

CARY'S NEWEST HEALTHCARE DESTINATION

RENOVATIONS UNDERWAY



CARY MEDICAL
PAVILION

BUILDING SUMMARY

| | |
|----------------------|---|
| Address | 101 & 105 SW Cary Parkway Cary, NC 27511 |
| Building Size | 101 Building: 52,112 sf 105 Building: 19,797 sf |
| Available Space | 101 Building: 27,142 sf 105 Building: Fully Leased |
| Renovations Complete | Estimated Fall 2019 |
| Lease Rate | \$27.50/sf, Full Service |
| Parking | Free on-site parking 4.35/1,000 sf |
| Renovations | <ul style="list-style-type: none"> • Modernized elevators with new controls, internal cabs and doors • Parking lot upgrades • New roof • New mechanical systems • New lobby and corridors • New storefront suite entries • Facade upgrades • Marquee signage • Directory signage • Monument signage available for tenants of size |

OWNER & PROPERTY MANAGER



Heritage Properties creates extraordinary work environments for corporations and their employees. Since 1986, Heritage Properties has developed over 6.5 million sf of commercial real estate along the eastern United States. As a developer, owner, and property manager of their real estate holdings, Heritage Properties is committed to not only develop state-of-the art work environments, but to also provide premier customer service.

Richard Bechtold

Building Manager
941.779.8589
rbechtold@hpimd.com

ARCHITECT

EYP

EYP is a leading global architecture and engineering firm. The firm provides comprehensive building design, research and related consulting services. Their clients include a broad range of markets including education, government, corporate and healthcare.

LEASING COMPANY

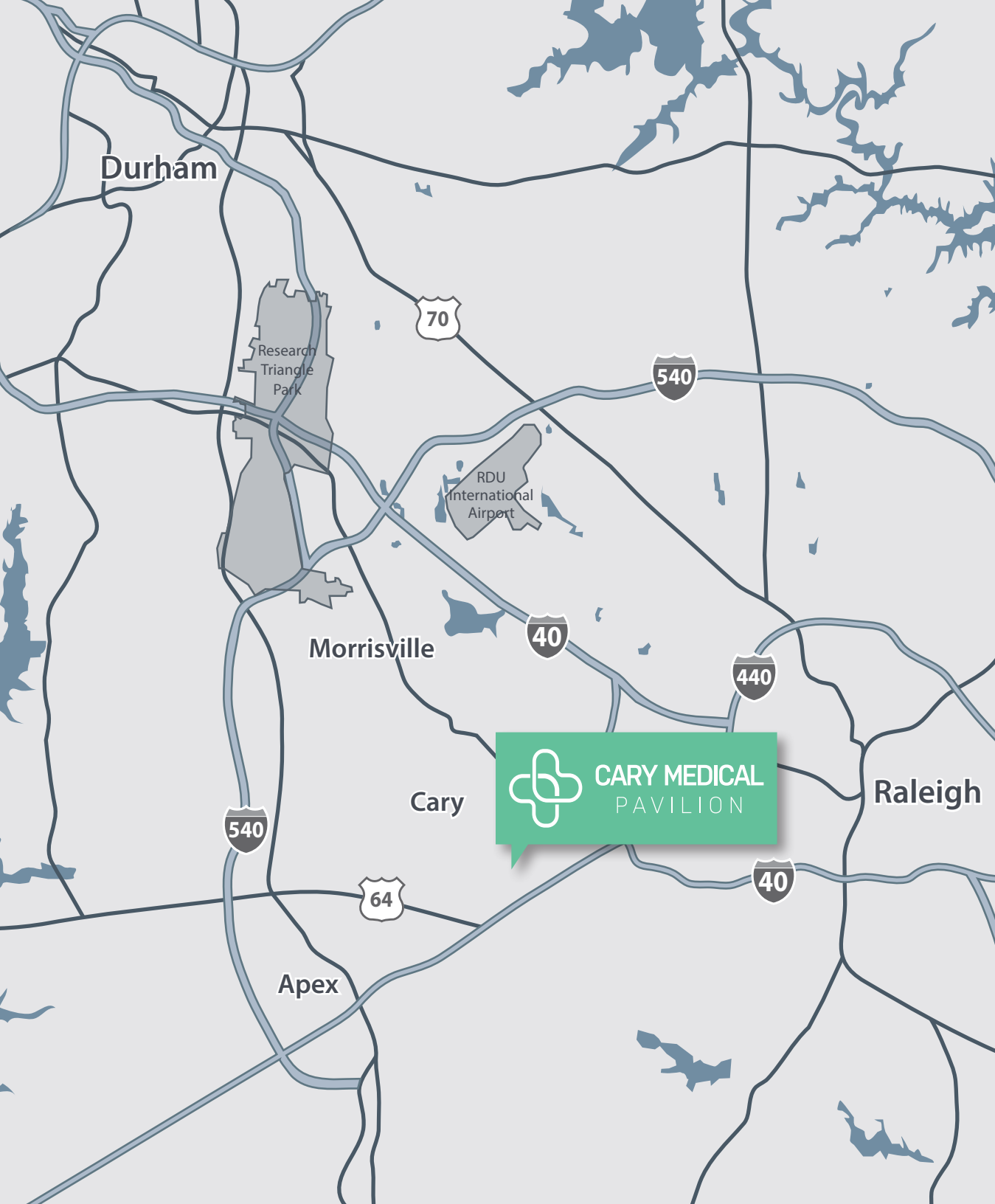
AVISON YOUNG

Janet Clayton, CCIM

Principal
919.420.1581
janet.clayton@avisonyoung.com

Carlo DiGiorgio

Senior Vice President
919.420.1569
carlo.digiorgio@avisonyoung.com



PRIME LOCATION

Cary Medical Pavilion is ideally located in the heart of Cary, North Carolina — one of the strongest submarkets in the Triangle. Situated along SW Cary Parkway at the intersection of Kildaire Farm Road, the property boasts convenient access to US-1, NC Highway 64 and Interstates 40, 440 and 540.

31,000

Vehicles per day on Kildaire Farm Road

23,000

Vehicles per day on SW Cary Parkway

204,900

People live within a five-mile radius

\$107,000

Average household income in five-mile radius

NO. 1 City in America for Best Quality of Life (Raleigh)

NUMBEO, FEBRUARY 2019

NO. 5 Best Place to Live (Cary)

MONEY, OCTOBER 2018

AREA AMENITIES

Walmart
supercenter

Harris Teeter
Your Neighborhood Food Market

pure barre

CINEBISTRO
MOVIES WITH TASTE™

HAND + STONE
MASSAGE AND FACIAL SPA

corepower
YOGA

Chick-fil-A

Bank of America

WHOLE FOODS MARKET **KALE CRAZY**

Tryon Road

Tony's
OYSTER BAR & GRILL

CILANTRO
Indian Cafe

APES
Fine Wine
EST. 2001

MACGREGOR
DRAFT HOUSE



WakeMed
Cary Hospital

64

Kildaire Farm Road



CARY MEDICAL
PAVILION

CARY INTERNAL MEDICINE

CAS PREMIER HEALTH

TRIANGLE PEDIATRICS
WAKE PLASTIC SURGERY

FARMINGTON WOODS
ELEMENTARY



TIJUANA FLATS

Massage Envy
SPA



STAPLES



LA STELLA
PIZZA
THE CRAFT OF PIZZA & COCKTAILS

SUBWAY



Town & Country
HARDWARE

FRED ASTAIRE
RESTAURANT & BAR



Sola
BALCON STUDIOS

CAPITAL BANK

TORERO'S
FAMILY MEXICAN RESTAURANT



82,047

Households within
a five-mile radius

10.5%

Projected population
growth 2019-2024

N

SW Cary Parkway

CARY OVERVIEW

Once a sleepy bedroom community on the outskirts of Raleigh, Cary has transformed into one of the fastest growing towns in North Carolina and a magnet for residents and businesses alike. The town's population has swelled to 171,181, an increase of 70% since the year 2000. According to the Bureau of Labor Statistics, Cary's employment base has grown along with its population, surging to a record high of 95,232 in May 2019. Employment has grown by 16% in the last five years (May 2014–May 2019), and unemployment has fallen from 3.9% to 3.2% during this time. Among the major employers that call Cary home are MetLife, SAS Institute, Caterpillar, DB Global Technology, HCL Technologies, John Deere, Kellogg's Snacks, Siemens Medical Solutions and Verizon.



**NO. 2 Next Boom Towns in
the U.S. (Raleigh-Cary)**
FORBES MAGAZINE

The Triangle region ranks among the top MSAs in physicians per capita. Two major medical centers and teaching hospitals are located in the region, along with multiple hospitals. In addition to two nationally renowned medical centers within a 15-mile radius at UNC and Duke, Cary residents are directly served by the full-service, 156-bed WakeMed Cary Hospital. Among its offerings are 24-hour emergency care, a birthing facility, day surgery and operative services, cardiopulmonary services, imaging and outpatient rehabilitation.



05



MAJOR EMPLOYERS

Caterpillar Inc.
DB Global Technology
HCL Technologies
John Deere
Kellogg's Snacks
MetLife
SAS Institute Inc.
Siemens Medical Solutions
Verizon

SITE PLAN

Situated at the highly-trafficked intersection of Kildaire Farm Road and SW Cary Parkway, this property boasts excellent access to many areas of the Triangle. With significant renovations scheduled to be completed in Fall 2019, this multi-tenant medical office building is well constructed with aesthetically pleasing architecture and high-quality finishes. It is surrounded by mature, well-maintained and attractive landscaping.

WakeMed Cary Hospital
1.5 Miles South



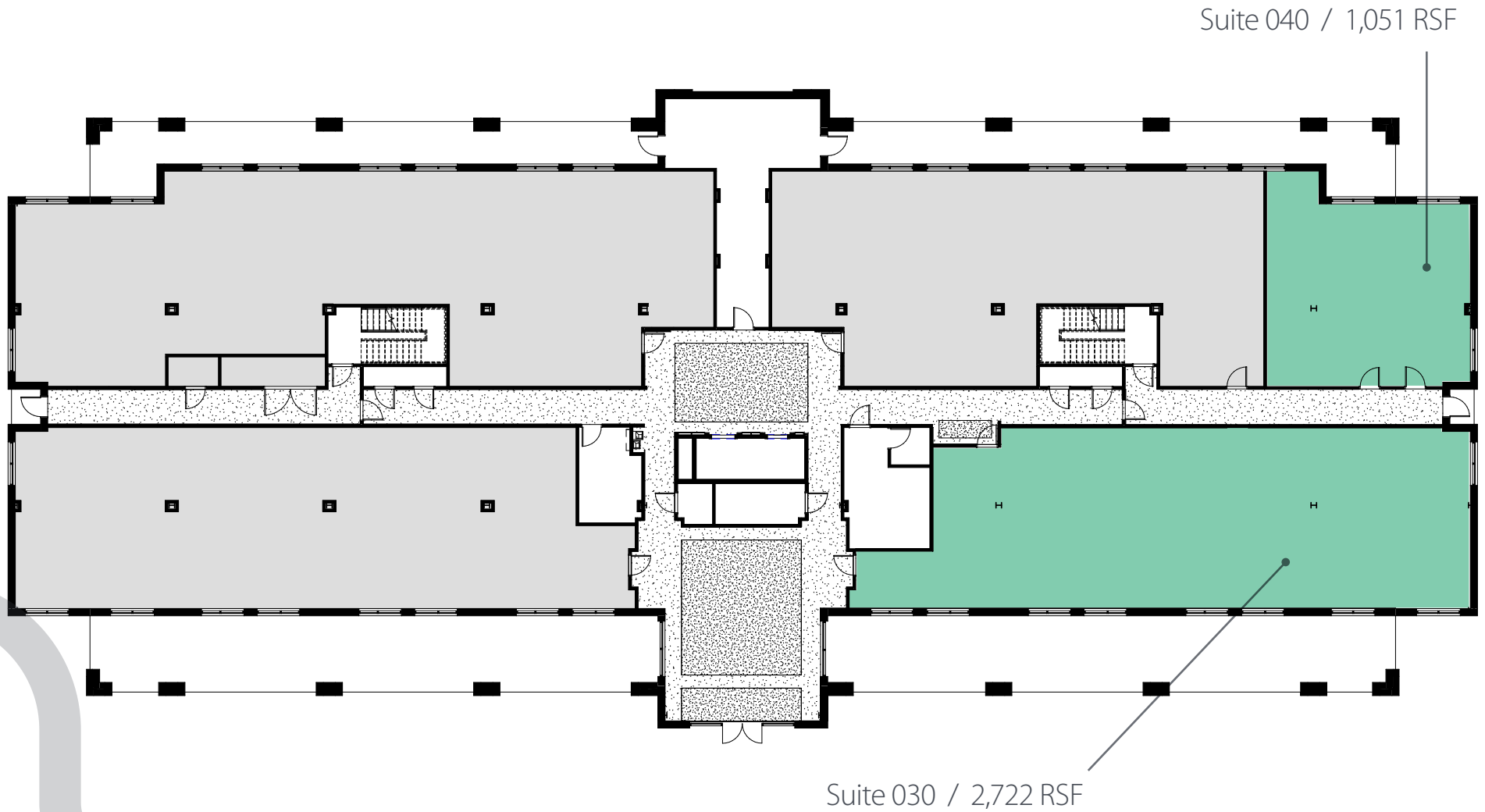
SW Cary Parkway
23,000 VPD

Kildaire Farm Road
31,000 VPD

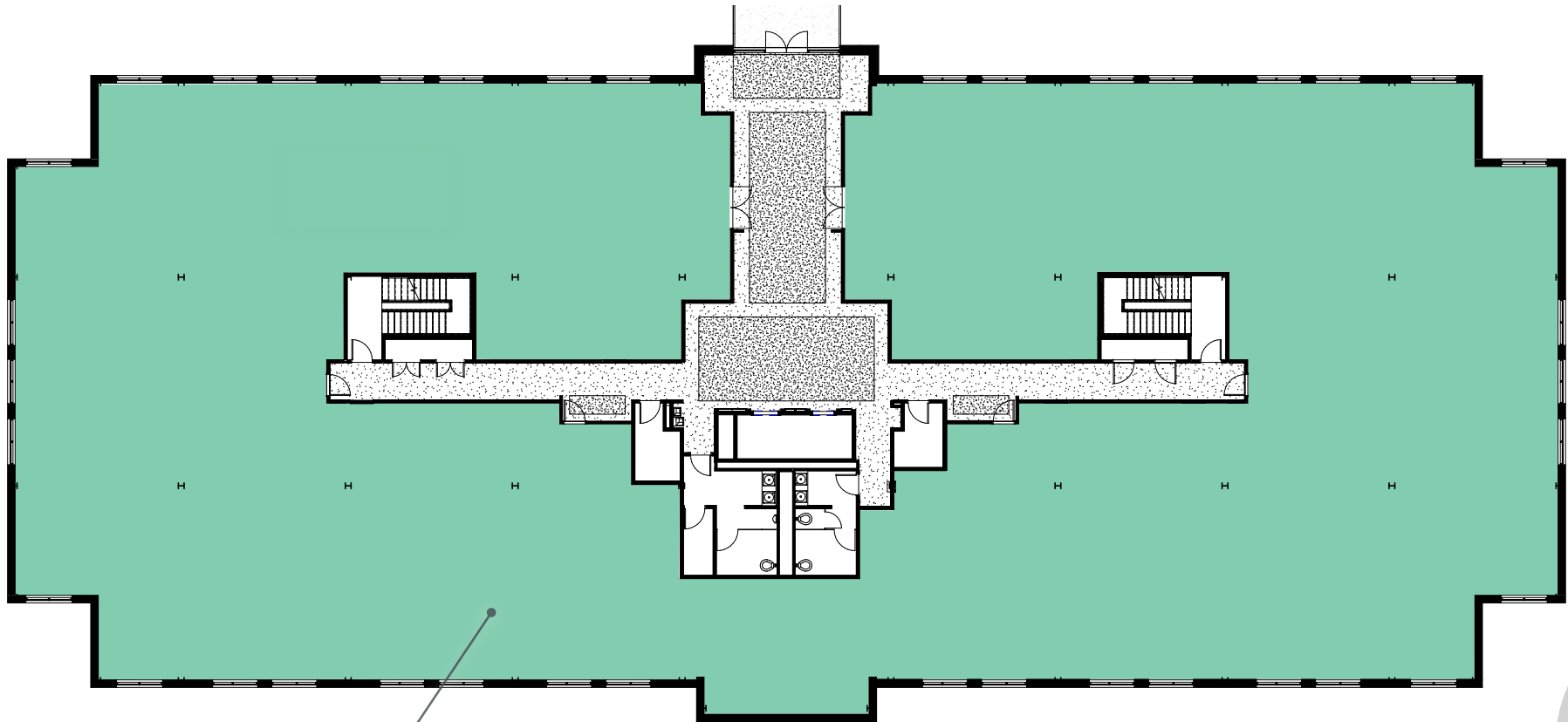


NEWLY RENOVATED LOBBY

GROUND FLOOR PLAN / AVAILABILITY

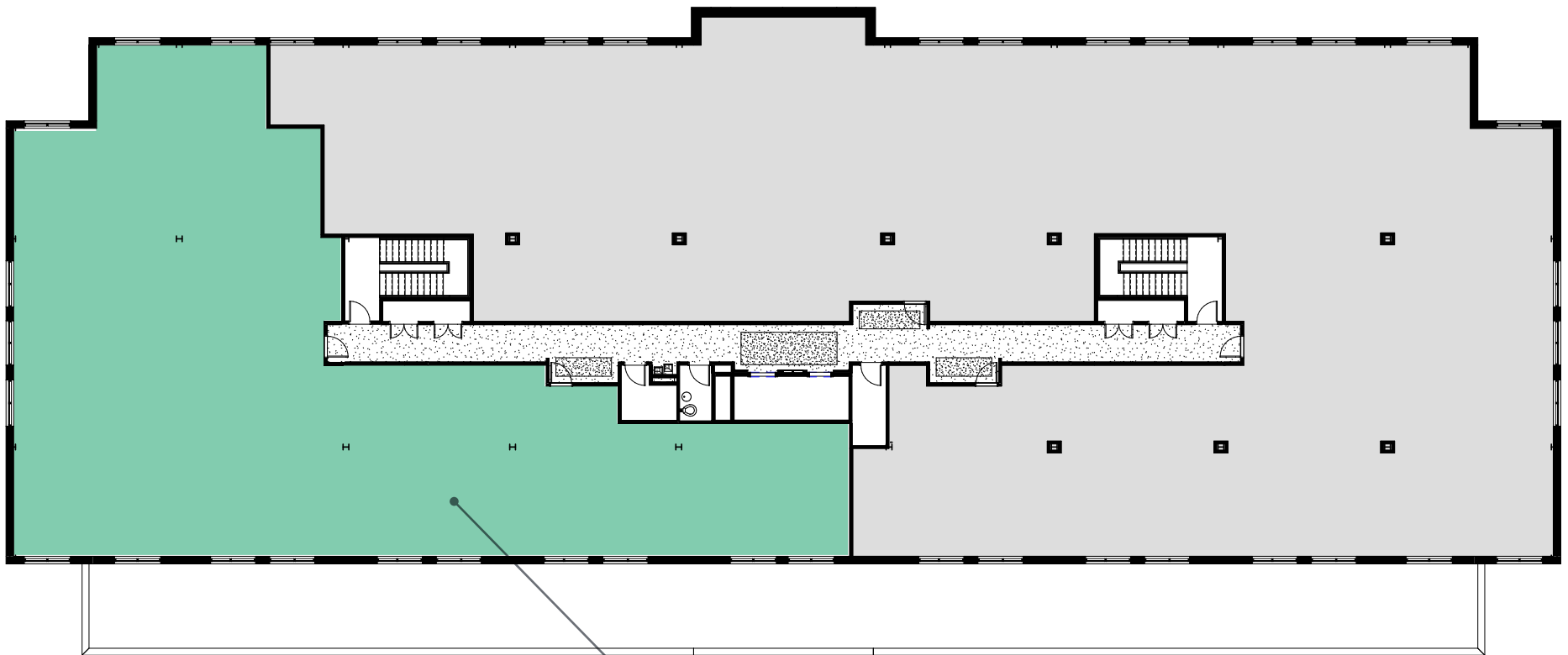


FIRST FLOOR PLAN / AVAILABILITY



Suite 100 / 18,011 RSF
Option to subdivide

SECOND FLOOR PLAN / AVAILABILITY



Suite 202 / 5,640 RSF
Option to subdivide



LEVEL : GROUND
LEVEL : 100
LEVEL : 200



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