

NEW OWNERSHIP. FRESH NEW LOOK.



5001

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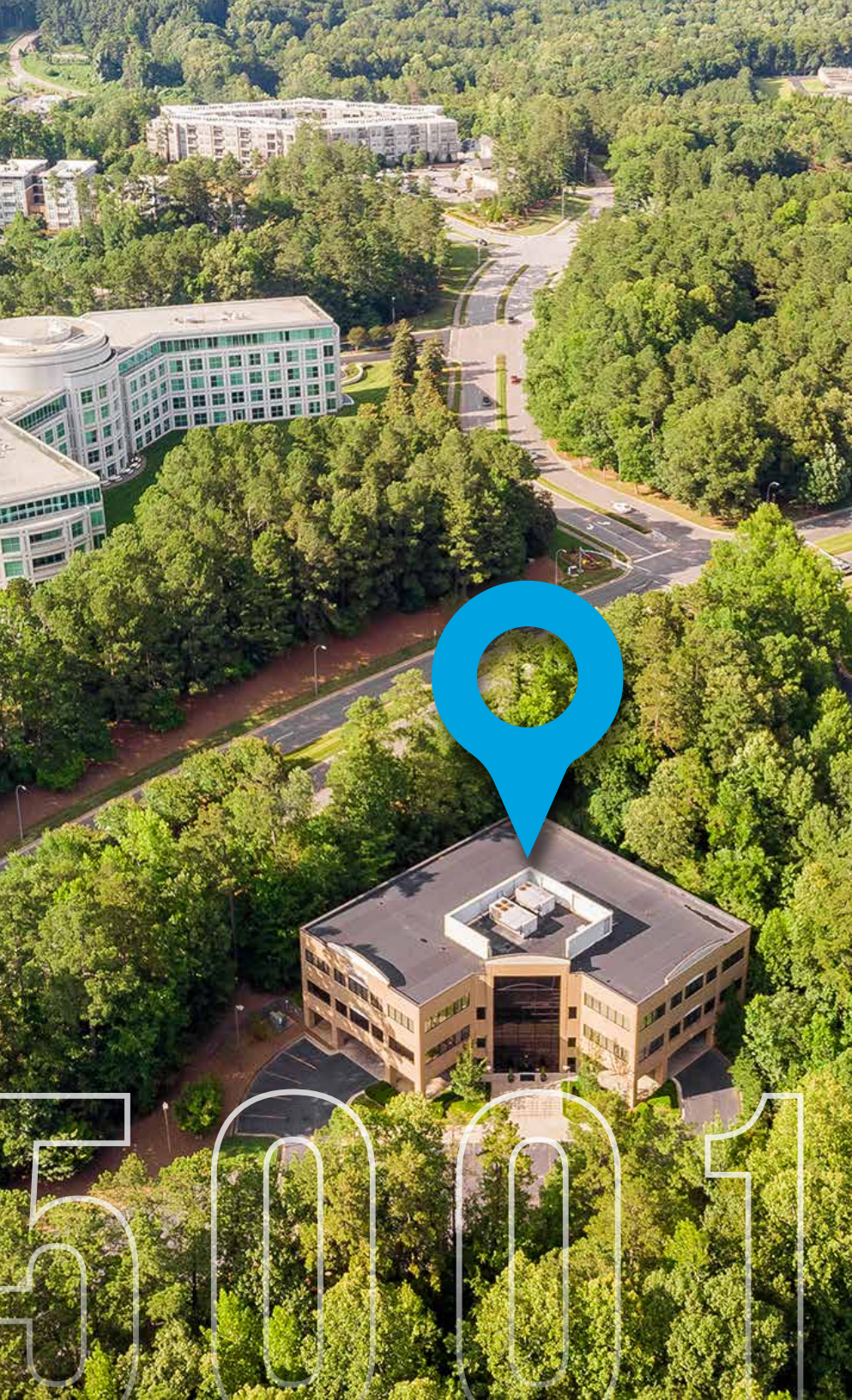
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WESTON PARKWAY

5001 WESTON PARKWAY | CARY, NC 27513

OFFICE FOR LEASE

TRINITY
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5001 Weston Parkway, located in highly desirable Weston Business Park, well-positioned with easy access to Research Triangle Park, RDU International Airport, and Raleigh via I-40, Hwy. 54.

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Planned common area upgrades throughout

- » 24,445 SF office building in desirable Weston Business Park
- » **Building upgrades will include** modernized flooring, paint, lighting, seating, and restrooms in all common areas
- » Private campus setting with covered and surface parking
- » Proximity to numerous dining and service options including Harrison Square shopping center, Arboretum Retail and Restaurant Center, and The Umstead Hotel and Spa
- » Easy access to the Weston trail which connects to the Cary Greenway System

AVAILABILITIES

- » **Suite 103:** 3,675 RSF
- » **Suite 106:** 1,923 RSF

RENTAL RATE: \$24.95 PSF, FULL SERVICE

MONUMENT AND BUILDING SIGNAGE AVAILABLE

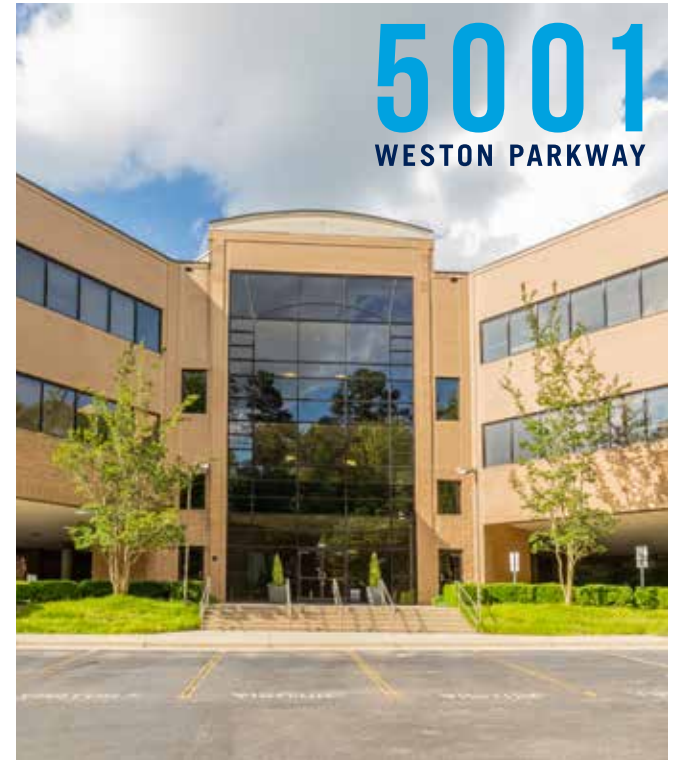
FLOOR PLANS

FIRST FLOOR - FLOOR PLAN



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LOCATION

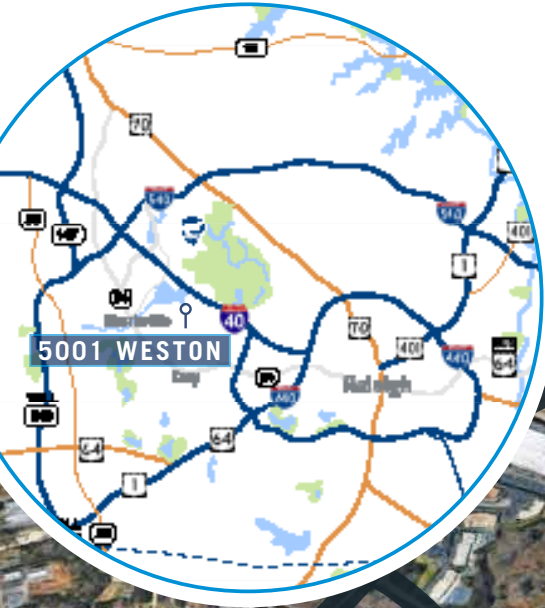
5001 WESTON PARKWAY

TRAFFIC COUNTS

N Harrison Ave & I-40	166,000 VPD
Weston Pkwy & N Harrison Ave	19,590 VPD
Weston Pkwy & Winstead Dr	17,750 VPD
Weston Pkwy & Evans Rd	16,000 VPD

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL BUSINESSES	287	2,179	7,192
TOTAL EMPLOYEES	4,376	40,917	112,915
POPULATION	4,955	37,234	156,966
HOUSEHOLDS	2,201	15,551	66,388
MEDIAN HOUSEHOLD INCOME	\$93,638	\$82,131	\$77,721



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