

# 351 Wellesley Trade Lane



## Opportunity

- 26,630-sf Office Building for lease in thriving West Cary
- Suitable for medical and general office tenants
- Building signage available

## Rate and Term

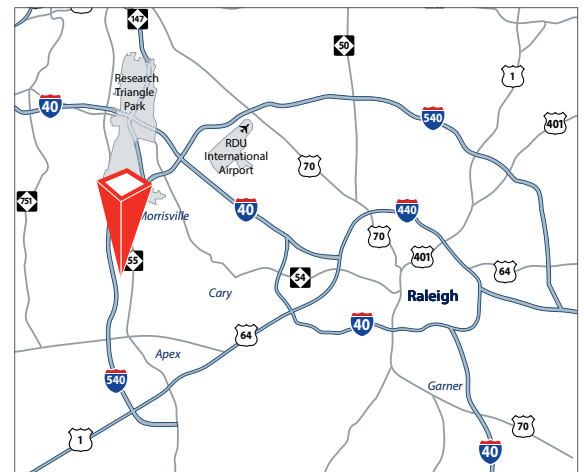
- Negotiable

## Available Space

- Suite 202: 3,197 sf
- Suite 215: 2,668 sf

## Location

- Located at the intersection of High House Road/Green Level Road and Highway 55
- Close proximity to I-540/Green Level interchange and many retail amenities

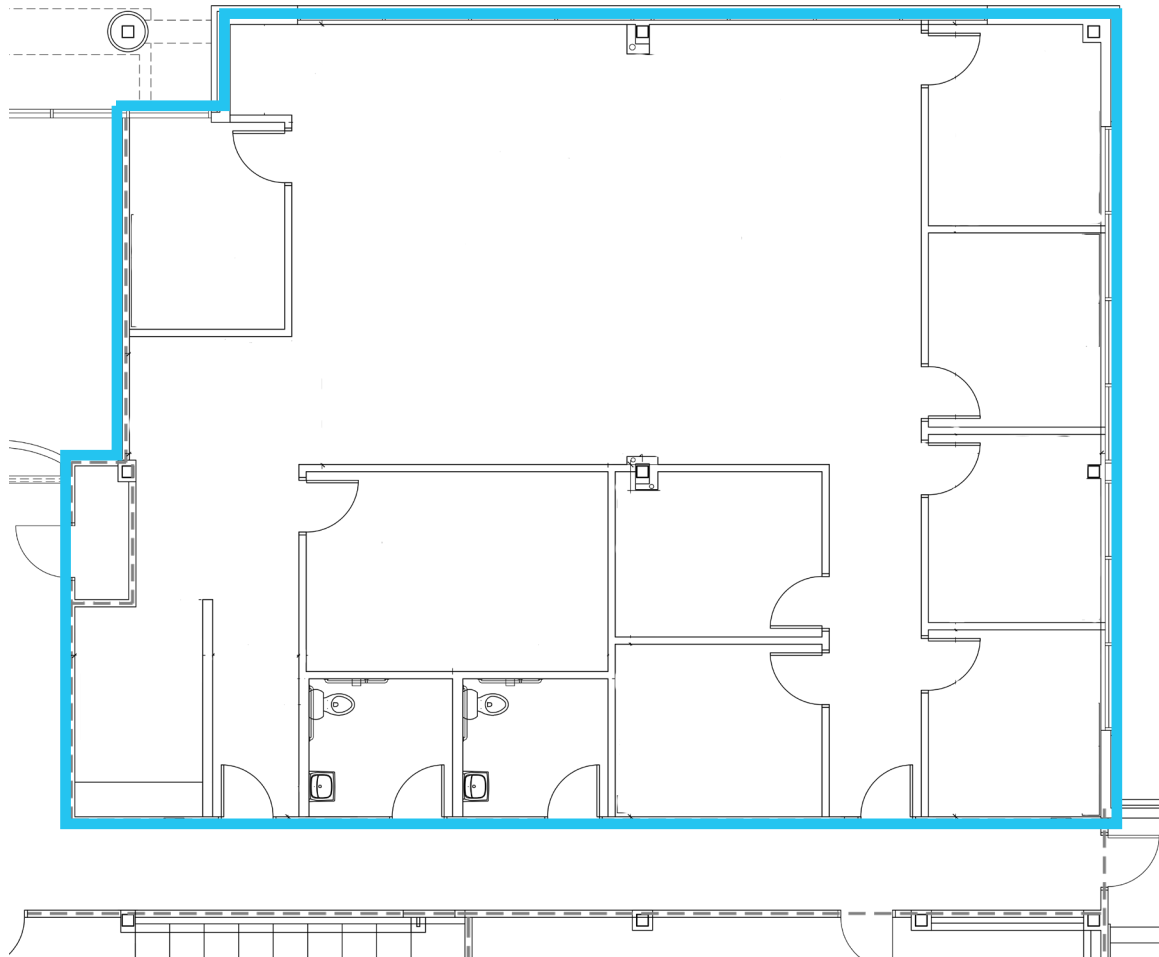


For more information, please contact:

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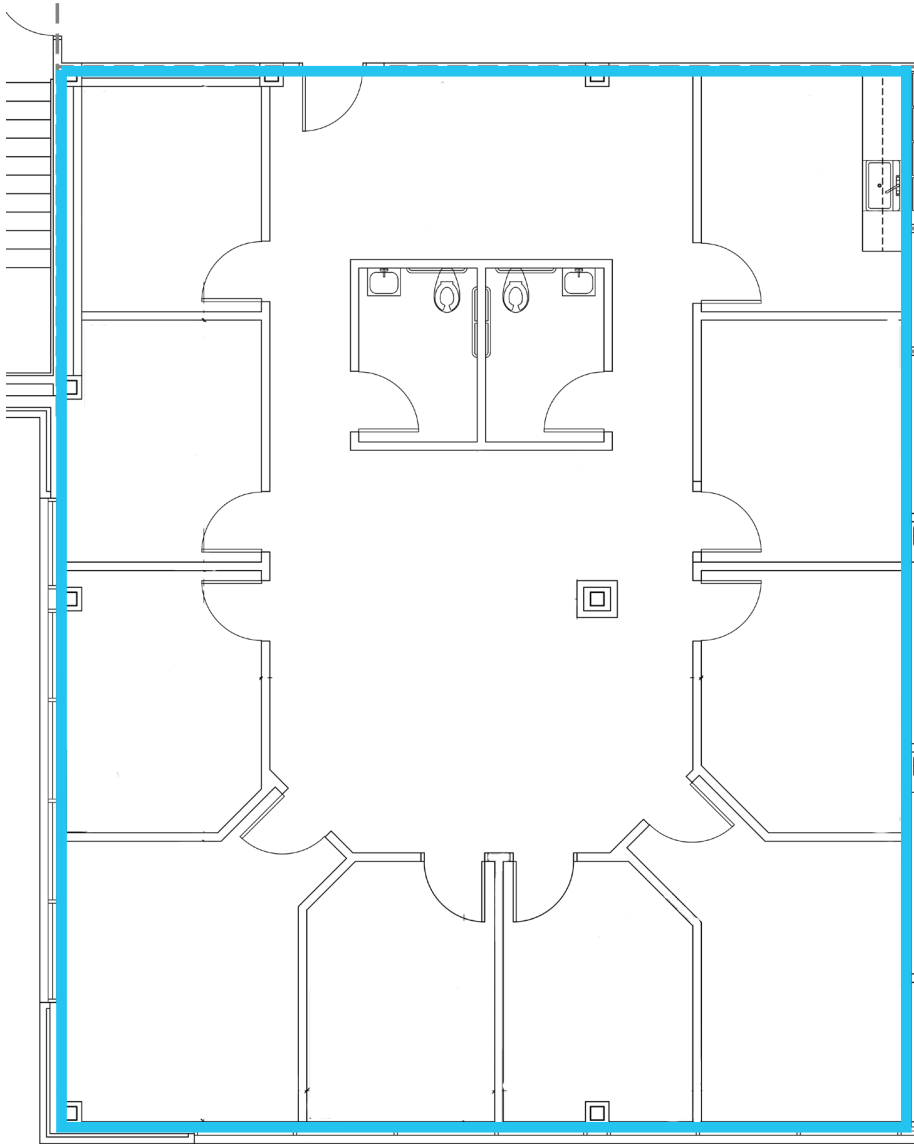
Suite 202 | 3,197 sf



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Suite 215 | 2,668 sf

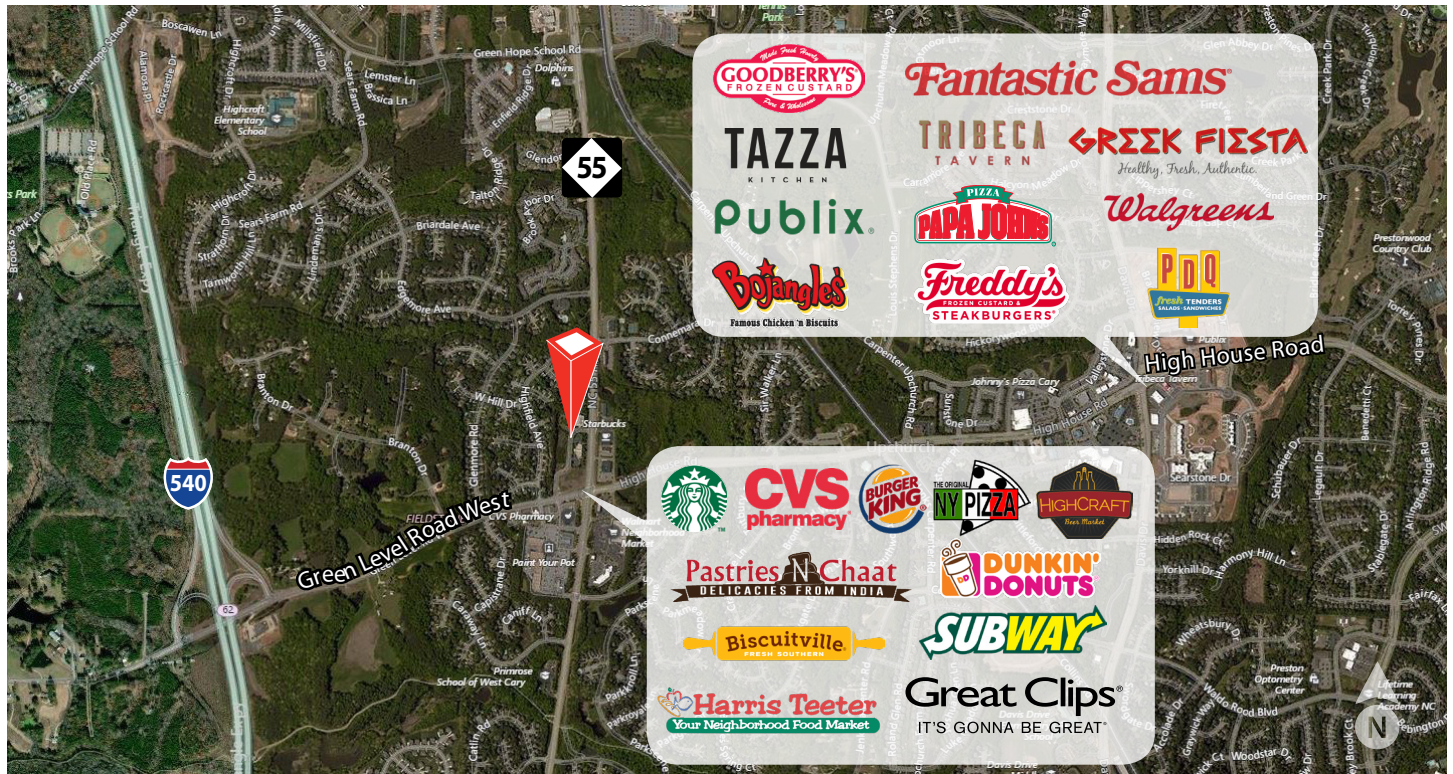


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### Amenities Map



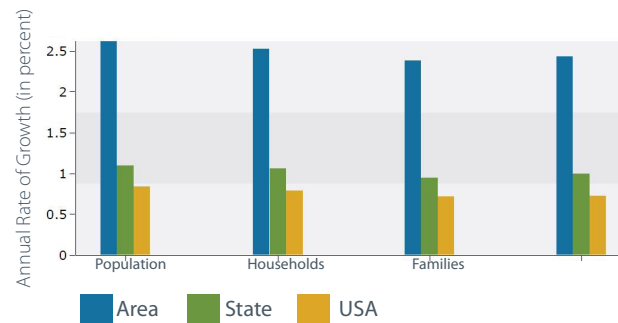
### Demographics

Esri 2020	5 Minutes	10 Minutes	15 Minutes
Population	23,704	137,862	253,788
Households	7,990	49,988	98,119
Average Household Income	\$169,016	\$142,726	\$126,918

### Traffic Counts

NC DOT	Vehicles Per Day (VPD)
High House Road	19,000
Green Level Road West	19,000
NC Highway 55	26,000

### Growth Trends 2019 - 2024



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