

OFFICE FOR LEASE 8255 CHAPEL HILL RD

Cary, NC 27513



PROPERTY DESCRIPTION

Stand-alone office building for lease near Downtown Cary

PROPERTY HIGHLIGHTS

- ±2,720sf stand-alone office building
- Available Nov. 1, 2022
- Eight offices, conference room, workroom, reception and break area
- Great outdoor event space
- Secured yard space behind building
- Adjacent to Chatham Hill Winery
- 1.8 miles from I-40
- Walkable to Downtown Cary
- Tenant responsible for utilities, janitorial, and common area maintenance (Landlord pays taxes/insurance)
- Lease Rate: \$20.00/SF, modified gross

LOCATION DESCRIPTION

Located less than 1 mile to Downtown Cary.

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (MG)
Available SF:	2,720 SF
Available Date:	Nov. 1, 2022

James Bailey, JD

jbailey@lee-associates.com

O: 919.576.2514

C: 336.602.3022

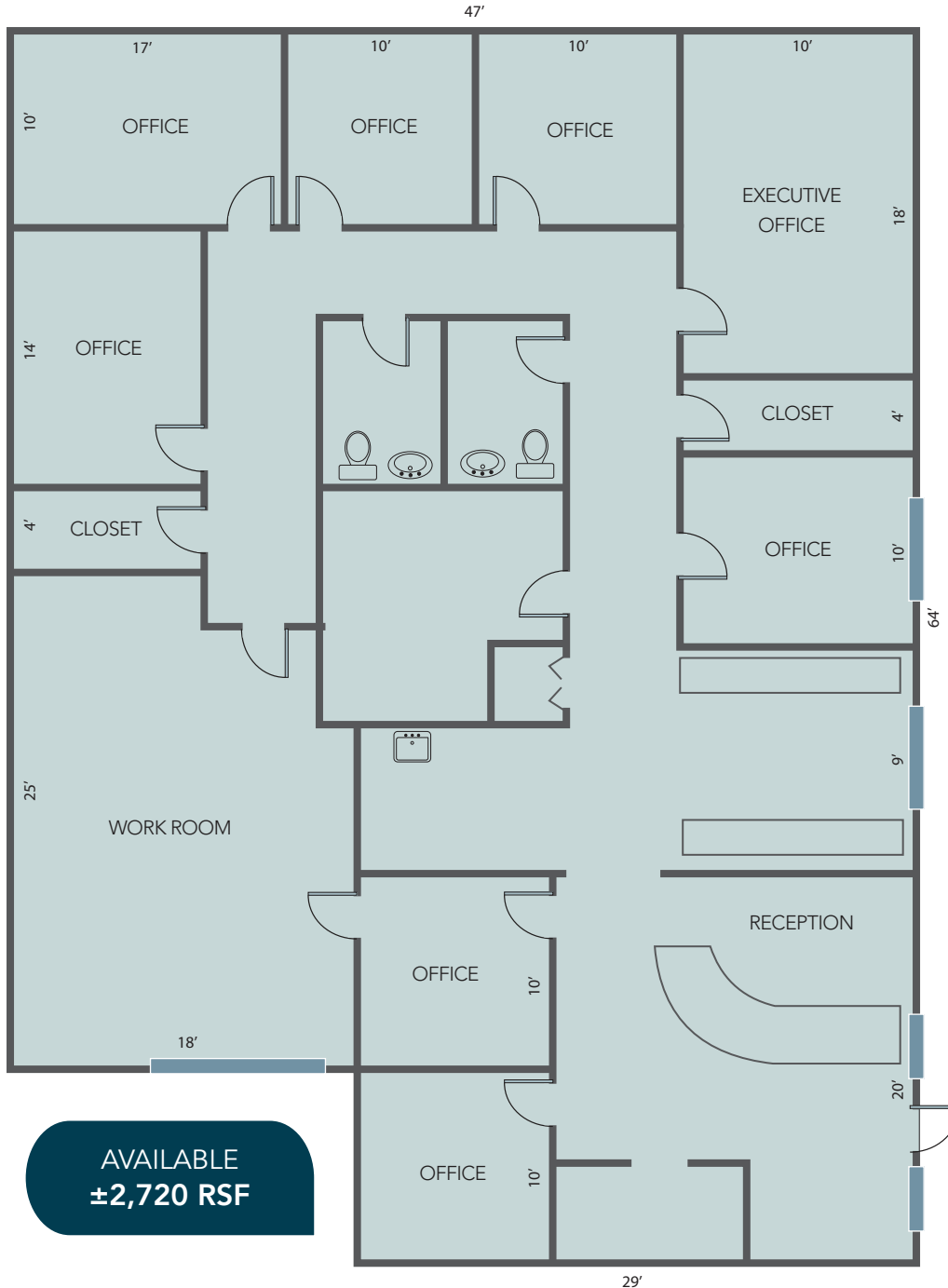
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal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

OFFICE FOR LEASE 8255 CHAPEL HILL RD

Cary, NC 27513



COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM



**AVAILABLE
±2,720 RSF**

James Bailey, JD
jbailey@lee-associates.com
O: 919.576.2514
C: 336.602.3022

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.

OFFICE FOR LEASE 8255 CHAPEL HILL RD

Cary, NC 27513



COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM



James Bailey, JD
jbailey@lee-associates.com
O: 919.576.2514
C: 336.602.3022

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.

OFFICE FOR LEASE 8255 CHAPEL HILL RD

Cary, NC 27513



RESTAURANTS, RETAIL, BREWERIES AND MORE IN DOWNTOWN CARY:

RESTAURANTS & CAFES

- | | |
|-----------------------------------|-----------------------------------|
| 1. Annelore's German Bakery | 12. Estemed Coffee |
| 2. Bosphorus | 13. Di Fara Pizza Tavern |
| 3. Upper Deck Sports Pub | 14. Hank's Downtown Dive |
| 4. Neighborhood Sports Bar | 15. BREW Coffee Bar |
| 5. Roma's Italian Deli & Pizzeria | 16. FRESH. Local Ice Cream |
| 6. La Farm Bakery | 17. Crosstown Pub & Grill |
| 7. Kababish Cafe | 18. Daybreak |
| 8. Academy Street Bistro | 19. Scratch Kitchen & Taproom |
| 9. Ashworth Drugs | 20. Big Dom's Bagel |
| 10. Once in a Blue Moon Bakery | 21. Pizzeria Faulisi |
| 11. Serendipity Deli | 22. Pro's Epicurean Market & Cafe |
| | 23. MC Restaurant |

BREWERIES & BARS

- | | |
|-------------------------------|-------------------------------|
| 1. Triangle Beer Co. | 5. Pharmacy Bottle + Beverage |
| 2. SideBar | 6. Cotton House Craft Brewers |
| 3. Bond Brothers | |
| 4. Chatham Street Wine Market | |

RETAIL

- | | |
|---------------------------|--------------------------------|
| 1. First Bank | 9. Lana Addison Bridal |
| 2. Fidelity Bank | 10. Cary Pottery |
| 3. CJ Autosport | 11. Stonehaven Jewelry Gallery |
| 4. Cary Florist | 12. Kitchen & Bath Galleries |
| 5. Cary Farmers Market | 13. Johnson's Jewelers |
| 6. Peak Olive Oil Company | 14. US Postal Service |
| 7. Warm 'n Fuzzy | 15. The Perfect Piece |
| 8. Vintage Vogue | |

FITNESS & RECREATION

- | | |
|--------------------------------------|-----------------------|
| 1. Aradia Fitness Cary | 3. Ignium Strength |
| 2. Herbert C. Young Community Center | 4. Heater Park |
| | 5. Downtown Cary Park |

ENTERTAINMENT & VENUES

- | | |
|----------------------------|---------------------------------|
| 1. The Matthews House | 4. The Mayton |
| 2. Page-Walker Arts Center | 5. Cary Regional Library Center |
| 3. The Cary Theater | 6. Cary Arts Center |

James Bailey, JD
jbailey@lee-associates.com
O: 919.576.2514
C: 336.602.3022

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.