



FOR LEASE | OFFICE

121 EDINBURGH SOUTH-OFFICE/MEDICAL SPACE FOR LEASE

121 Edinburgh South, Cary, NC 27511



LEASE OVERVIEW

AVAILABLE SF:	466 - 1,967 SF
LEASE RATE:	\$16.50 - 17.00 SF/Yr [Full Service]
LOT SIZE:	2.14 Acres
BUILDING SIZE:	21,572 SF
BUILDING CLASS:	B
YEAR BUILT:	1982
RENOVATED:	2007
ZONING:	O&I
MARKET:	Raleigh Durham
SUB MARKET:	Cary-Regency
CROSS STREETS:	US 64 & Gregson Dr

PROPERTY DESCRIPTION

Only 3 available suites remain; sizes available from 466-1,967 square feet.

Building renovation and upgrade plan underway to include: new interior and exterior signage, improvements in lobby and common area finishes, upgrades to rest rooms, additional interior lighting, key card access for building common areas.

Competitive lease rates and TI packages.



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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



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Sperry Van Ness.
Commercial Real Estate Advisors

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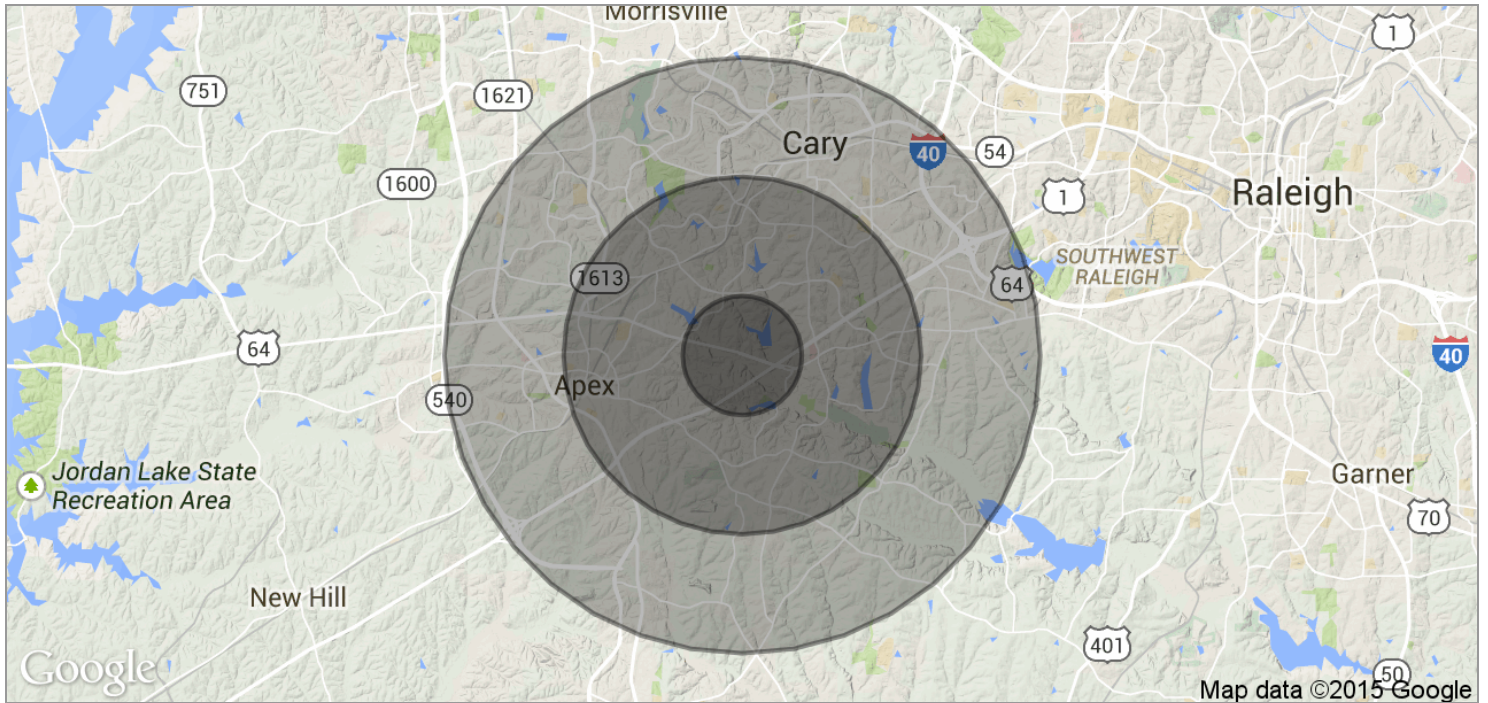
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,292	59,208	156,830
MEDIAN AGE	44.3	40.0	36.8
MEDIAN AGE (MALE)	43.0	38.4	35.9
MEDIAN AGE (FEMALE)	44.6	41.3	37.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,842	22,578	58,284
# OF PERSONS PER HH	2.9	2.6	2.7
AVERAGE HH INCOME	\$152,924	\$109,365	\$102,139
AVERAGE HOUSE VALUE	\$445,103	\$345,775	\$320,409



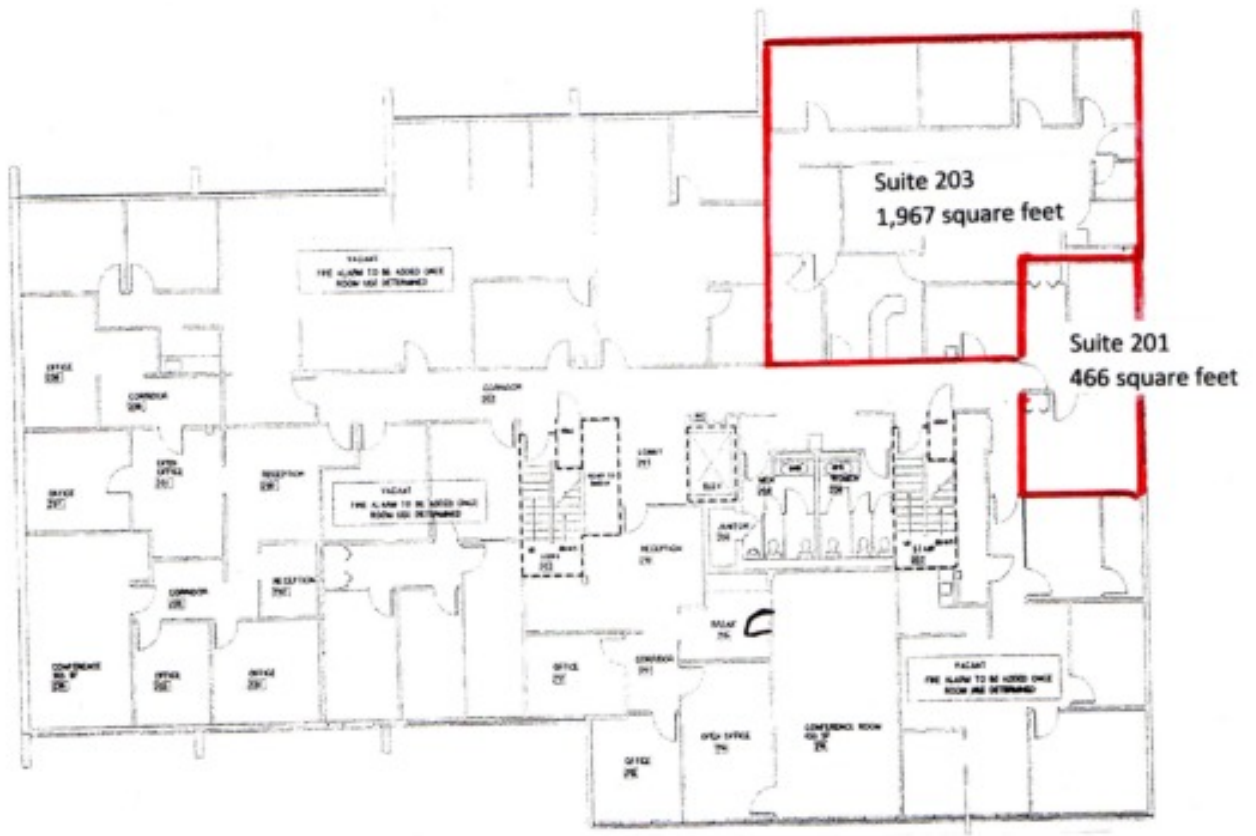
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SPACE PLANS

Edinburgh



121 Edinburgh South

Second Floor