



FOUNDRY
COMMERCIAL

MACGREGOR PLACE I
114 MACKENAN DRIVE

CARY, NORTH CAROLINA 27511

OFFICE/FLEX SPACE FOR LEASE

±3,885 - 23,659 SF

MACGREGOR PLACE I

SPACE FOR LEASE

LOCATION & NEARBY AMENITIES

- Central Cary location with direct access to US-1 and Highway 64
- Close proximity to MacGregor Village, Waverly Place and Koka Booth Amphitheatre

PROPERTY FEATURES

- Attractive corporate office/flex setting
- Functional space with loading doors and a well-designed truck court
- Strong ownership prepared to execute

BUILDING STATS

PROPERTY TYPE	Flex
LOCATION	114 MacKenan Drive, Cary, NC 27511
BUILDING SIZE	38,541 SF
FLOORS	One (1)
LEASING RATE	\$16.50 NNN
TICAM	\$3.40/SF
LOADING DOCKS	Four dock-high doors
CLEAR HEIGHT	16'
PARKING	3.5/1,000 SF
AVAILABLE SPACE	Suite 200: 3,885 SF
	Suite 300: 23,659 SF



For more information, please contact:

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SPACE FOR LEASE

NEARBY AMENITIES



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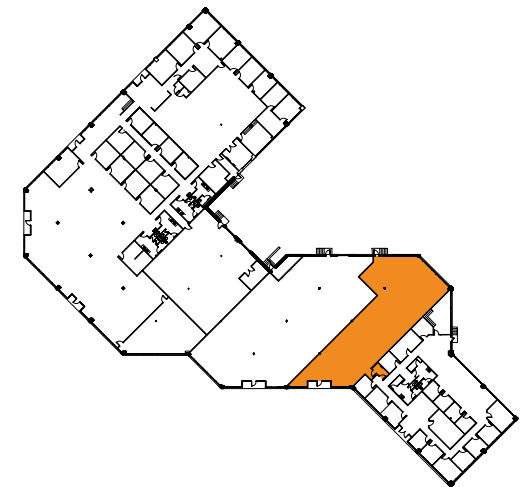
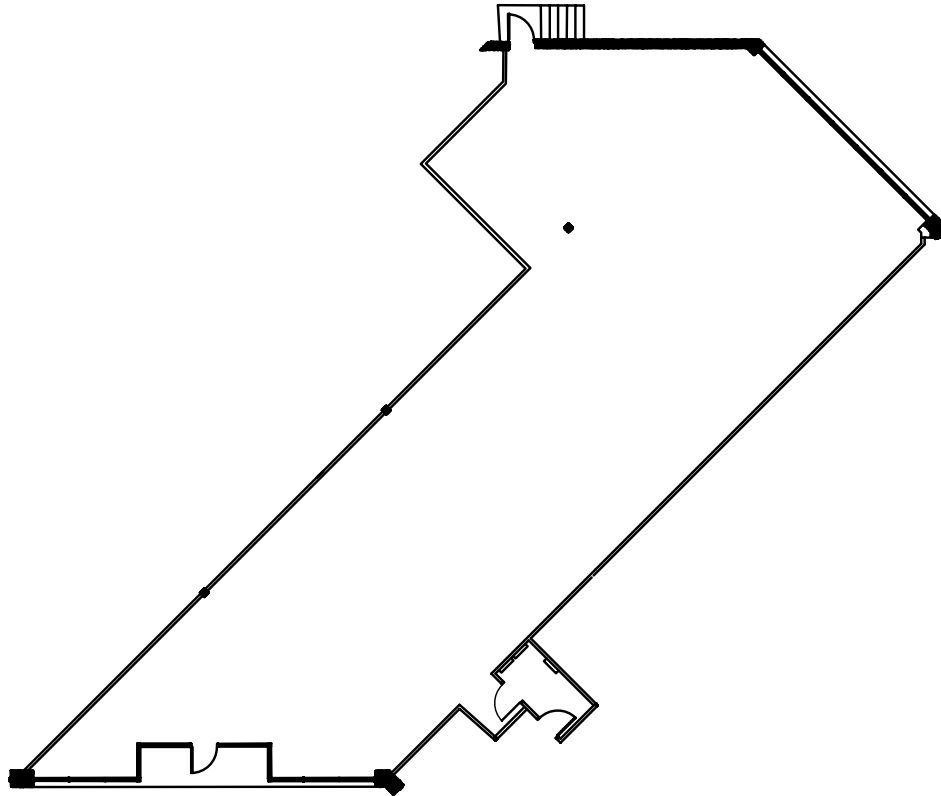
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SPACE FOR LEASE

SUITE 200 | ±3,885 SF



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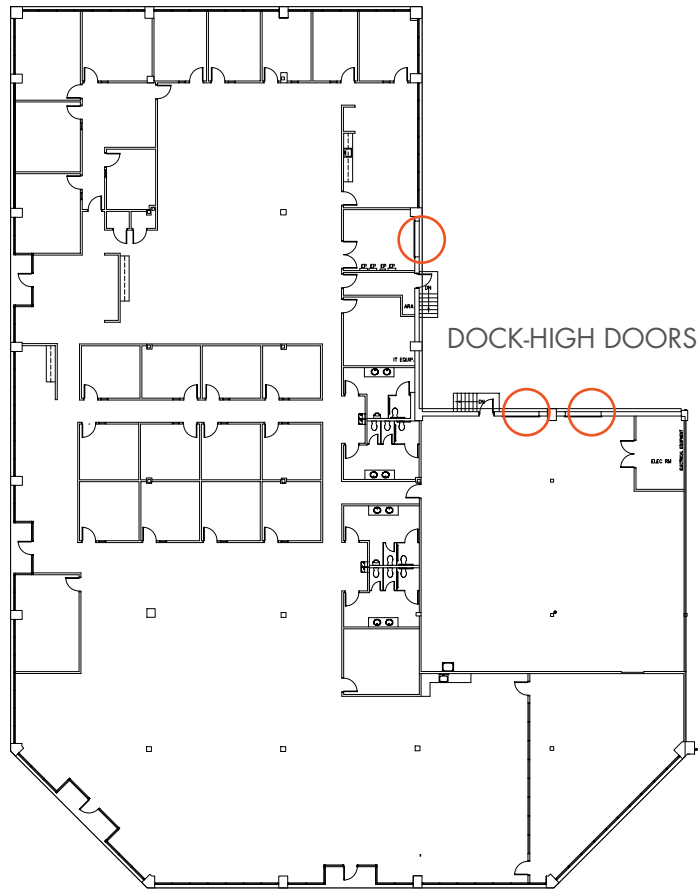
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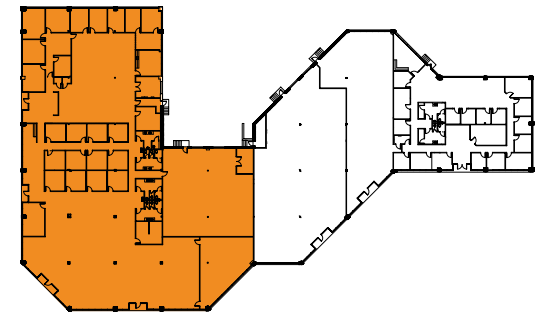
MACGREGOR PLACE I

SPACE FOR LEASE

SUITE 300 | ±23,659 SF



- EXCELLENT CONDITION FLEX SPACE WITH HIGH CEILINGS AND GREAT GLASS LINES
- MIXTURE OF PRIVATE OFFICES, OPEN SPACE, TRAINING ROOM, BREAK ROOM, AND FULLY CONDITIONED WAREHOUSE
- THREE DOCK-HIGH ROLL-UP DOORS
- 11' FINISHED CEILING
- 16' CLEAR HEIGHT



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