

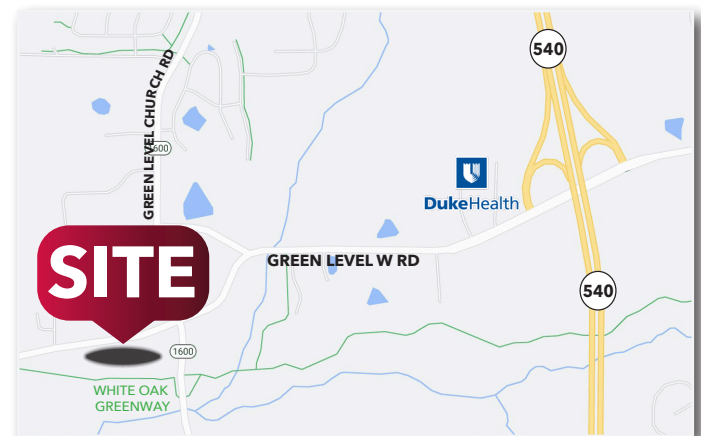


PROPERTY DESCRIPTION

Premier Office, Medical and Retail Space for Lease

PROPERTY HIGHLIGHTS

- Zoned B1-CZ
- Building 3675 - 21,045 SF
- Parking ratio of 5/1,000
- Monument and building signage available
- Less than 1 mile from the new 70-acre Duke Health site (Phase 1 under construction)
- Green Level Market is adjacent to the White Oak Greenway offering walking access to surrounding neighborhoods
- Surrounded by rapidly growing and affluent residential developments



PROPERTY LOCATION

Located on the border of Cary and Apex at the intersection of Green Level Church Road and Green Level West Road, in Western Wake County.

OFFERING SUMMARY

Lease Rate:	\$28.00/SF/yr (NNN)
TICAM:	\$5.50/SF/yr
Available SF:	1,000 RSF - 1,930 RSF

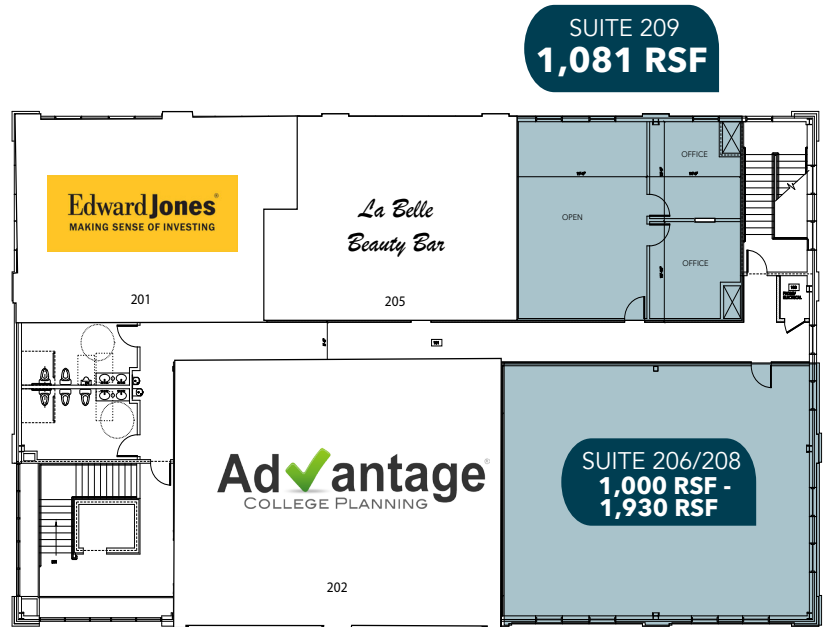
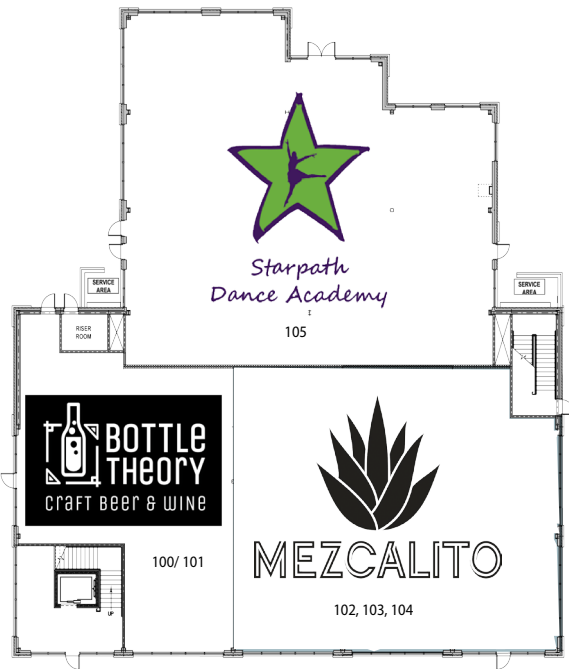
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1ST FLOOR

2ND FLOOR



TENANT ROSTER

SUITE	TENANT	SIZE
100 & 101	BOTTLE THEORY	2,048 SF
102, 103 & 104	MEZCALITO	4,039 SF
105	STARPATH DANCE ACADEMY	5,136 SF
201	EDWARD JONES	1,346 SF
202	ADVANTAGE COLLEGE PREP	2,000 SF
205	LA BELLE BEAUTY BAR	1,146 SF
206/208	AVAILABLE	1,000 SF - 1,930 SF
209	AVAILABLE	1,081 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	3,943	53,324	154,848
Daytime Population	2,594	40,546	121,480
Median HH Income	\$151,827	\$154,364	\$134,819
Median Age	37.8	36.1	36.6
Median Home Value	\$527,231	\$454,795	\$422,407



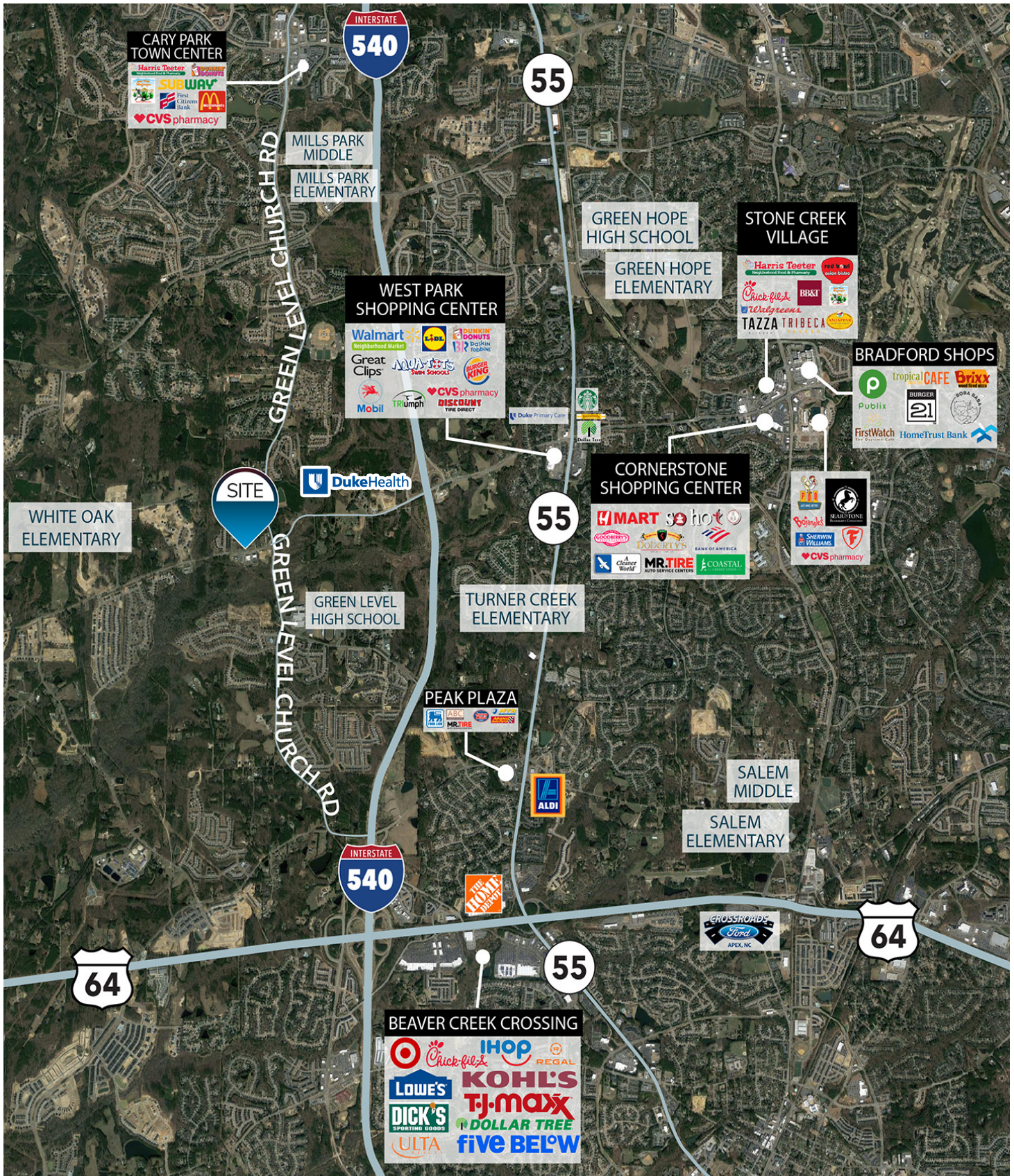
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OFFICE AND RETAIL FOR LEASE GREEN LEVEL MARKET

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