

CLASS A OFFICE FOR LEASE

115 KILDAIRE PARK DRIVE

CARY, NC 27518



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HealthPark
CARY OFFICE

NAITRI PROPERTIES

PROPERTY OVERVIEW

ADDRESS	115 Kildaire Park Dr., Cary NC 27518
BUILDING SIZE	Approximately 91,227 RSF
AVAILABLE SPACE	4th Floor: Suite 401 -13,110RSF
RENTAL RATE	\$24.50/SF, Full Service
PARKING RATIO	Covered Parking included Ratio 4 spaces per 1,000 SF

KEY FEATURES

- » ***Class A Office Space***
- » ***Move-In Ready***
- » ***Below market rent***
- » ***Building signage potential***
- » ***Gorgeous glassline***

HIGHLIGHTS

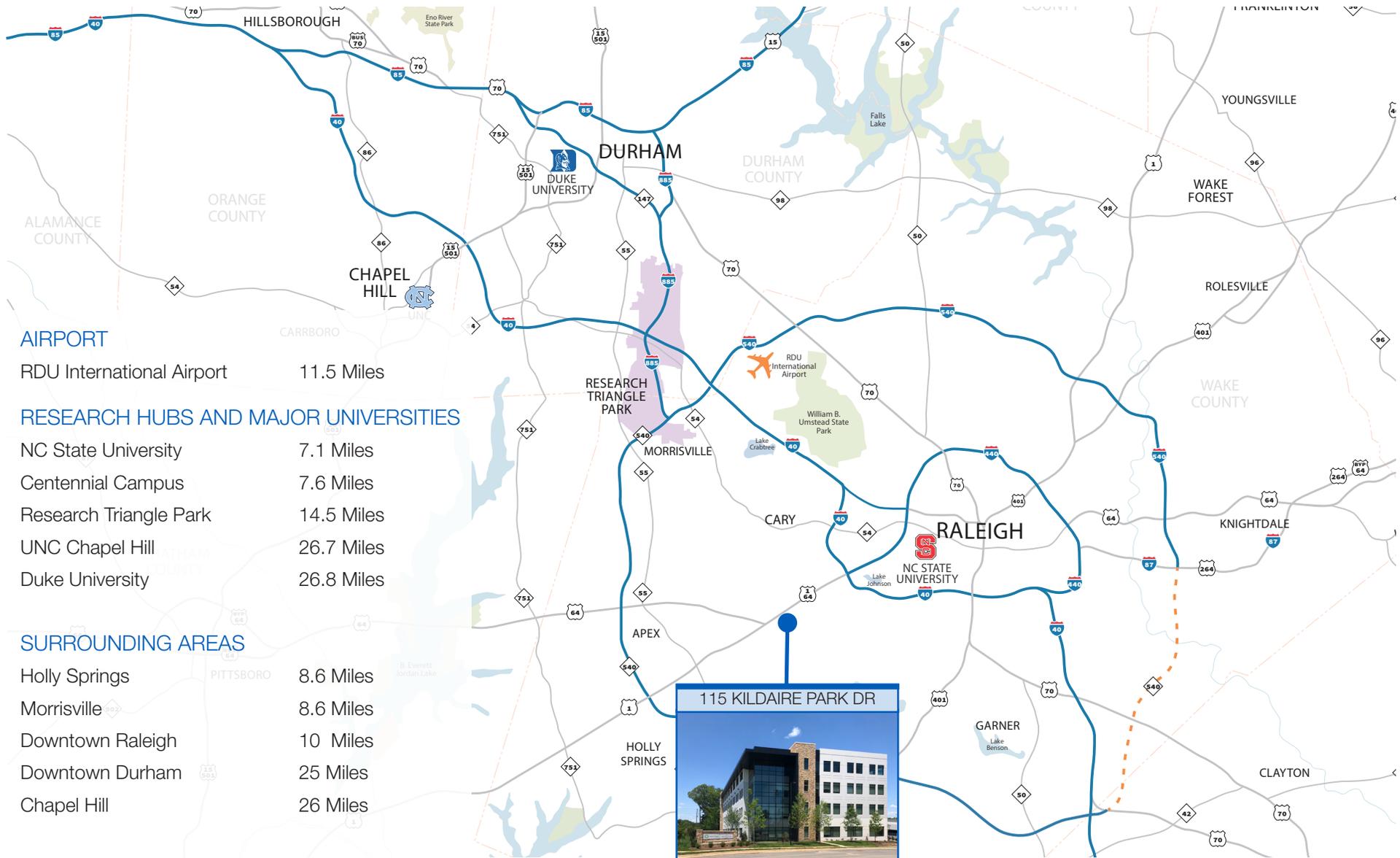
- Signalized intersection across from WakeMed Cary Hospital
- Unparalleled exposure & visibility
- Monument signage corner of Kildaire Farm Rd. & Kildaire Park Dr.
- Adjacent for-profit CCRC
- State-of-the-art HVAC
- Two (2) elevators
- Computer controlled cutting edge lighting and security

AMENITIES

- Restaurants, Banks, Fitness Center

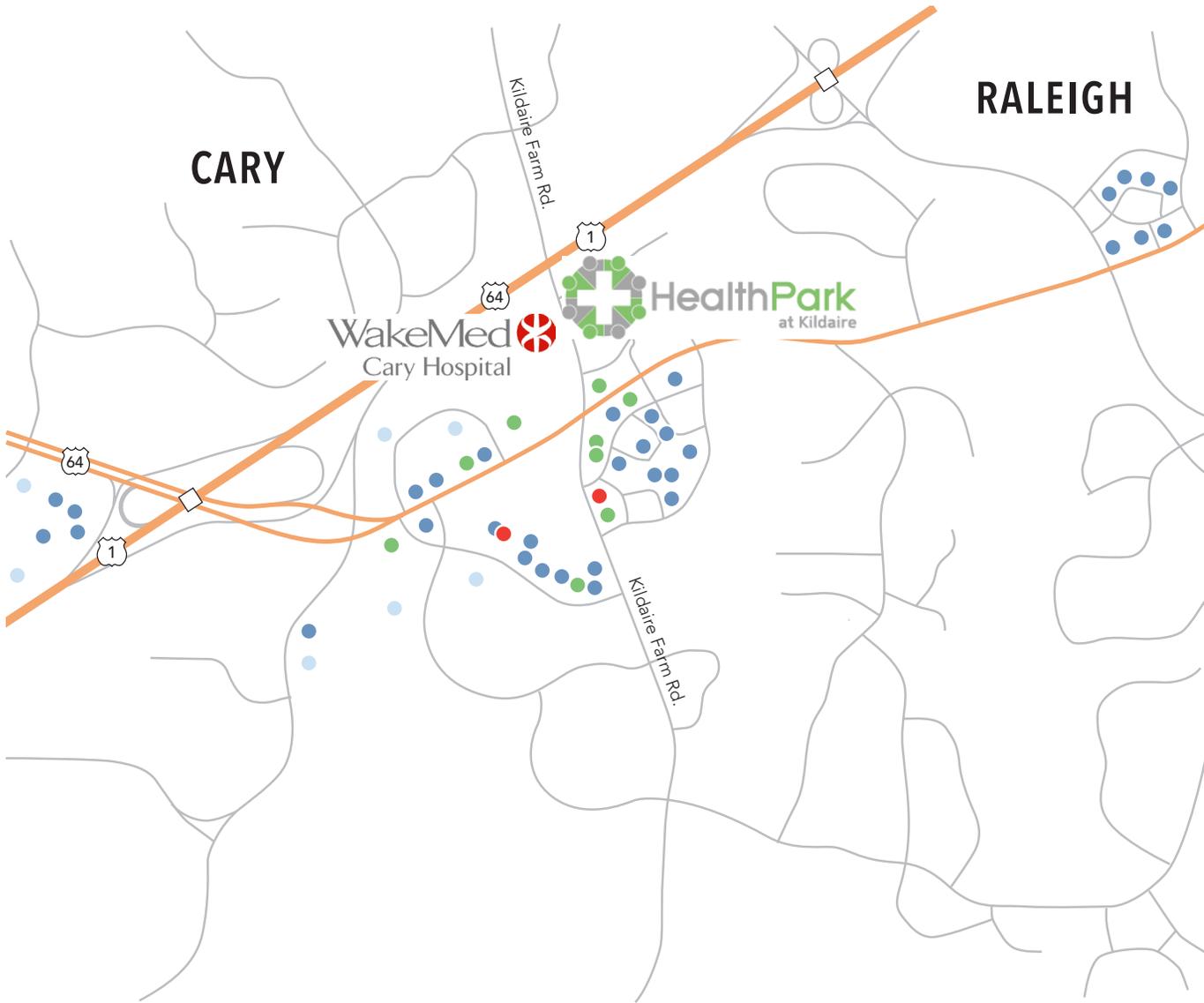


TRIANGLE REGION



AMENITIES

115 KILDAIRE PARK DRIVE



● RESTAURANTS, BARS, + COFFEE

- | | |
|-----------------------------------|--------------------------------|
| Asali Desserts & Café | Lucky 32 Southern Kitchen |
| Backstage Pub | MacGregor Draft House |
| Break Time Billiards & Sports Bar | MILKLAB |
| Burger King | MOD Pizza |
| Capi's Subs & Bakery | New York Bagel & Deli |
| Chanticleer Cafe & Bakery | O'Charley's Restaurant & Bar |
| Chick-fil-A | Papa John's Pizza |
| Cilantro Indian Cafe | Pizza Hut |
| Danny's Bar-B-Que | Shake Shack |
| Enrigo | Starbucks |
| Famous Toastery | Subway |
| First China Restaurant | Szechuan Taste |
| Fresca Cafe & Gelato | Tasu Asian Bistro, Sushi & Bar |
| Ginger Asian Cuisine | Taziki's Mediterranean Cafe |
| Harris Teeter | Tropical Smoothie Cafe |
| Lowe's Foods | Wasabi Sushi & Thai |
| | Whole Foods Market |

● BANKS/ATMS

- | | |
|---------------------|-------------------|
| Bank of America | PNC Bank |
| BB&T | Suntrust Bank ATM |
| Fifth Third Bank | Wells Fargo Bank |
| First Citizens Bank | |

● HOTELS

- | | |
|-----------------------------|-----------------------------------|
| Comfort Suites Regency Park | Homewood Suites by Hilton |
| Courtyard by Marriott | La Quinta Inn & Suites by Wyndham |
| Extended Stay America | Residence Inn by Marriott |
| Hampton Inn | |

● PHARMACY

- | | |
|-----------|---------------------|
| Walgreens | Walmart Supercenter |
|-----------|---------------------|



AERIAL

WAVERLY PLACE

WHOLE FOODS MARKET

Walgreens

Harris Teeter
Neighborhood Food & Pharmacy

LIFETIME FITNESS

Walmart

LUCKY 32

Panera BREAD

WakeMed Cary Hospital

Hampton Inn

HealthPark at Kildaire



1

64

1

64

DISTANCE TO RETAIL & AMINITIES

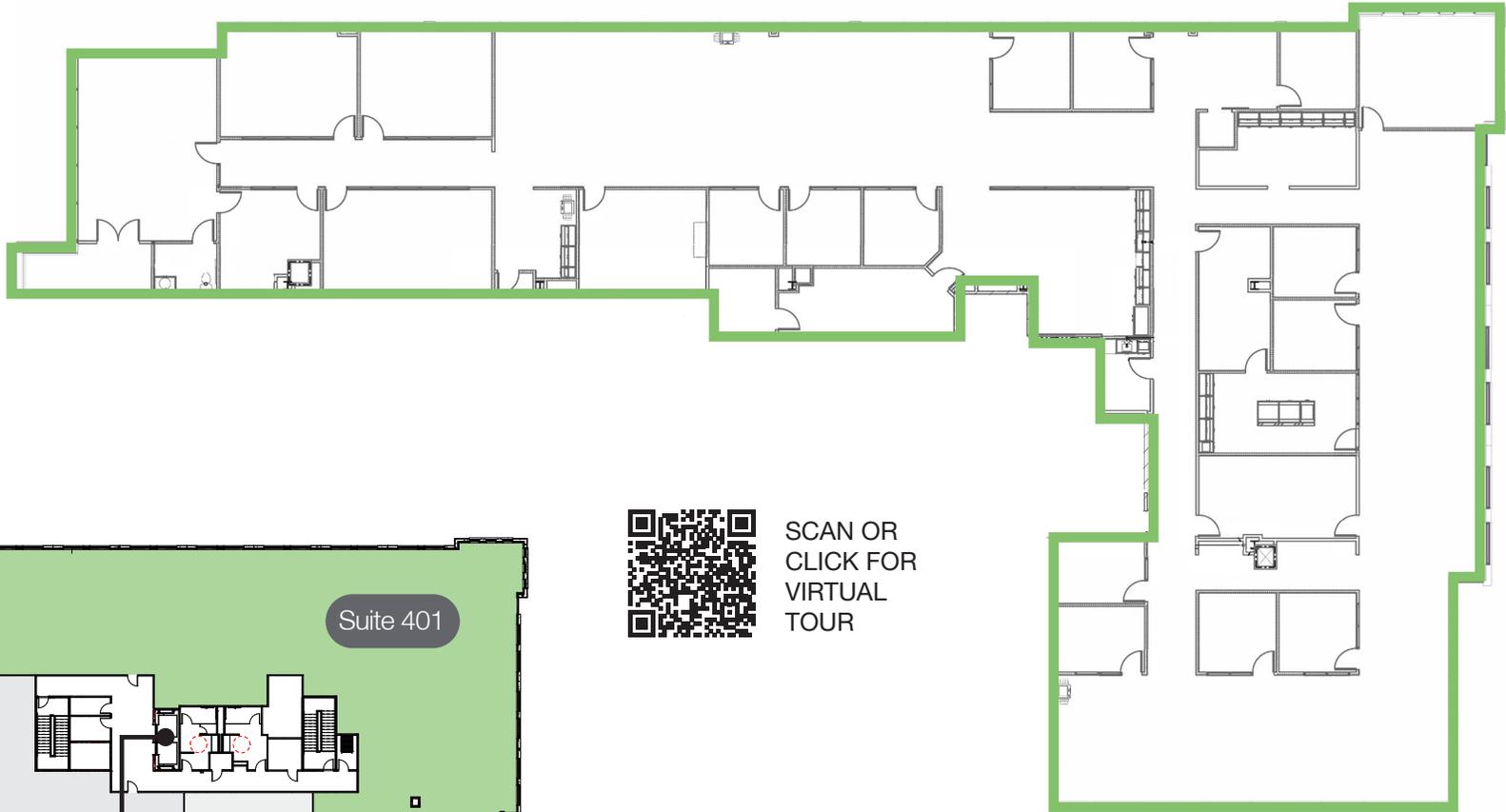
WakeMed Cary	2 min	0.3 miles
Whole Foods	4 min	0.6 Miles
Harris Teeter	4 min	0.6 Miles
Walgreens	4 min	0.6 Miles
Walmart Super Center	4 min	0.6 Miles
Life Time Fitness	6 min	1.2 Miles



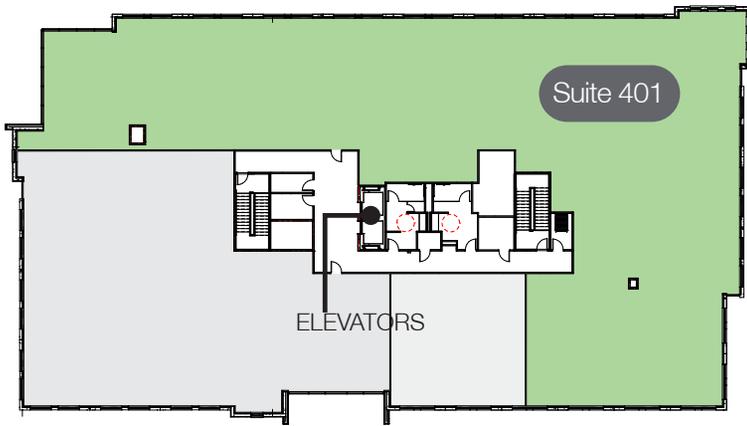
4TH FLOOR PLAN

115 KILDAIRE PARK DRIVE

Suite 401
13,110 RSF



FLOOR KEY:



SCAN OR
CLICK FOR
VIRTUAL
TOUR



LOBBY

115 KILDAIRE PARK DRIVE



LOBBY:
SCAN OR
CLICK FOR
VIRTUAL
TOUR





Office Suite

115 KILDAIRE PARK DRIVE





Leasing Contacts:

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