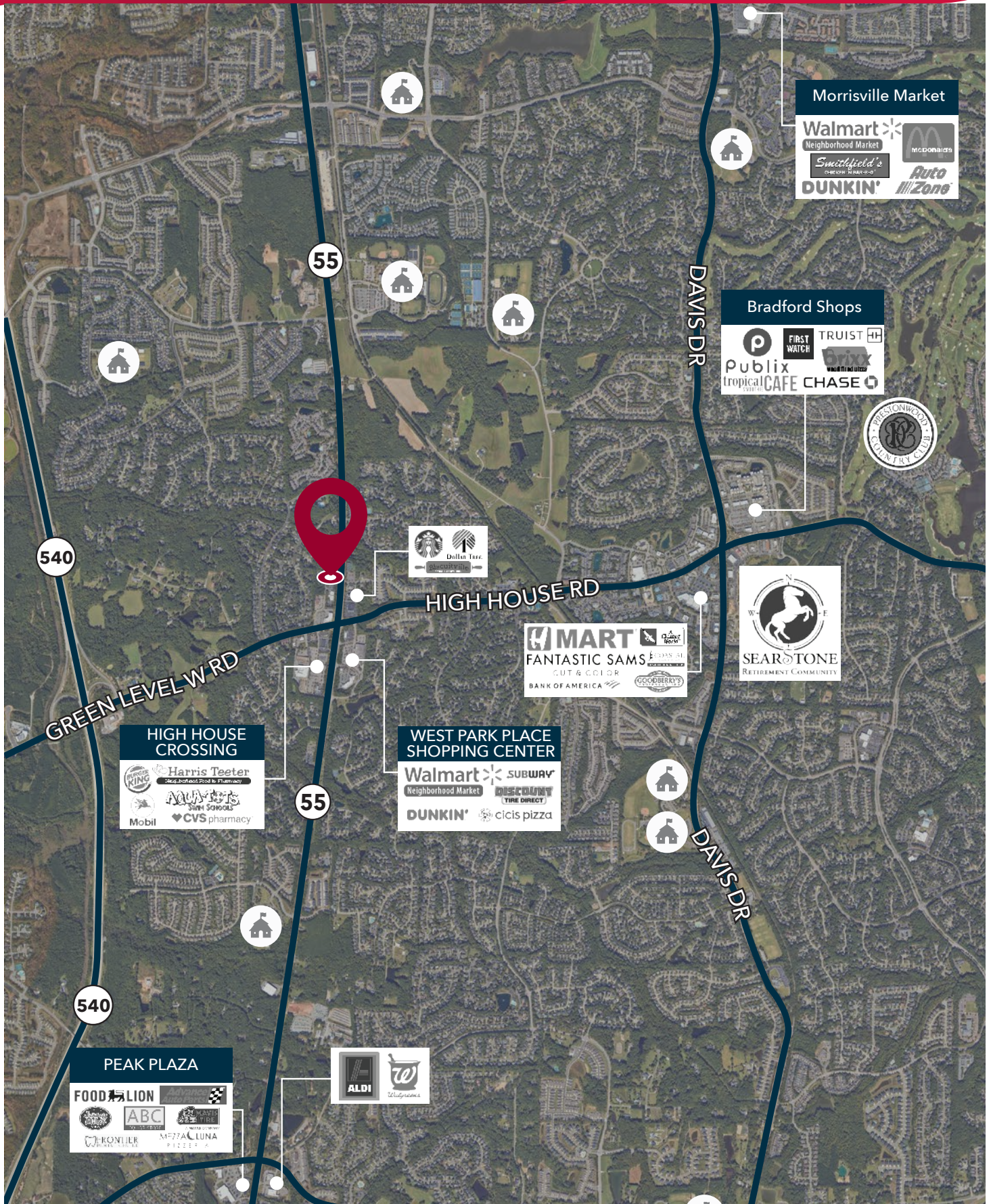
Building Lobby



Rear View Exterior



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