



7560 CARPENTER FIRE STATION ROAD

CARY, NC 27519

UP TO **4,957 SF**
FOR LEASE

TIMESHARE-SUITE 303

LISTING BROKER:

SHELLEY BHATIA, CCIM
919.645.1421 (D) | 910.273.8474 (M)
SBHATIA@TRADEMARKPROPERTIES.COM



1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM | 919-782-5552

**7560 CARPENTER FIRE STATION RD
CARY, NC 27519**

PROPERTY HIGHLIGHTS

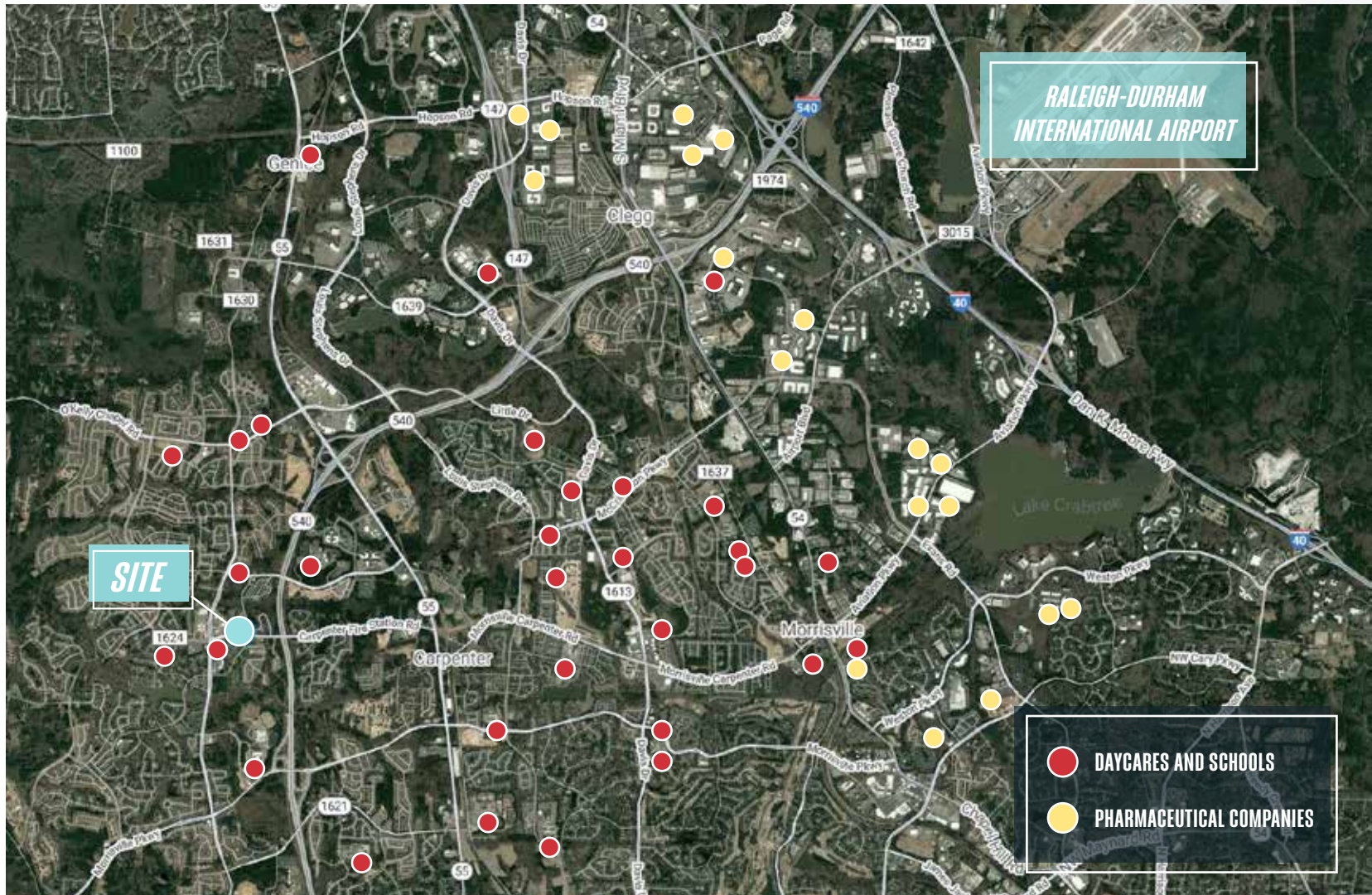
- » **Three-story Class A medical office building built in 2017**
- » **The West Cary property is perfectly positioned in the center of the Triangle with convenient access to RTP as well as RDU International Airport**
- » **The surrounding Cary suburbs provide an excellent demographic of high-income households with a highly-educated workforce**
- » **36,000+ SF space features an excellent variety of medical tenants**
- » **4:1,000 SF parking**
- » **Great visibility with building and monument signage available**
- » **Timeshare Rate: Negotiable for Suite 303; 1,500 SF**
- » **Vacant spaces available in cold dark shell with a TI allowance**



**LEASE RATE:
\$27.00/SF, NNN**

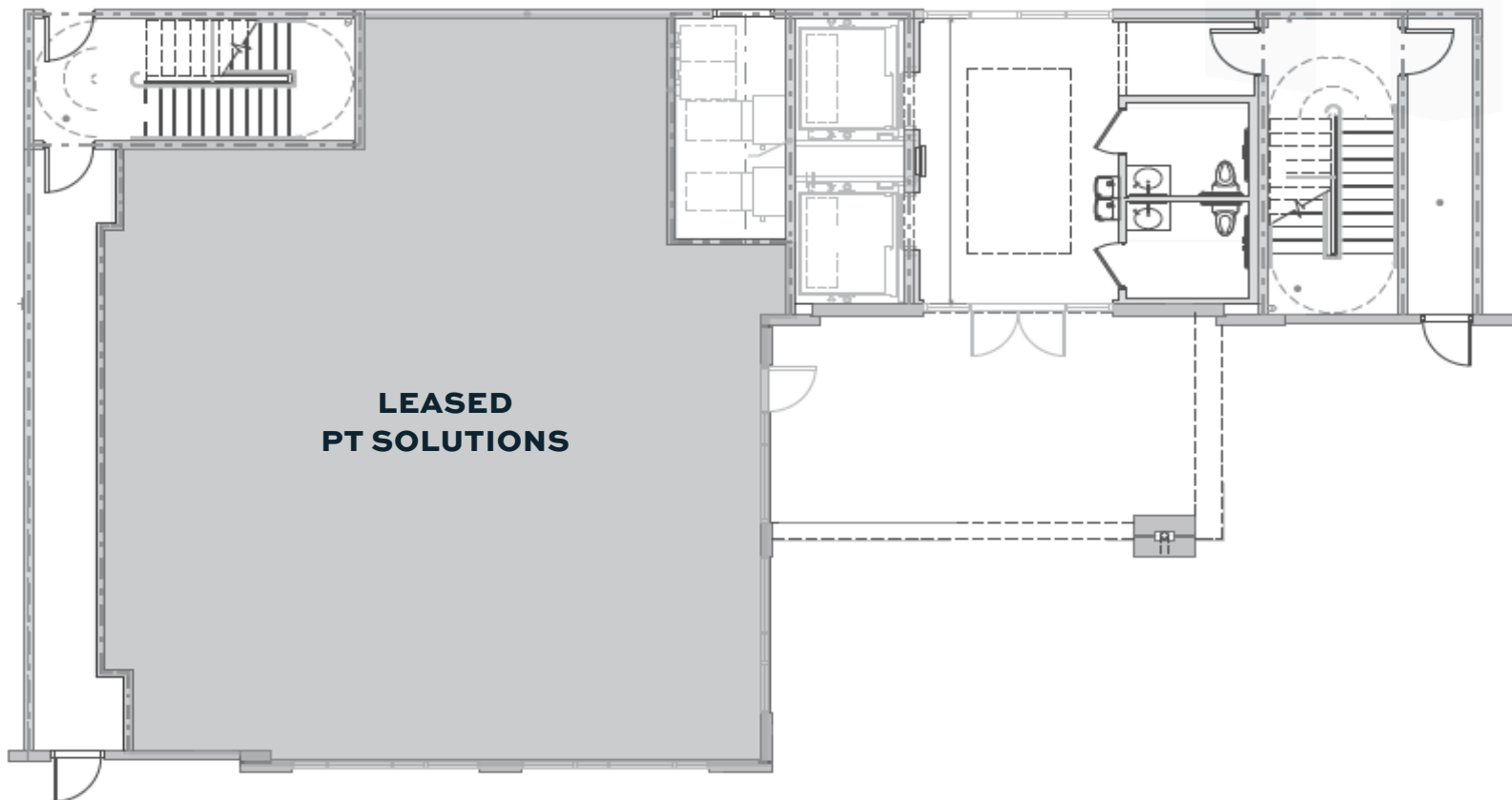
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LOCATION MAP



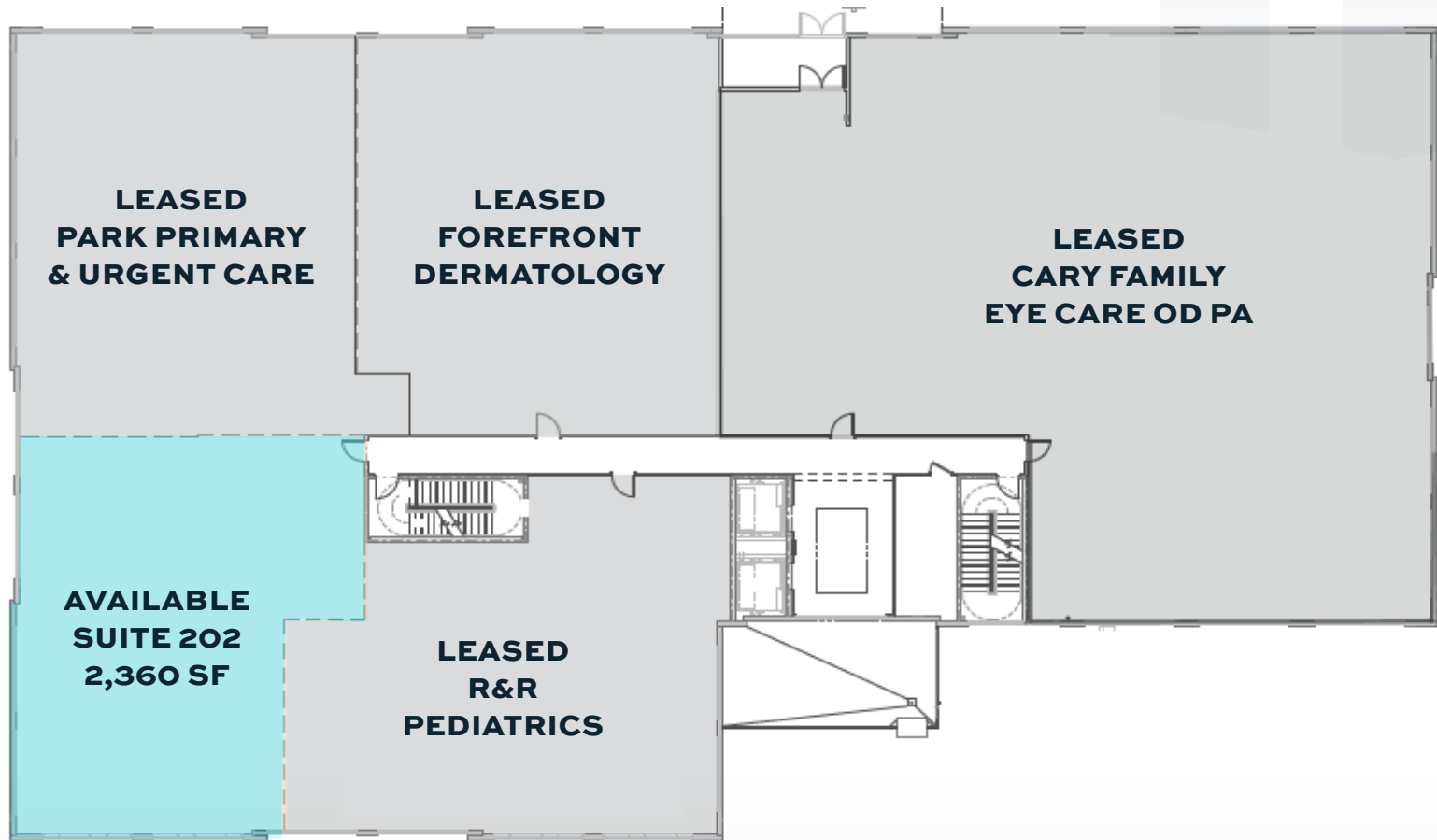
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FIRST FLOOR



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SECOND FLOOR



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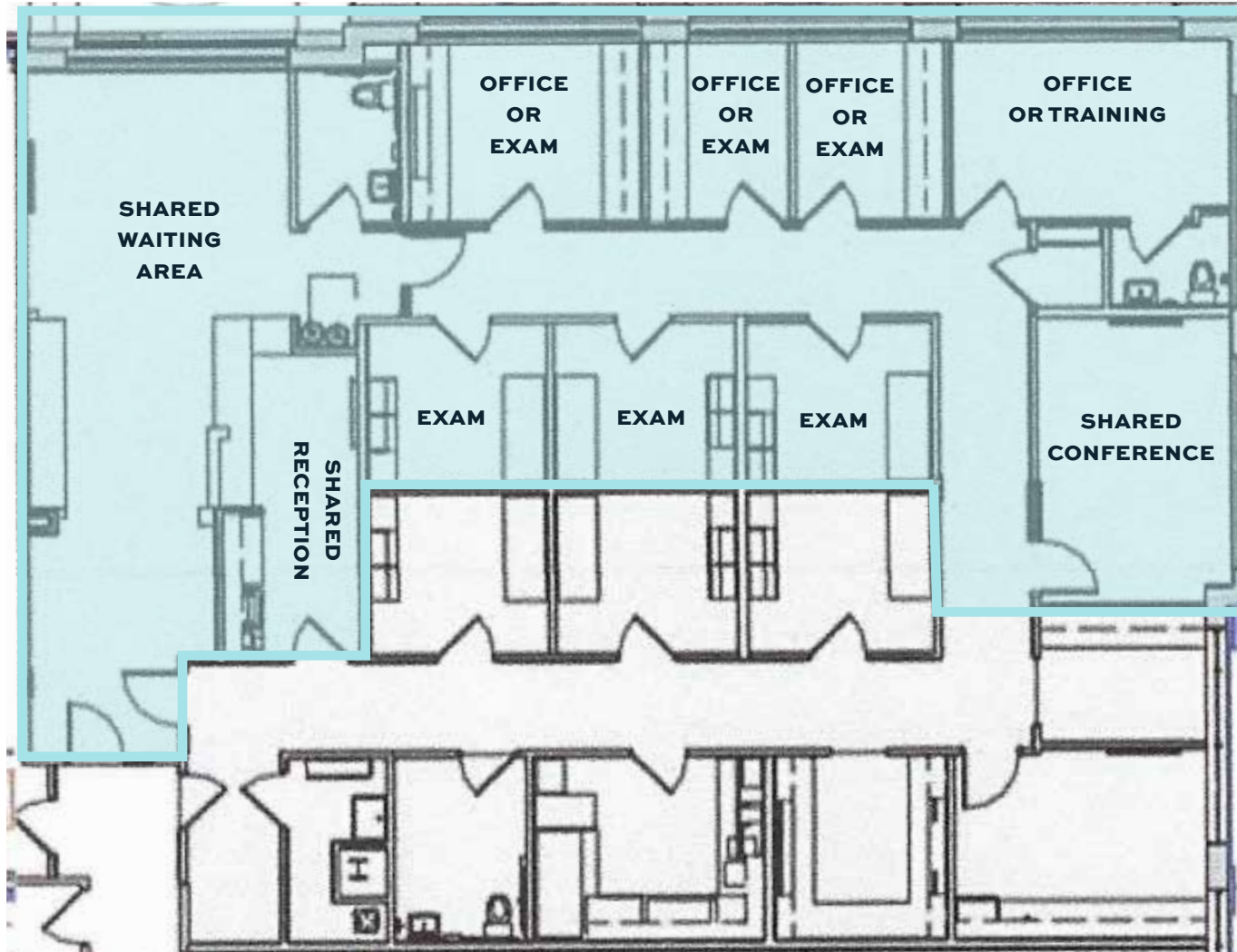
THIRD FLOOR



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SUITE 303 - TIMESHARE SPACE



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EXAMPLE OF UPFIT SUITE



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GALLERY



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DEMOGRAPHICS

WEST CARY, NC

The property is located in high-income West Cary. The area features convenient access to Interstate 540, NC 55 Highway, and the Research Triangle Park, which is home to more than 20 pharmaceutical companies, including bioMerieux, Merck, Biogen, Syneos, Novo Nordisk, GlaxoSmithKline, AstraZeneca and others.

POPULATION

1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
12,576	55,204	131,543

AVERAGE HOUSEHOLD INCOME

1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
\$159,297	\$151,732	\$140,257

BACHELOR DEGREE OR HIGHER

1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
6,586 (77.3%)	28,551 (75.8%)	64,982 (71.9%)

MEDIAN HOME VALUE

1-MILE RADIUS

\$449,779

3-MILE RADIUS

\$428,267

5-MILE RADIUS

\$399,465

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THE PARK
@
WEST CARY



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