

CARY MEDICAL PAVILION

101 & 105 SW CARY PARKWAY
CARY, NORTH CAROLINA

101 CARY PARKWAY

CARY MEDICAL PAVILION
101 SW CARY PARKWAY
Cary Dermatology Center
Dr. Daniel Howell, DDS, MS
Select Physical Therapy
Wm Self, DDS

ELAINE BOYLE | D.919-348-7943 | ELAINE@FLAGSHIPHP.COM

400 ASHEVILLE AVENUE, SUITE 340 | CARY, NORTH CAROLINA 27518
P. 704-442-0222 | WWW.FLAGSHIPHP.COM

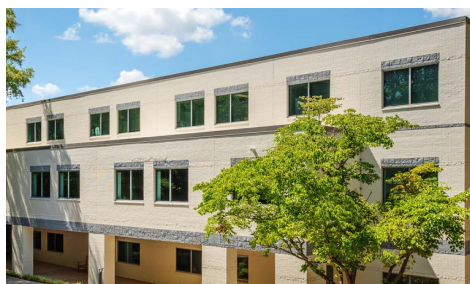


FLAGSHIP
HEALTHCARE PROPERTIES

CARY MEDICAL PAVILLION

101 & 105 SW Cary Parkway | Cary, NC

PROPERTY SUMMARY



PROPERTY OVERVIEW

101 & 105 SW Cary Parkway is a recently and extensively renovated, duo of medical office buildings located within Cary Medical Pavilion.

- Built in 1986 (101) and 1999 (105), and redeveloped in 2019-2020
- Situated in one of the Triangle market's most dynamic areas.
- Located at a prominent intersection between Downtown Cary and the intersection of US-1/64 and Tryon Road
- Great visibility and traffic counts of approximately 28,000 VPD
- Abundant walkable amenities, with two shopping centers, Shoppes of Kildaire and Saltbox Village, immediately across Kildaire Farm Road
- Located near WakeMed Cary Hospital and the well-established Cary residential neighborhoods in the area

UPGRADES INCLUDE:

- Building 101 Main Entry Redesign
- Lobby + Corridor Upgrades
- New Roofs
- New Wayfinding + Suite Signage
- New Cooling Tower + Common Area Heat Pumps
- Elevator Modernization
- Parking Upgrades
- New Ground Signage



CARY MEDICAL PAVILLION

101 & 105 SW Cary Parkway | Cary, NC

BUILDING SUMMARY
101 SW Cary Parkway



Total Building Area:
± 47,760 SF



Year Built/Renovated:
1986/2020



Stories:
Three (3)



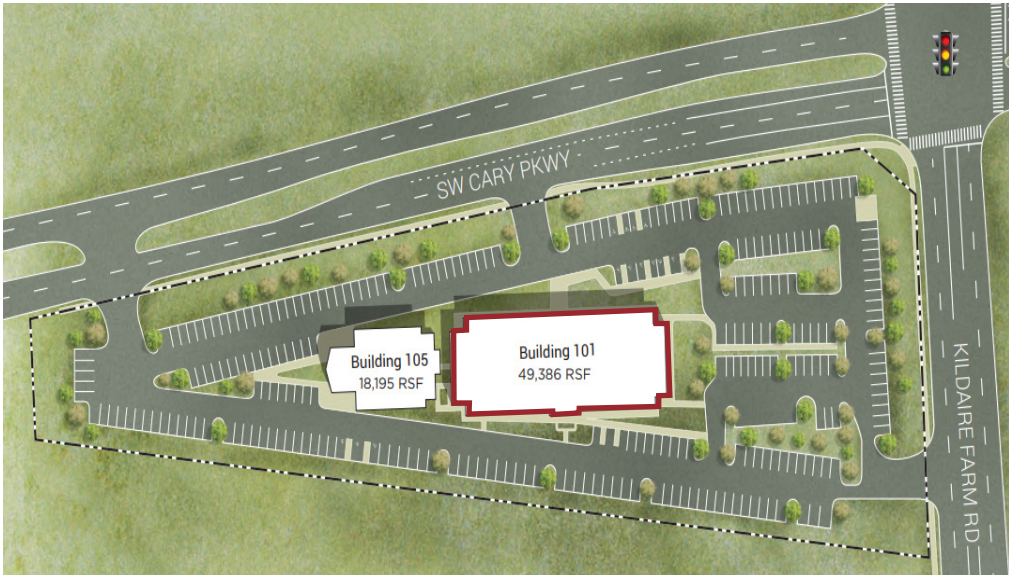
Parking:
4.41/1,000



Zoning:
Town of Cary “PDD Major”



Lease Rate:
\$21.00/SF, NNN



BUILDING 101 AVAILABILITY

Floor	Suite	SF
Ground	30	2,767 SF
First	101	18,022 SF
Second	202	5,719 SF

*Located in the “Cary Park” Planned Development District.



CARY MEDICAL PAVILLION

101 & 105 SW Cary Parkway | Cary, NC

BUILDING SUMMARY



Total Building Area:

± 18,195 SF



Year Built/Renovated:

1986/2020



Stories:

Three (3)



Parking:

4.41/1,000



Zoning:

Town of Cary "PDD Major"



Lease Rate:

\$21.00/SF, NNN

BUILDING 105

AVAILABILITY

Floor	Suite	SF
Third	300	6,908 SF



*Located in the "Cary Park" Planned Development District.



CLINICIAN SF FOR UNDERSERVED DEMAND BY SPECIALTY

SPECIALTY	NEED IN PROVIDERS 5 YEAR POP. GROWTH	60% OF TOTAL MARKET SHARE	SF NEED TO SATISFY REQUIREMENT
Behavioral Care	70.1	42.06	63,090
Assistive Therapy	62	37.2	55,800
Pediatrics	18.3	10.98	16,470
Dentistry	11.3	6.78	10,170
Alternative Care	9.0	5.4	8,100
Gastroenterology	7.0	4.2	6,300
Obstetrics & Gynecology	6.5	3.9	5,850
Internal Medicine	5.9	3.54	5,310
Cardiology	5.8	3.48	5,220
Optometry	4.4	2.64	3,960
Oncology & Hematology	3.6	2.16	3,240
Psychiatry	3.3	1.98	2,970
Podiatry	3.2	1.92	2,880
Ophthalmology	2.6	1.56	2,340
General & Family Practice	2.5	1.5	2,250
Orthopedic Surgery	2.0	1.2	1,800
Chiropractics	1.6	0.96	1,440
<div> <div>18.3</div> <div>Additional Demand Pediatrics</div> <div>X</div> <div>60%</div> <div>Total Market Share</div> <div>X</div> <div>1,500 SF</div> <div>Avg SF Per Physician</div> <div>=</div> <div>16,470 SF</div> <div>Additional Medical Office Needed to Meet Demand</div> </div>			
<div> <div>7.0</div> <div>Additional Demand Gastroenterology</div> <div>X</div> <div>60%</div> <div>Total Market Share</div> <div>X</div> <div>1,500 SF</div> <div>Avg SF Per Physician</div> <div>=</div> <div>6,300 SF</div> <div>Additional Medical Office Needed to Meet Demand</div> </div>			
<div> <div>6.5</div> <div>Additional Demand Obstetrics & Gynecology</div> <div>X</div> <div>60%</div> <div>Total Market Share</div> <div>X</div> <div>1,500 SF</div> <div>Avg SF Per Physician</div> <div>=</div> <div>5,850 SF</div> <div>Additional Medical Office Needed to Meet Demand</div> </div>			
<div> <div>5.9</div> <div>Additional Demand Internal Medicine</div> <div>X</div> <div>60%</div> <div>Total Market Share</div> <div>X</div> <div>1,500 SF</div> <div>Avg SF Per Physician</div> <div>=</div> <div>5,310 SF</div> <div>Additional Medical Office Needed to Meet Demand</div> </div>			
<div> <div>5.8</div> <div>Additional Demand Cardiology</div> <div>X</div> <div>60%</div> <div>Total Market Share</div> <div>X</div> <div>1,500 SF</div> <div>Avg SF Per Physician</div> <div>=</div> <div>5,220 SF</div> <div>Additional Medical Office Needed to Meet Demand</div> </div>			



CARY MEDICAL PAVILLION

101 & 105 SW Cary Parkway | Cary, NC

AERIAL OVERVIEW



CARY MEDICAL PAVILLION

101 & 105 SW Cary Parkway | Cary, NC

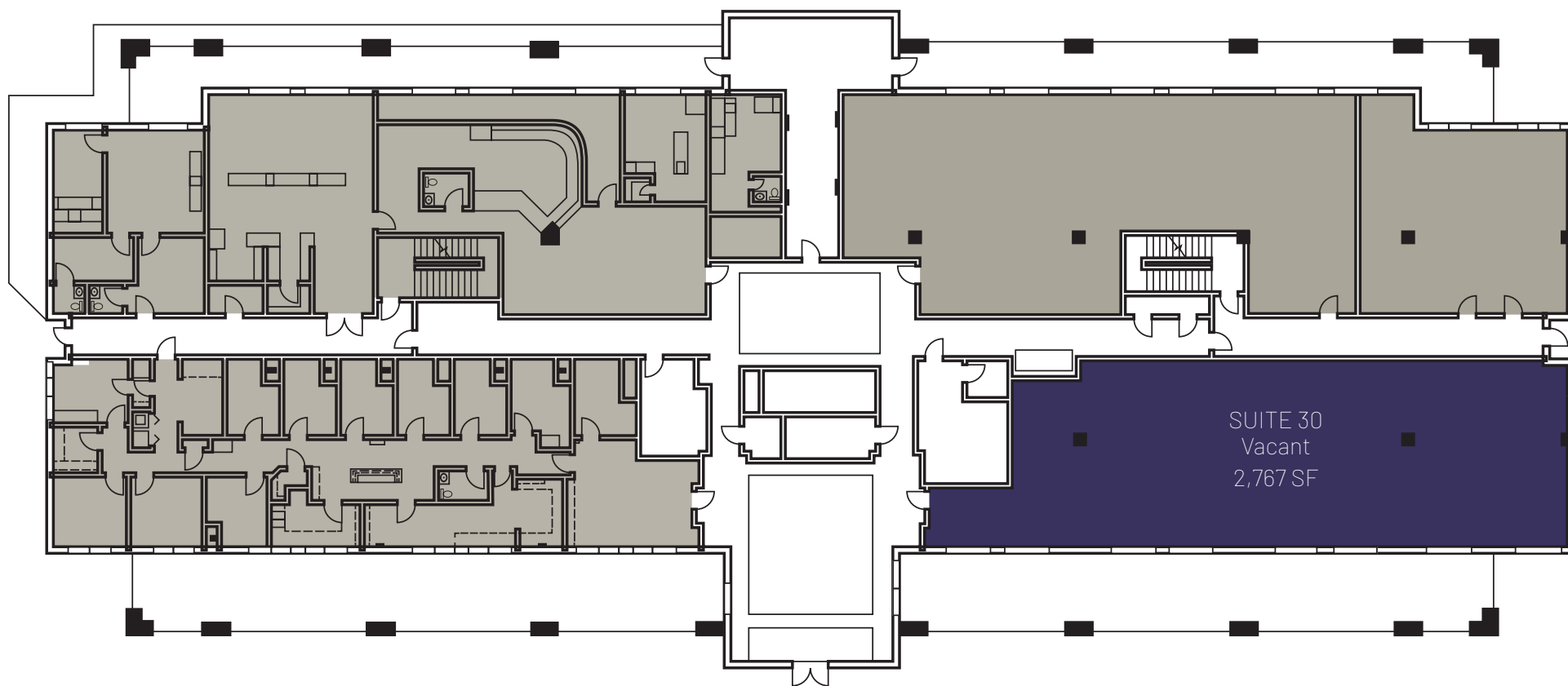
LOCATION OVERVIEW



CARY MEDICAL PAVILLION

101 & 105 SW Cary Parkway | Cary, NC

BUILDING 101 FLOORPLANS
GROUND FLOOR



[Click Here To View Suite 30 Virtual Tour](#)

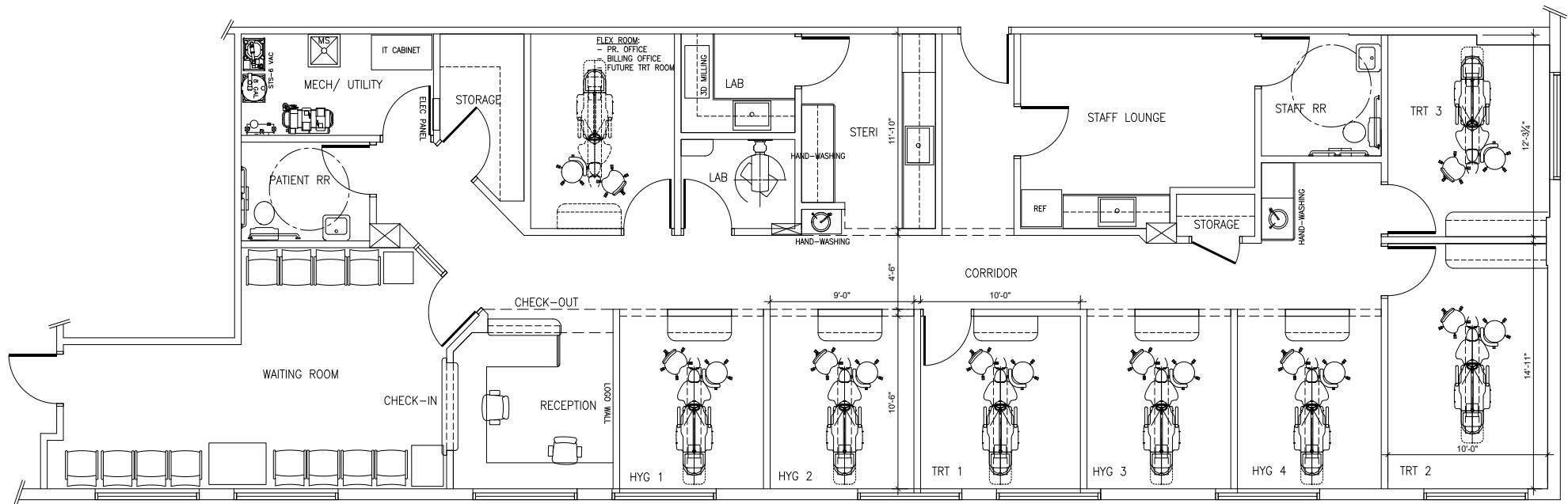


CARY MEDICAL PAVILLION

101 & 105 SW Cary Parkway | Cary, NC

BUILDING 101 TEST FITS
SUITE 30

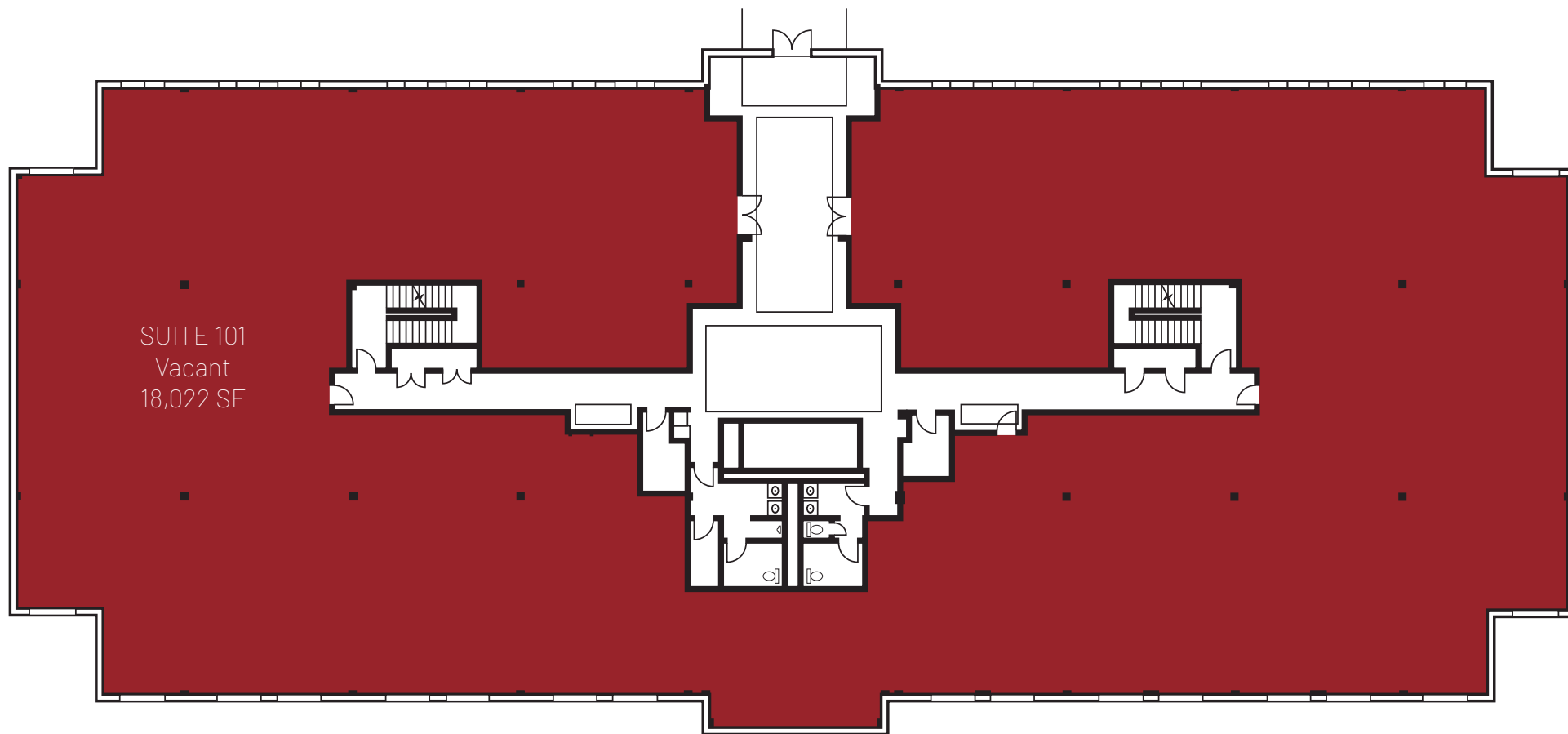
TEST FIT SUITE 30



CARY MEDICAL PAVILLION

101 & 105 SW Cary Parkway | Cary, NC

BUILDING 101 FLOORPLANS
FIRST FLOOR



[Click Here to View Suite 101 Virtual Tour](#)

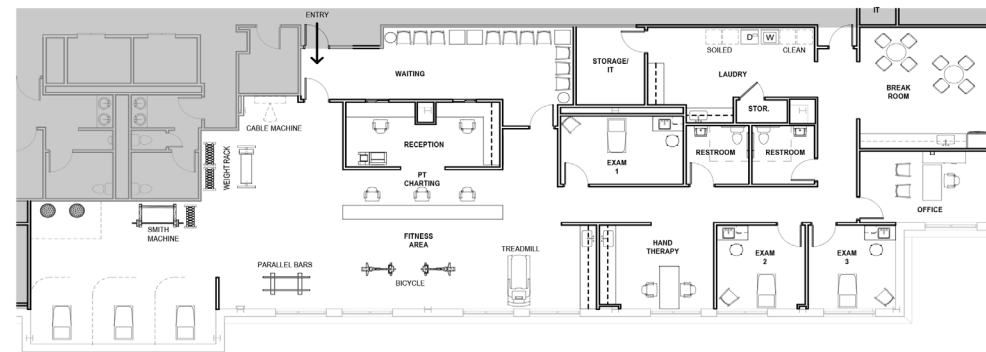
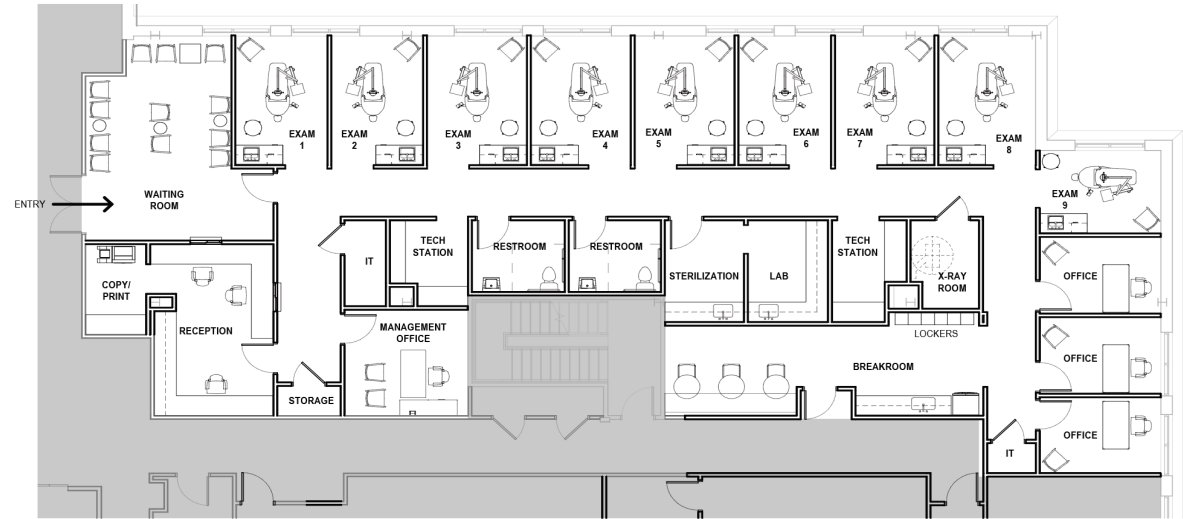


CARY MEDICAL PAVILLION

101 & 105 SW Cary Parkway | Cary, NC

BUILDING 101 TEST FITS
SUITE 101 FIRST FLOOR

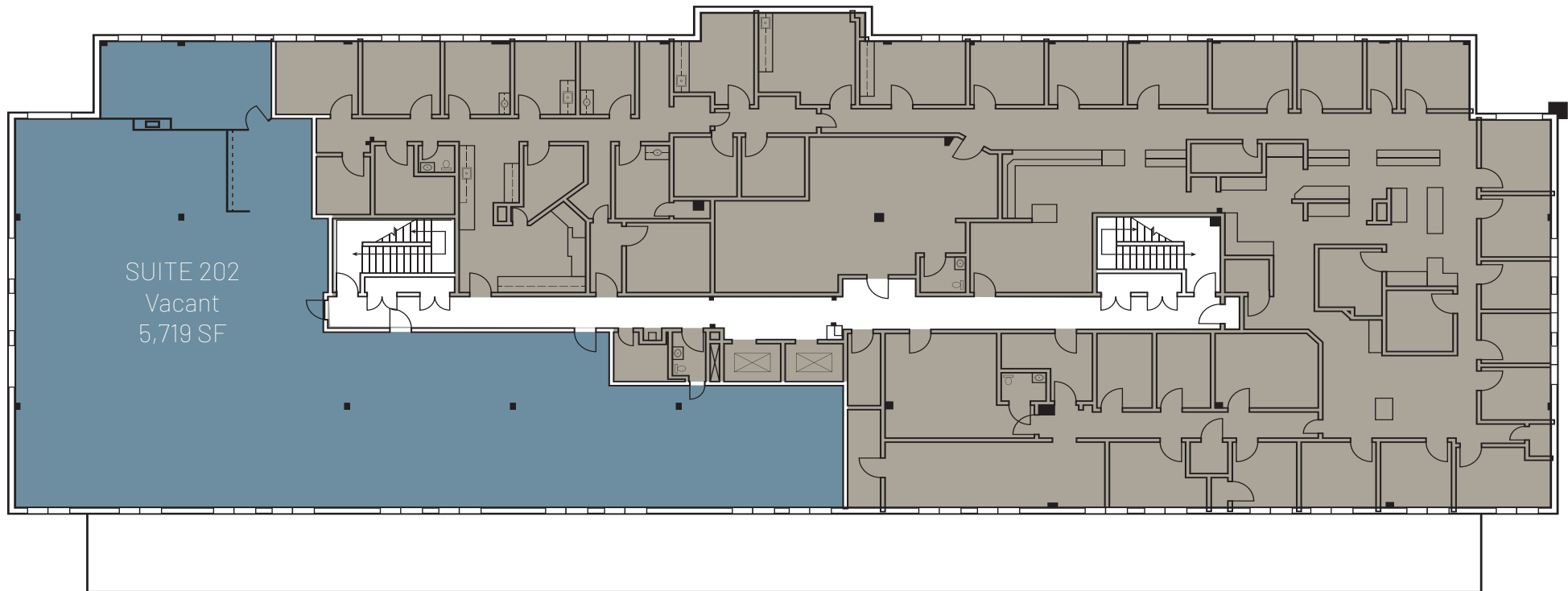
TEST FITS SUITE 101



CARY MEDICAL PAVILLION

101 & 105 SW Cary Parkway | Cary, NC

BUILDING 101 FLOORPLANS
SECOND FLOOR



Suite 202 Virtual Tour: <https://my.matterport.com/show/?m=xr7RRKGNal3>



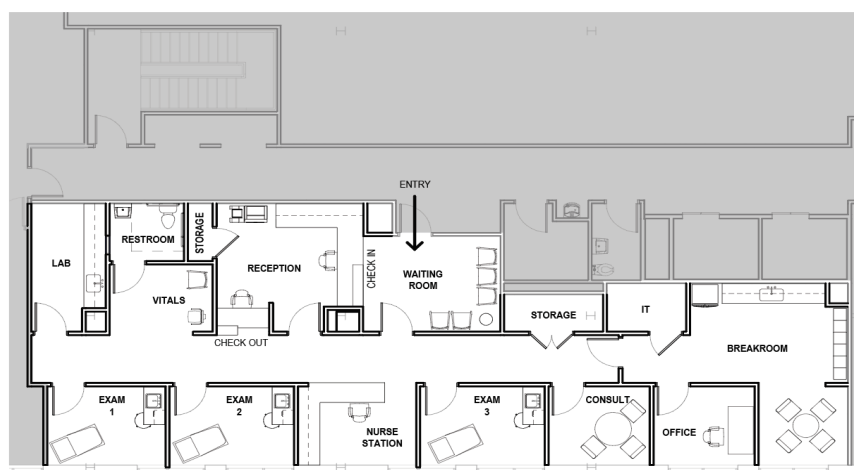
TEST FITS SUITE 202



① 02 PARTITION PLAN - SUITE 202 - PRIMARY CARE
1/8" = 1'-0"



② 02 PARTITION PLAN - SUITE 202A - PRIMARY CARE
1/8" = 1'-0"



③ 02 PARTITION PLAN - SUITE 202B - PODIATRY
1/8" = 1'-0"



CARY MEDICAL PAVILLION

101 & 105 SW Cary Parkway | Cary, NC

BUILDING 105 FLOORPLANS
THIRD FLOOR



CARY MEDICAL PAVILLION

101 & 105 SW Cary Parkway | Cary, NC

EXTERIOR PHOTOS



CARY MEDICAL PAVILLION

101 & 105 SW Cary Parkway | Cary, NC

INTERIOR PHOTOS

