

1400 CRESCENT GREEN

Cary, NC 27518

FOR SUBLEASE



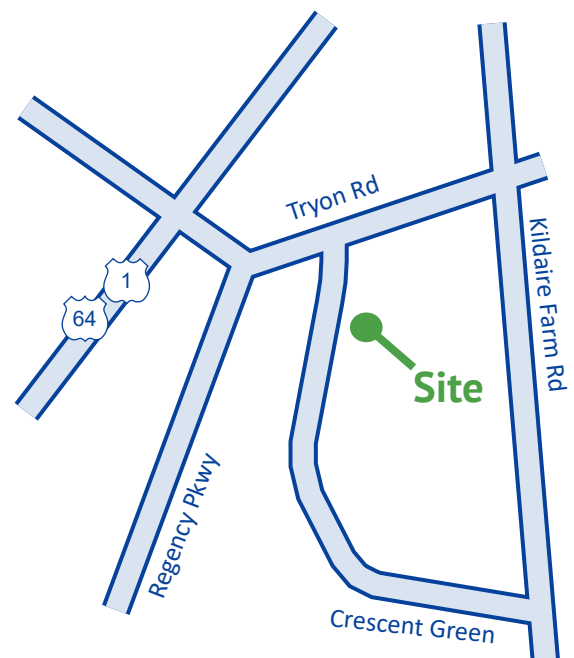
Class A Office Space in Prime Location

OFFERING

Rate:	\$28.00/SF Full Service
Delivering:	Contact for Availability
Available:	3,110 RSF (Suite 320)

HIGHLIGHTS

- Central location with easy access to US1 & HWY 64. Minutes to I-40 & I-540
- Sun filled multi-story building with Professional tenant mix. Part of the beautiful Crescent Green business park with multiple buildings and professional landscaping
- Walking distance to Lifetime Fitness & Dining at Lucky 32 or Crescent Commons/Waverly Place
- Tenants include: Providence Group of NC, Guaranteed Rate, Veratis Investment Group, Family Physciatry & Phycology Edward Jones, Hardison Wood PLLC, Dr. Stephen Campbell DDS, Dr. Jones Kofford DDS, Zencos, Integrated Asset Advisors LLC, Raymond James, Coats & Bennet PLLC, Movement Mortgage, Triland Property



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PROPERTY INFORMATION

Building Size	50,069 SF	Parking	148 Spaces
Lot Size	3.39 Acres	Parking Ratio	3.5 / 1,000 SF
Available	3,110 SF	Rental Rate	\$28.00 / SF
Property Type	Office	TICAM	Full Service - Included in Rate
Zoned	GCP	Lease Term	5-10 Years



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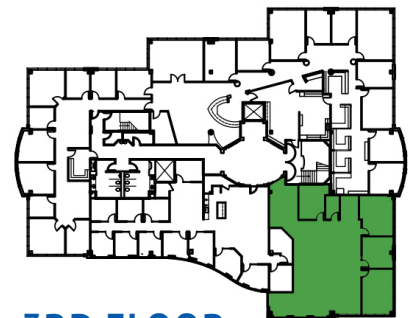
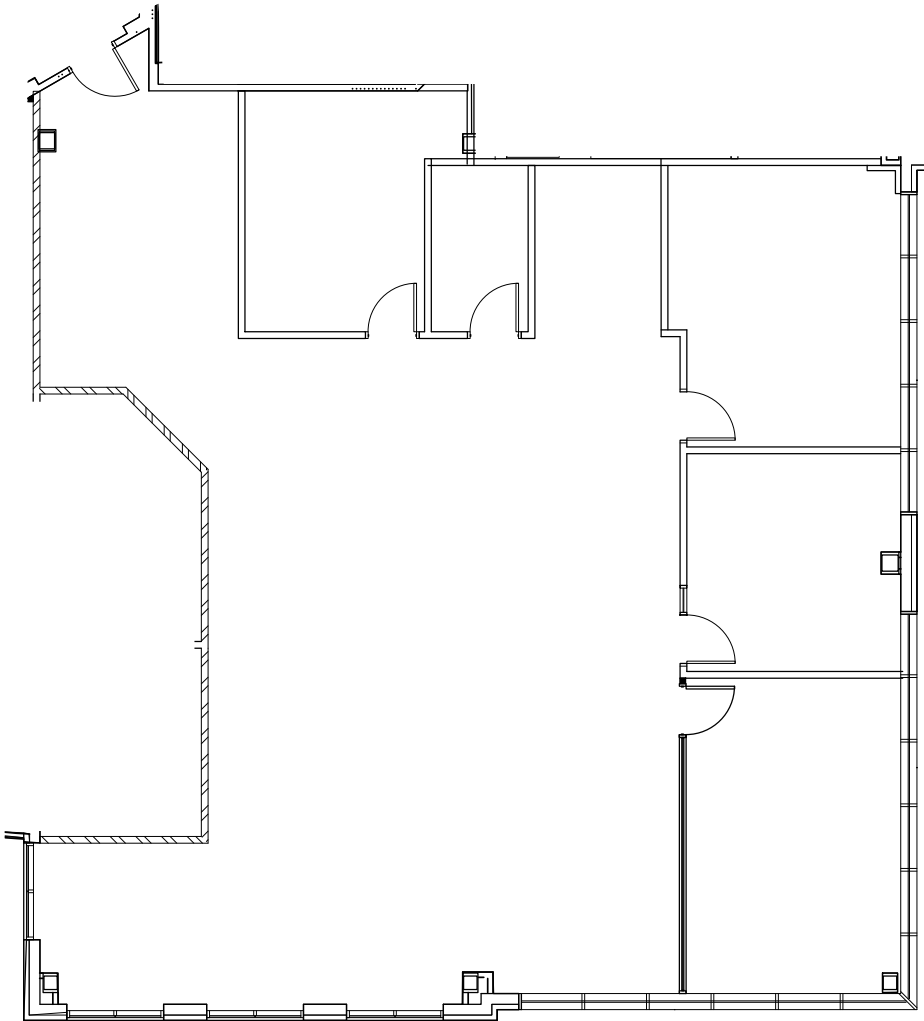
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FLOOR PLANS - AVAILABLE SPACE

SUITE 320

3,110 SF



3RD FLOOR

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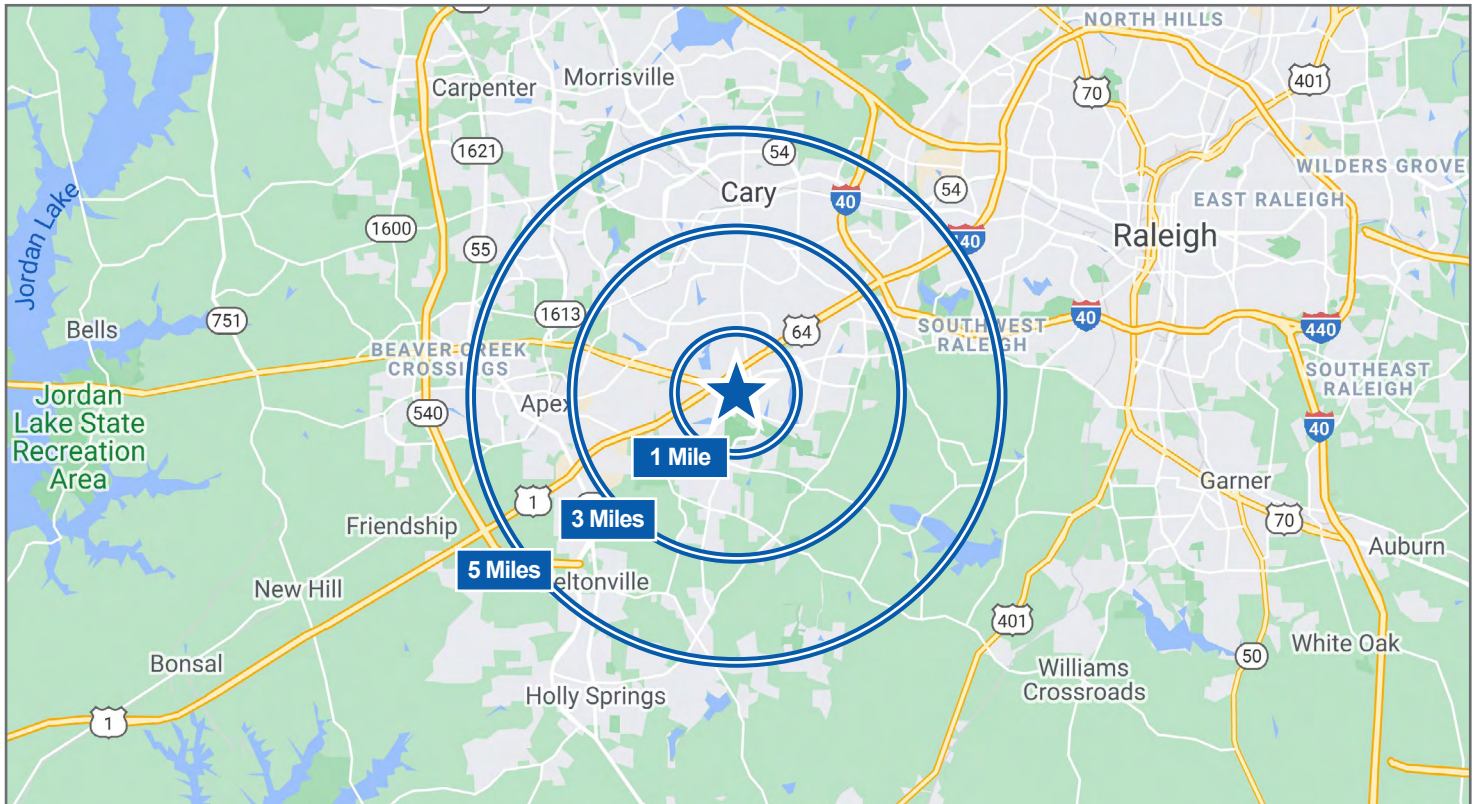
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DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
2020 Population	4,747	60,466	167,348
2025 Population	5,265	65,988	183,662
Annual Pop Growth	2.09%	1.76%	1.88%
2020 Households	2,041	24,243	65,307
2025 Households	2,245	26,412	71,451
Avg HH Size	2.31	2.48	2.56
2020 Median Age	52.5	43.2	37.2
2020 Average HH Income	\$154,649	\$134,733	\$119,649
2020 Median HH Income	\$109,200	\$102,768	\$90,424



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LOCATION OVERVIEW



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