



FLEX FOR SALE/LEASE

101 TOWERVIEW COURT, CARY, NC 27513



WILL SOSSAMAN

Broker

919.632.6593

wsossaman@lee-associates.com

PROPERTY OVERVIEW

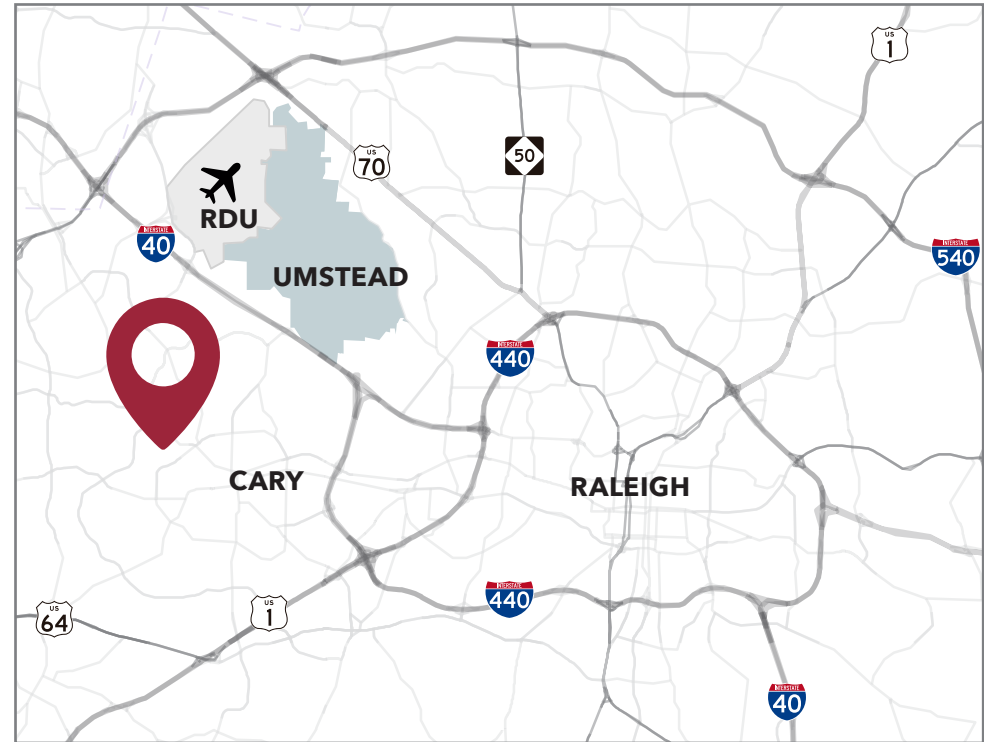
PROPERTY DESCRIPTION

Well-positioned flex/office multi-tenant building on 1.51 acres for sale or lease with convenient access and functional layouts. Suites offer a mix of office and warehouse space, abundant natural light, and dedicated parking, making them ideal for a variety of office, showroom, light industrial, or service-oriented users. Great location just 10 minutes from RDU International Airport and 12 minutes from Research Triangle Park.

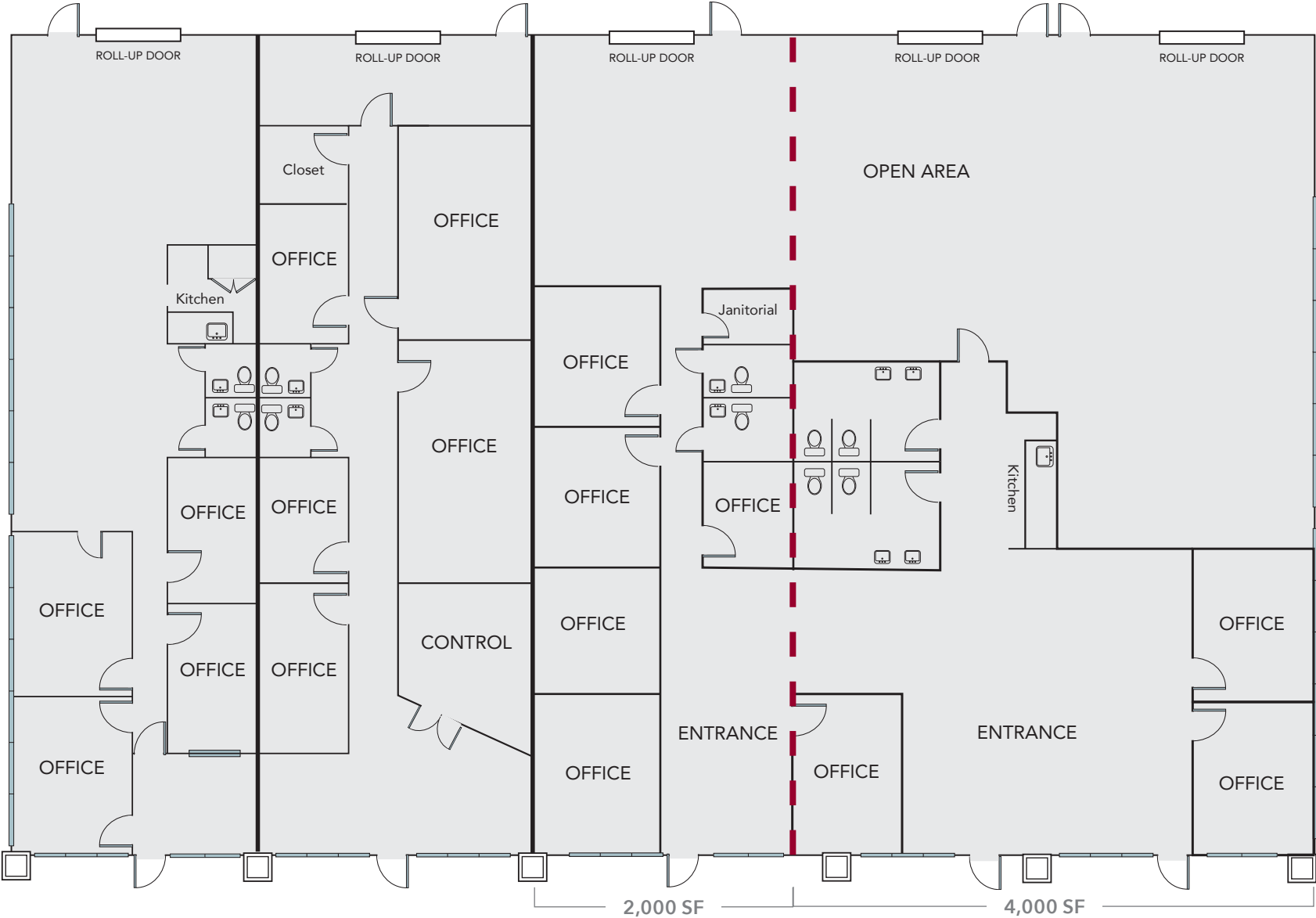
HIGHLIGHTS

- » **Suite 107/109/111: 6,000 SF available immediately**
 - » Divisible into 2,000 SF & 4,000 SF
 - » 2nd generation church facility
 - » 3 Roll-up doors (currently covered)
- » Suite 105: 2,000 SF - Leased until December 2027
- » Suite 103: 2,000 SF - Leased until January 2031
- » Zoned ORD-CU: Office/Research and Development district
- » 5 Roll-up doors (7' W x 8' H)
- » Clear height: 16' 9" if ceiling tiles are removed
- » Built in 1999
- » Approximately 40 total parking spaces
- » Lease Rate: \$23.50/SF, Full Service
- » Sale price: \$2,950,000

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FLOOR PLAN



SUITE 103 | 2,000 SF

SUITE 105 | 2,000 SF

SUITE 107/109/111 | 6,000 SF
DIVISIBLE

SUITE 107/109/111 PHOTOS



AREA AMENITIES

DOWNTOWN CARY

2.6 MILES

RDU AIRPORT

6.9 MILES

RESEARCH TRIANGLE PARK

9.7 MILES

DOWNTOWN RALEIGH

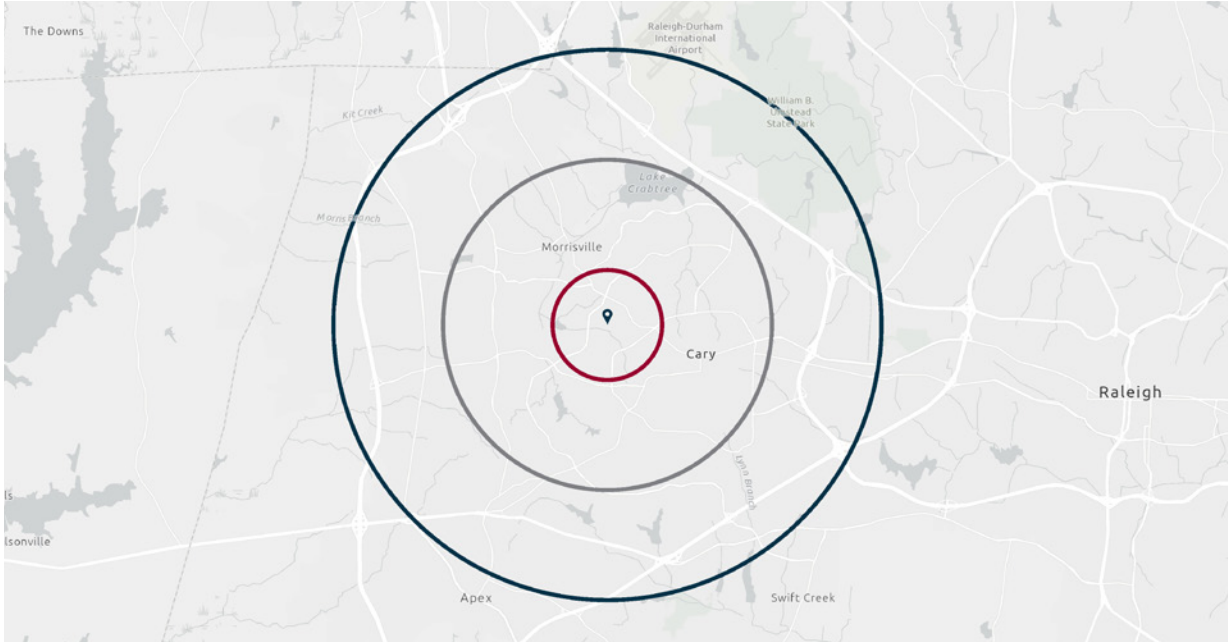
11.9 MILES



Asali Desserts
Cilantro Indian Cafe
Gamers Geekery & Tavern
Hangout Bar & Grill
Hot Shots Hideaway Bar
MacGregor Draft House
Mixed Desserts
Starbucks

WAVELY PLACE
Chase Bank
Chicken Salad Chick
Cinebistro
Enrico Italian Bistro
Famous Toastery
Farmside Chicken
Gonza Tacos
Rise Biscuits
Shake Shack
Tasu Asian Bistro
Taziki's
Triangle Wine
Two Roosters
Walgreen's
Wells Fargo
Whole Foods

DEMOGRAPHICS



(SOURCE: ESRI 2026)

	1 Mile	3 Miles	5 Miles
Population (2026)	12,318	94,313	199,598
Daytime Population	14,970	100,865	238,285
2031 Projected Population	13,216	100,370	213,996
Total Businesses	696	4,142	8,838
Bachelor's Degree or Higher	77.3%	71.1%	70.8%
Median Age	37.4	39.0	38.0
Median Household Income	\$149,020	\$126,333	\$128,163
Median Home Value	\$599,315	\$553,184	\$572,144

TOWN OF CARY QUICK FACTS

192K

2026 ESTIMATED
POPULATION

16.8%

POPULATION GROWTH
2014-2024

3%

STATE'S LOWEST
UNEMPLOYMENT RATE

\$649K

MEDIAN HOME
VALUE

73%

BACHELOR'S DEGREE
OR HIGHER

#6

SAFEST CITIES IN
AMERICA

FLEX SPACE FOR SALE/LEASE | 101 TOWERVIEW COURT | CARY, NC 27513