





105 SW Cary Parkway

- Built in 1999 and redeveloped in 2019-2020
- Situated in one of the Triangle market's most dynamic areas
- Located at a prominant intersection between Downtown Cary and the intersection of US-1/64 and Tryon Road
- Great visibility and traffic counts of apporximately 28,000 VPD
- Abundant walkable amenities, with two shopping centers, Shoppers fo Kildaire and Saltbox Village, immediately across Kildaire Farm Road
- Located near WakeMed Cary Hospital and the well-established Cary residential neightborshoods in the area
- Suite 300, a newly updated 2nd generation medical space is available for short term leases for healthcare providers awaiting completion of new construction

SUITE 300 UPDATES:

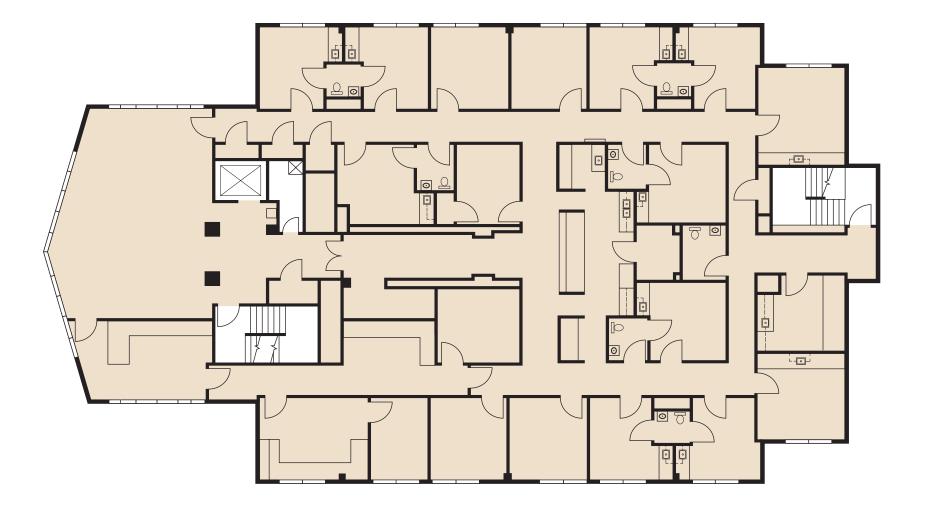
- Modern, fresh updates by a local interior design expert
- New LVT flooring and carpet throughout
- New LED lighting
- Freshly painted walls and trim in fresh modern palette
- New Countertops

ROPERTY VERVIEW

<u>Click Here For</u> VIRTUAL TOUR



FLOOR PLAN

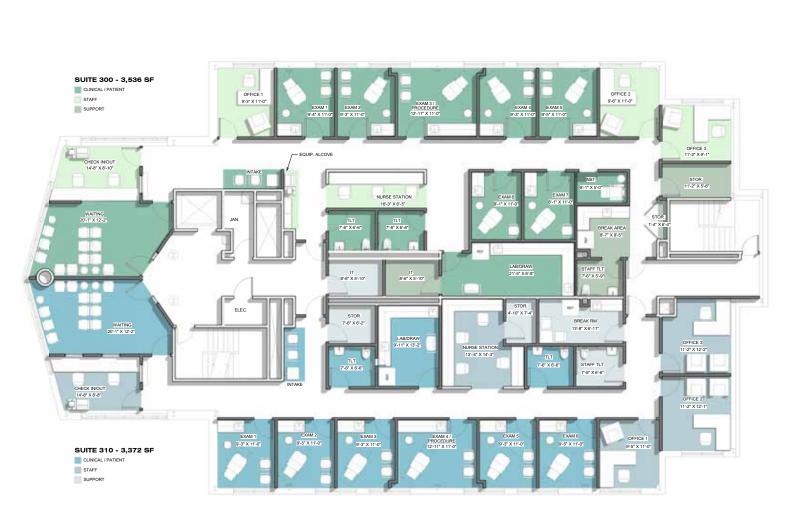


TEST FIT 2 PROVIDERS



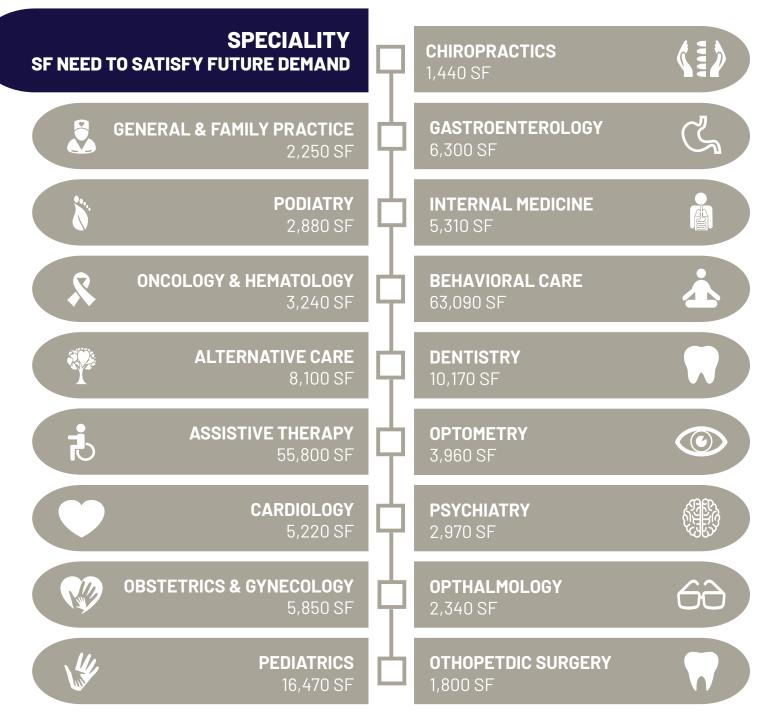
SCHEMATIC PLAN - 2 PROVIDER OPTION

TEST FIT 3 PROVIDERS



SCHEMATIC PLAN - 3 PROVIDER OPTION

UNDERSERVED FOR 5 ГТ С >-M -INICIAN MAND



Above depicts the anticipated square foot needed to satisfy future demand based on projected five year population growth.

AREA OVERVIEW

