# CARY MEDICAL PAVILION 105 SW CARY PKWY CARY I NORTH CAROLINA





## PROPERTY OVERVIEW

### 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 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, Shoppers 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
- 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

Click Here For VIRTUAL TOUR





**Total Building Area:** 

+ 18,195 SF



Year Built/Renovated:

1986/2020



Stories:

Three (3)



**Parking:** 4.41/1,000



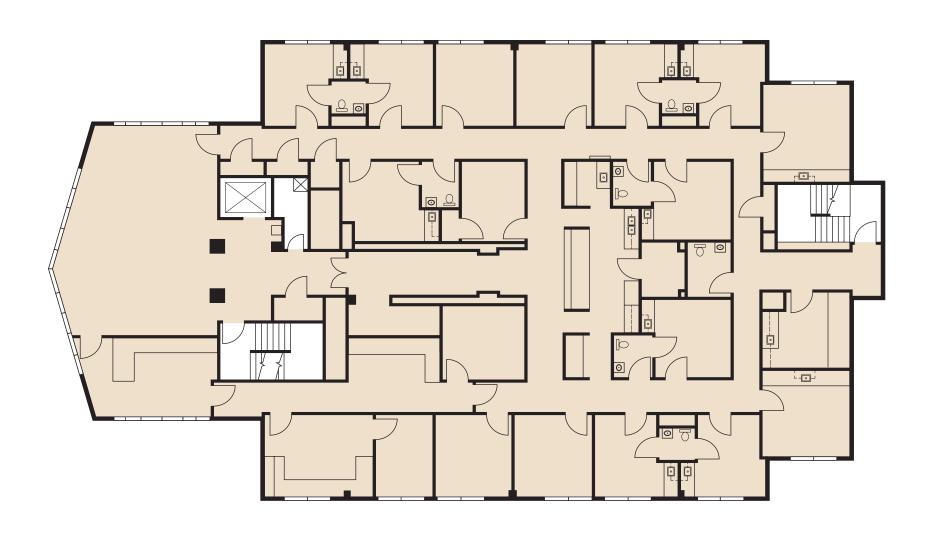
**Zoning:**Town of Cary "PDD Major"



**Lease Rate:** \$21.00/SF, NNN



### FLOOR PLAN



## TEST FIT 2 PROVIDERS



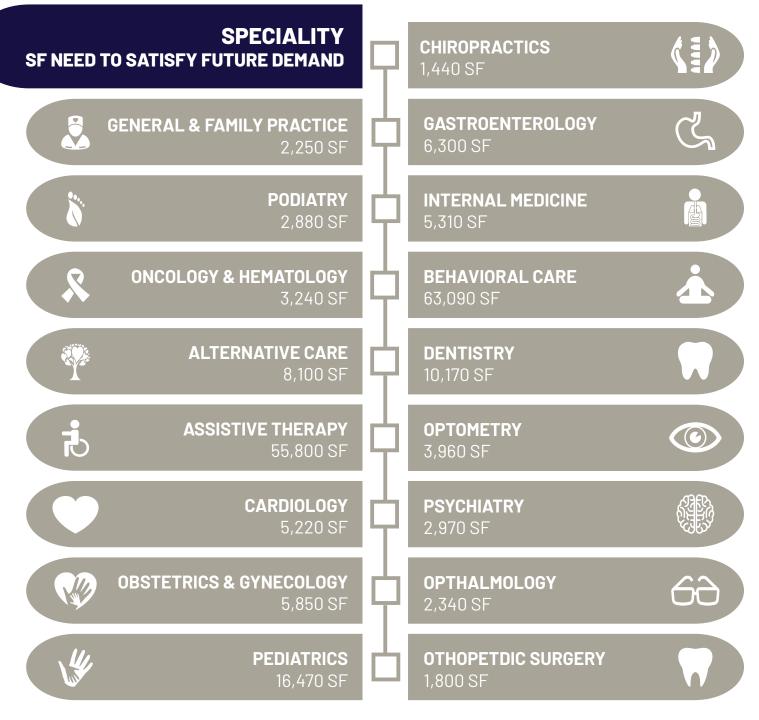
### **SCHEMATIC PLAN - 2 PROVIDER OPTION**

### TEST FIT 3 PROVIDERS



### **SCHEMATIC PLAN - 3 PROVIDER OPTION**

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

### AREA OVERVIEW

