

2,400 SF of Class A Office Space for Lease in Cary

210 Tals Rock Way STE 1
Cary, NC 27519





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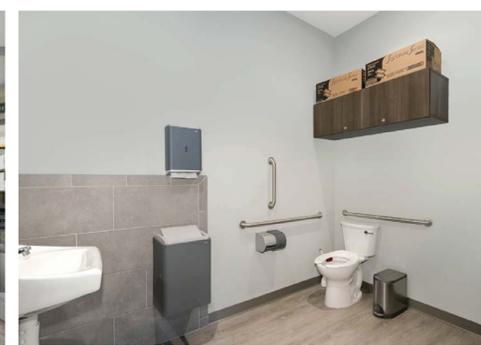
KEY HIGHLIGHTS

- End cap space is fitted for general office use
- Tenant up fit allowance is negotiable
- Signage available
- Preferably a 5-10 year lease term
- Ample parking
- Near busy intersection with various retail shops nearby
- **Private viewing only**

PROPERTY HIGHLIGHTS

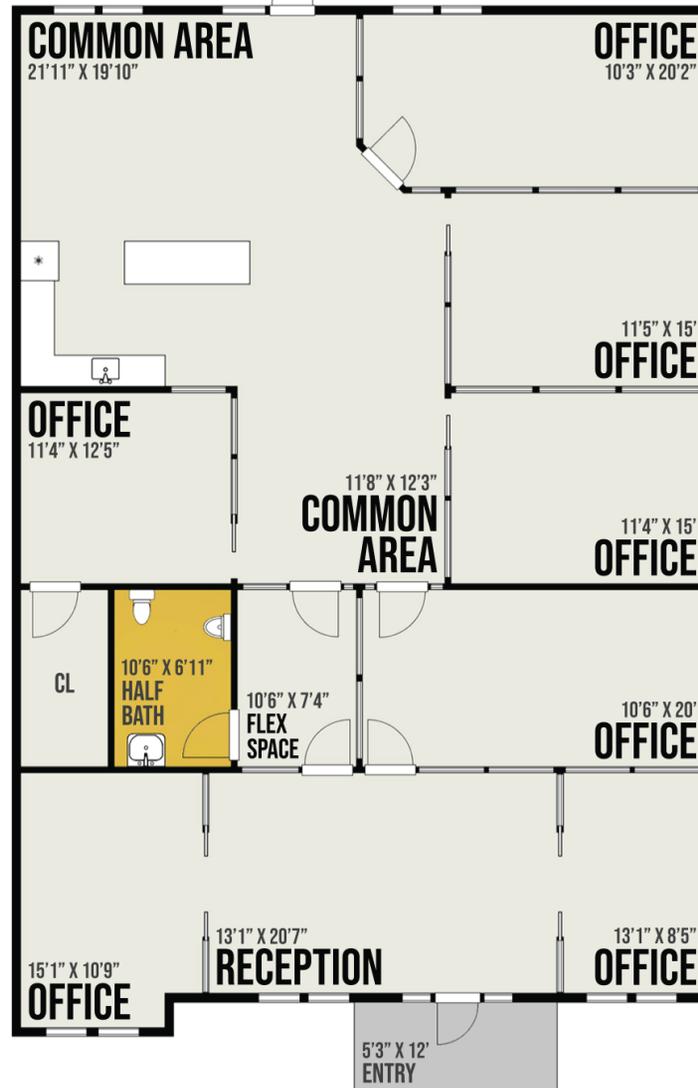
Lease Price	\$25- \$27 / SF NNN
TI-CAM	\$3.00 / SF
Square Feet	2,400
Use	Class A Office
Year Built	2017



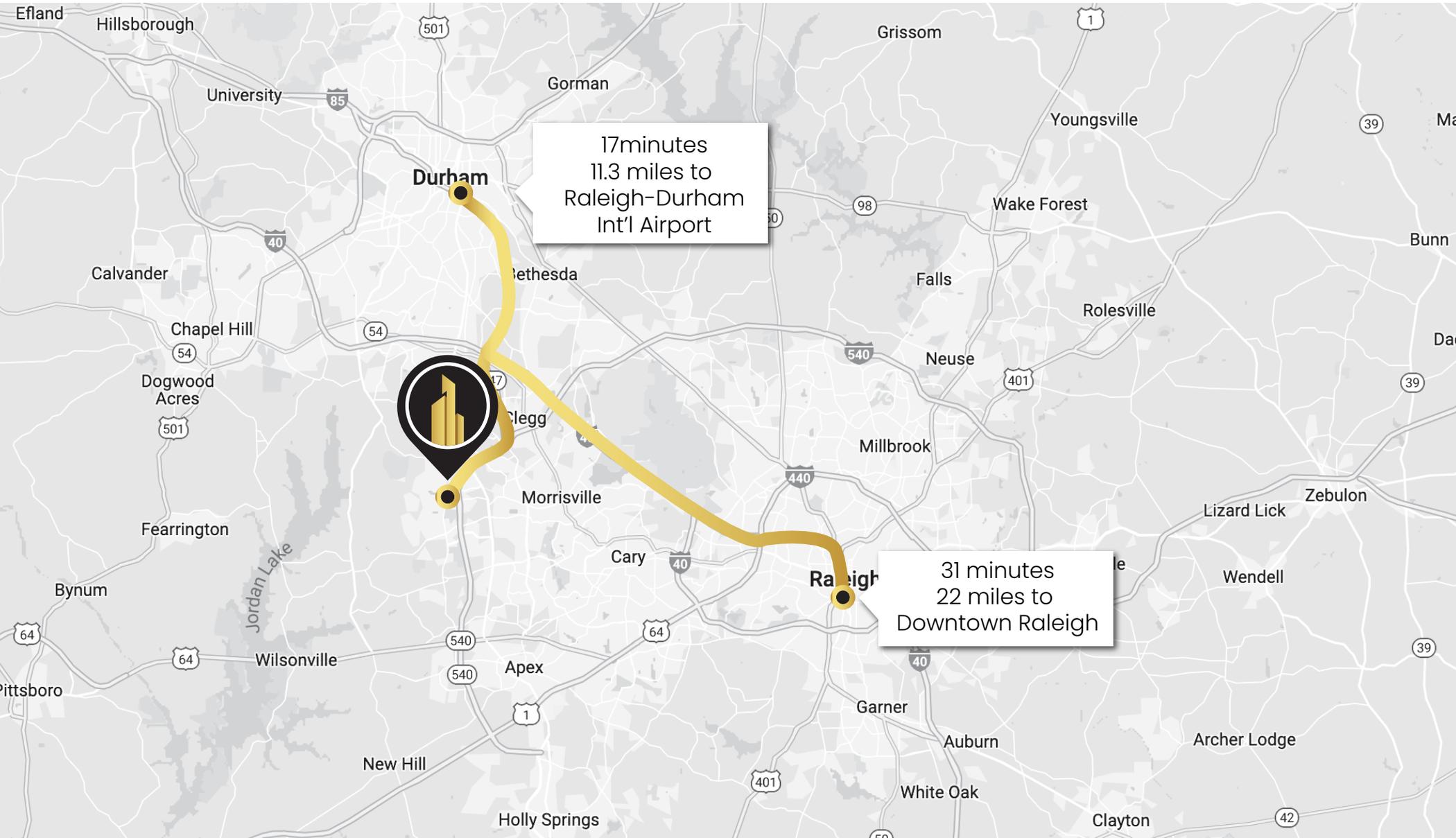


FLOOR PLAN

FIRST FLOOR



AREA MAP



AERIAL LOOKING SOUTHWEST

540

Carpenter Fire Station Rd (10,000 VPD)



Green Level Church Rd (11,500 VPD)



publix



CARY NC



One of the fastest-growing cities in the South, **Cary** is home to renowned restaurants, world-class shopping, booming business, top-tier entertainment, culture and arts and wide range of leisure and outdoor experiences. MONEY magazine has ranked Cary as one of the country's "Best Places to Live." Home of the USA Baseball National Training Complex, a hot spot for soccer with North Carolina Football Club and North Carolina Courage pro soccer teams at WakeMed Soccer Park and summer home of the North Carolina Symphony, Cary is located just 17 minutes from downtown Raleigh. Cary offers more than 200 dining options. The town is also at the forefront of the area's vibrant brewery scene. The award-winning Bond Brothers Beer Company is a microbrewery and taproom that specializes in kettle sours, IPAs and stouts, and Fortnight Brewing Company specializes in traditional English-style beers that incorporate both British and American ingredients.

With its small-town atmosphere and close proximity to Raleigh, Research Triangle Park and RDU International Airport, Cary provides an impressive variety of recreational, sports, environmental, historical and cultural arts programs and services. One of the area's larger performance venues, Koka Booth Amphitheatre, blends technology with nature, fitting a superior performing arts center in the midst of serene hardwoods and pines by Symphony Lake. Natural beauty also awaits along 35-plus greenway trails open sunrise to sunset, providing more than 70 miles of recreational amenities for walking, jogging and bicycling in a splendid outdoor setting.

CARY ACCOLADES

#2

Safest Cities in
America
MONEYGEEK

#1

Raleigh-Cary
best metro for
starting small
business
LENDINGTREE

#18

Best place to live
in America
STACKER

One of the fastest-growing cities in the South, Cary is home to renowned restaurants, world-class shopping, booming business, top-tier entertainment, culture and arts and wide range of leisure and outdoor experiences. It's no wonder that MONEY magazine has ranked Cary as one of the country's "Best Places to Live."

-visitraleigh.com

#3

Lowest Property
Crime
WALLETHUB

#2

Best City to Work
From Home
RETAILMENOT

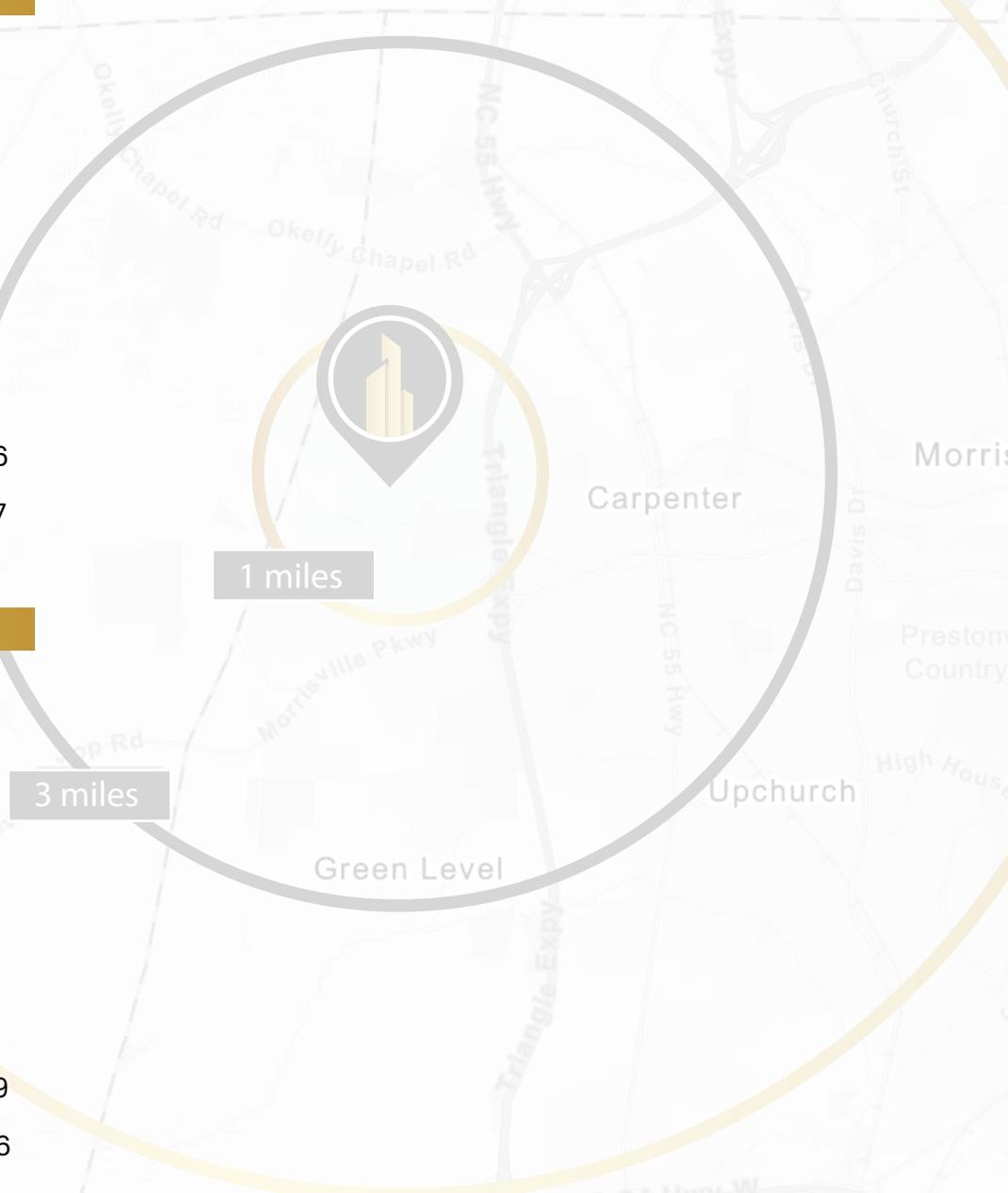
#1

Small Business
Outlook
SMARTASSET

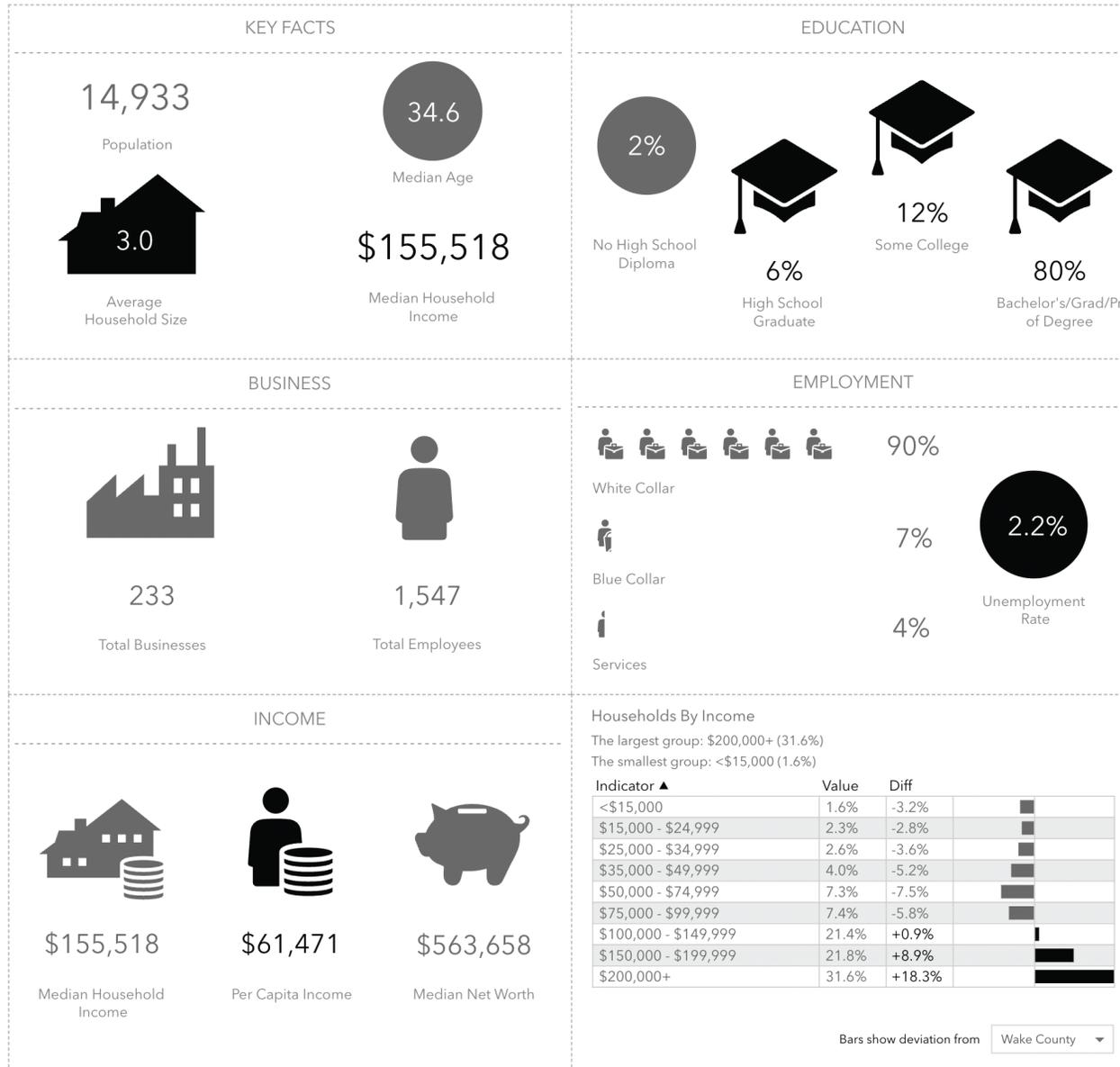
DEMOGRAPHIC OVERVIEW

2021 Summary	1 Mile	3 Miles	5 Miles
Population	14,933	58,425	138,112
Households	5,055	20,263	49,840
Families	3,728	13,970	34,329
Average Household Size	2.95	2.88	2.77
Owner Occupied Housing Units	4,090	14,144	33,597
Renter Occupied Housing Units	965	6,119	16,243
Median Age	34.6	35.3	36.0
Median Household Income	\$155,518	\$140,268	\$128,306
Average Household Income	\$187,800	\$172,404	\$163,937

2026 Summary	1 Mile	3 Mile	5 Mile
Population	15,785	62,673	147,062
Households	5,321	21,733	53,368
Families	3,911	14,883	36,412
Average Household Size	2.97	2.88	2.76
Owner Occupied Housing Units	4,269	14,731	35,312
Renter Occupied Housing Units	1,053	7,003	18,056
Median Age	33.5	33.8	35.3
Median Household Income	\$159,356	\$153,300	\$143,839
Average Household Income	\$198,446	\$187,527	\$180,956



DEMOGRAPHIC OVERVIEW



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