

TWO FREE-STANDING OFFICE BUILDINGS FOR LEASE TOTALING 5,254 SF**223 E Chatham Street Cary, NC 27511**

Beautifully remodeled free-standing brick office buildings with modern finishes in two buildings totaling 5,254 SF.

Lease Rate: \$16.90 SF NNN. **Taxes & Insurance:** \$1.62 SF.

Tenant responsibilities: Electricity, janitorial, landscaping, HVAC service agreement, water, voice/data, security system, sprinkler system, fire safety and back flow preventer maintenance.

- ◆ Two drive ways off E. Chatham Street.
- ◆ 25 parking spaces situated on .62 acres. Picnic tables in rear.
- ◆ Large signage on E. Chatham Street.
- ◆ Picnic tables in rear.

Front Building: 3,954 sf. Reception and large training/conference room has 21' FT high vaulted ceilings, exposed ductwork and large glass lines. Training room has folding accordion walls to create two smaller rooms. 10 offices with windows, bullpen office area, workroom, eat-in kitchen, small recording studio, three restrooms, and ample storage space. Tile flooring, contemporary carpet, and vinyl wood flooring throughout. Sprinkler system.

Rear Building- Suite 101: 1,300 SF. Five offices, large conference room with kitchenette, and two restrooms. Upgraded light fixtures, Berber carpeting, tiled baths.

- ◆ Landlord will give Tenant permission to sublease rear building.
- ◆ Zoned: TC. Built 1970.

Walk to your favorite local establishments in downtown Cary! Located next door to Bond Brothers Brewery and Pizza Faulisi. Close to Fresh Ice Cream, Taipei 101, Academy Street Bistro, Crosstown Pub & Grill, Ashworths Drug Store, Serendipity Deli, Chatham Street Wine Market and Pharmacy Wine Shop. Located on Bus Route 6.

**FOR MORE INFORMATION AND A TOUR CONTACT****Amy Bush**

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Keller Williams Realty Cary

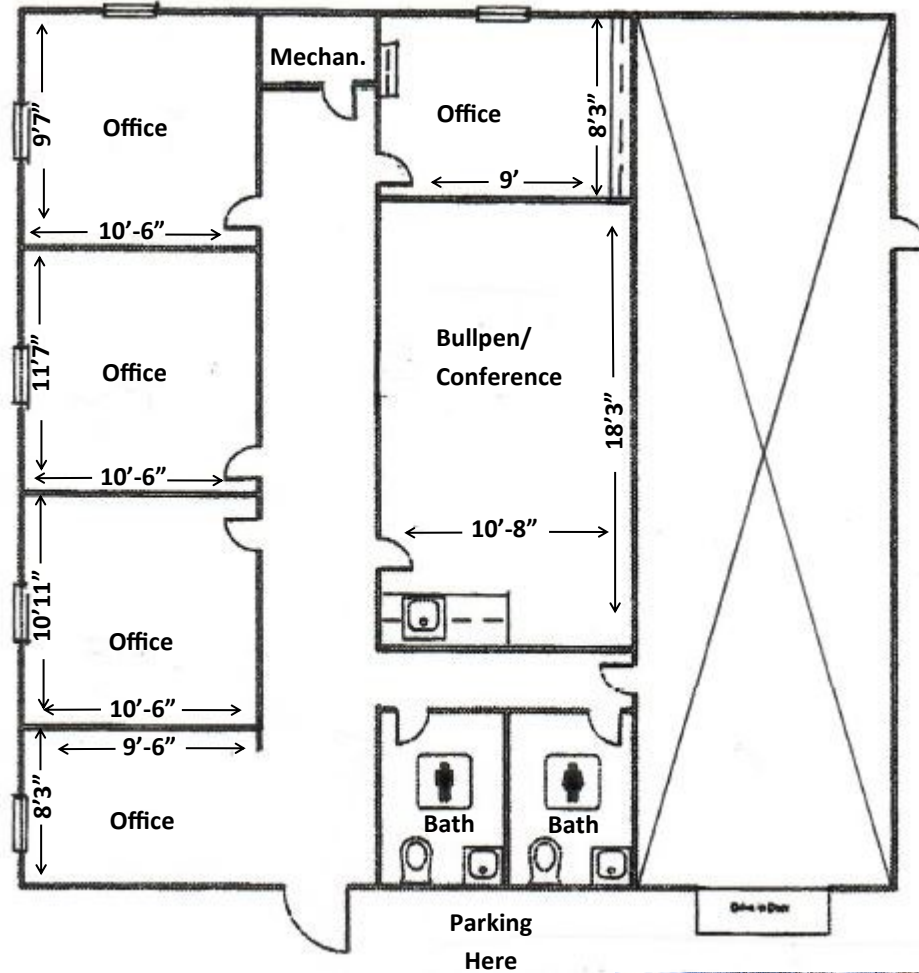
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233 E. Chatham Street
Suite 101
1,300 SF



Monument Signage



Reception



Hallway



Conference Room



Conference Room



**Bullpen Office
Work Space**



Breakroom

**223 E Chatham St.
Cary, NC 27511**



Work Room



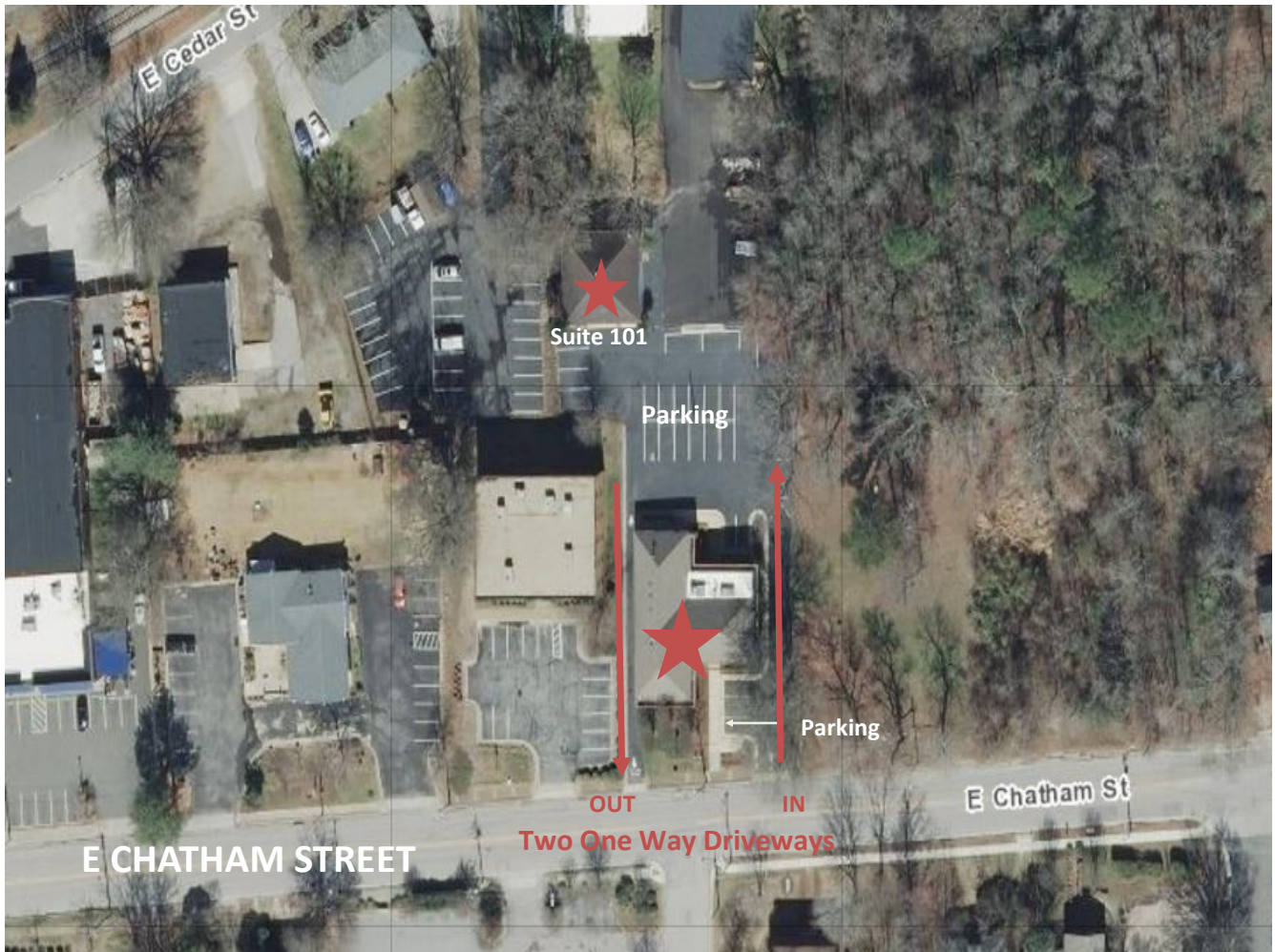
Office



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The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Each office is individually owned and operated.