

**TURNKEY TWO-LEVEL OFFICE
SPACE AVAILABLE FOR LEASE**

WAVERLY PLACE

±10,781 SF SUITE

**525 NEW WAVERLY PLACE, SUITE A-202
CARY, NORTH CAROLINA 27518**

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON



PROPERTY OVERVIEW

Lee & Associates Raleigh-Durham-Wilmington is pleased to present the opportunity to lease Suite A-202, a distinctive Class A office space within Waverly Place, one of Cary's premier mixed-use destinations.

Featuring a unique two-level layout, the $\pm 10,781$ SF suite combines modern design, abundant natural light, and flexible workspaces designed to support collaborative teams, executive leadership, and client-facing businesses. Positioned within an amenity-rich environment, Suite A-202 delivers an exceptional workplace experience while providing excellent regional connectivity throughout the Triangle.



HIGHLIGHTS

- » $\pm 10,781$ SF creative office suite
- » Unique two-level floor plan with mezzanine
- » Expansive open workspace with abundant natural light
- » Fully built-out headquarters opportunity with executive offices, multiple conference rooms, collaborative work areas, training rooms, and support spaces already in place.
- » Exposed ceilings and modern industrial finishes
- » Exceptional window line overlooking Waverly Place
- » Elevator-served building with ample parking
- » Available for occupancy January 2027
- » **Ideal For:** Corporate Headquarters • Professional Services • Creative & Marketing Firms • Technology Companies • Financial & Insurance Services • Consulting Firms • Wellness Practices • Client Experience Centers
- » **Lease Rate:** \$28/SF NNN
TICAM: \$10.33/SF (estimate)



LOCATION DESCRIPTION

Located within Waverly Place at the signalized intersection of Tryon Road and Kildaire Farm Road, Suite A-202 provides immediate access to one of Cary's most amenity-rich environments.

Employees and clients enjoy walkable access to restaurants, cafés, fitness studios, personal services, and Whole Foods Market, while WakeMed Cary Hospital sits directly across the street. With convenient connections to US-1, I-40, and NC 540, the property offers excellent accessibility throughout the Triangle.



TRAFFIC COUNTS:

- » TRYON RD: 27,000 VPD
- » KILDAIRE FARM RD: 31,500 VPD

FLOOR PLAN



SUITE

A-202



TOTAL SF

±10,781 SF



MAIN LEVEL SF

±7,788 SF



MEZZANINE SF

±2,993 SF



HEADQUARTERS LAYOUT



PRIVATE OFFICES & CONFERENCE ROOMS



OPEN COLLABORATION SPACE



ABUNDANT NATURAL LIGHT



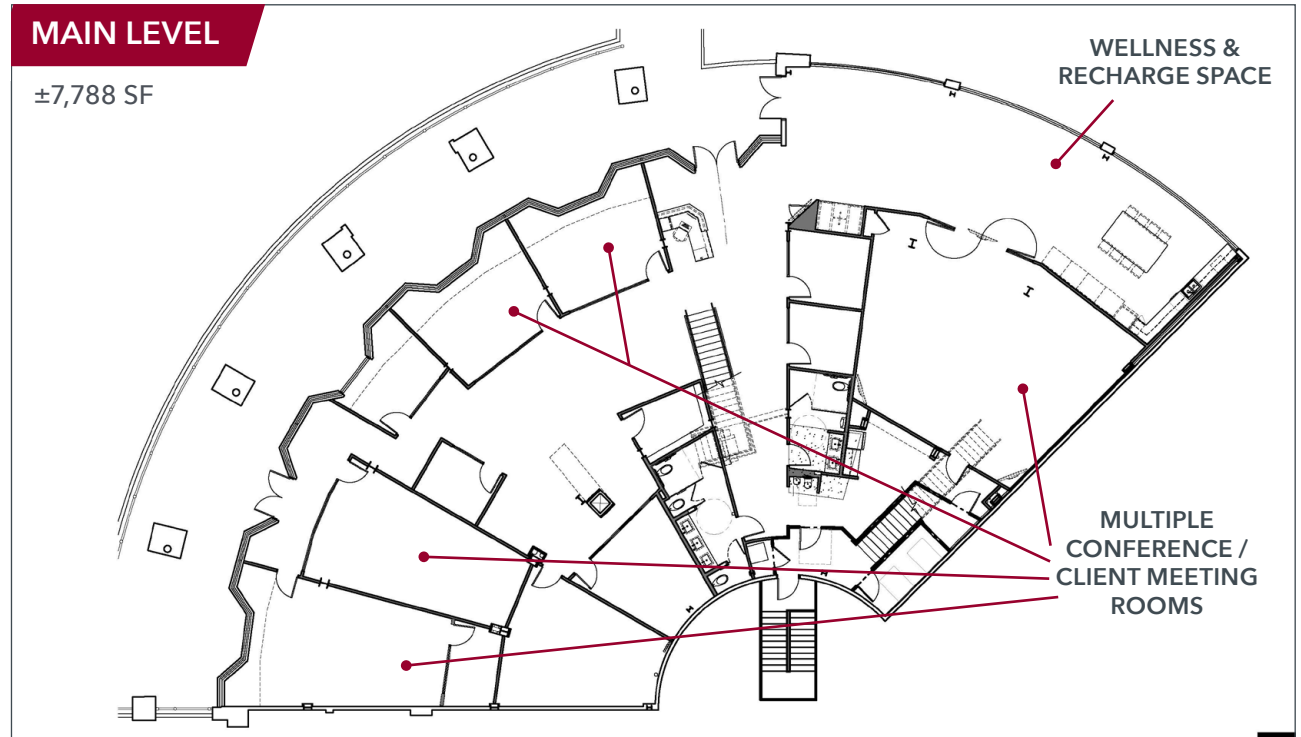
AVAILABLE FOR OCCUPANCY
JANUARY 2027



3D MATTERPORT TOUR

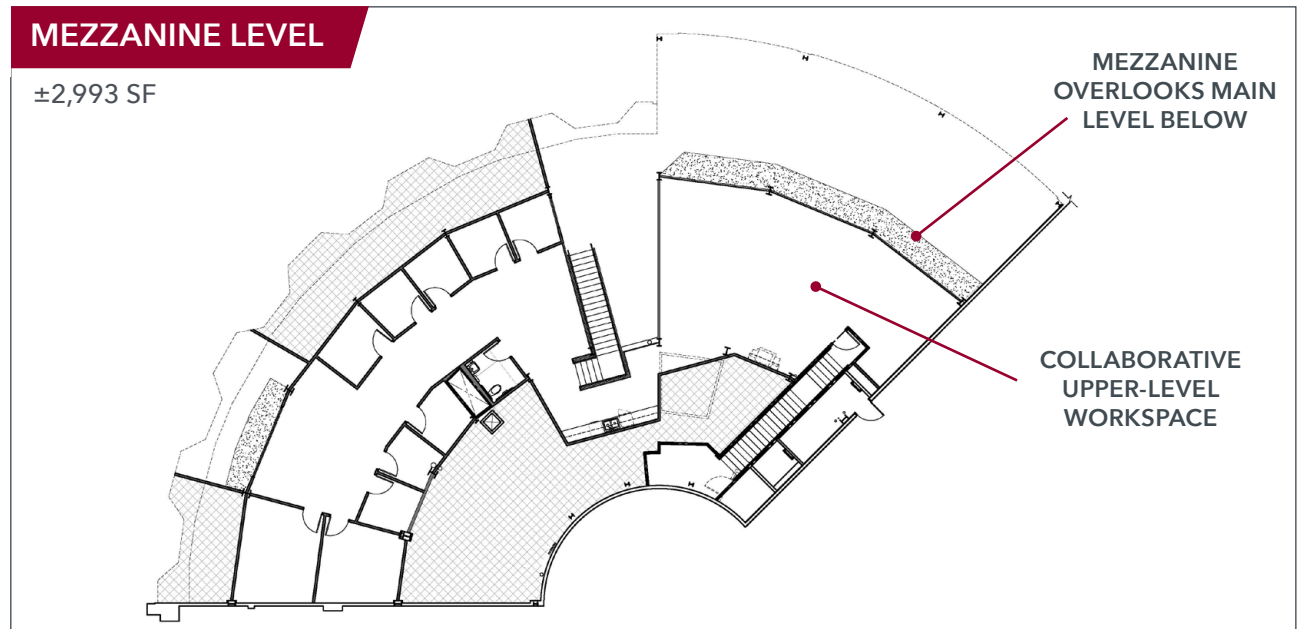
MAIN LEVEL

±7,788 SF

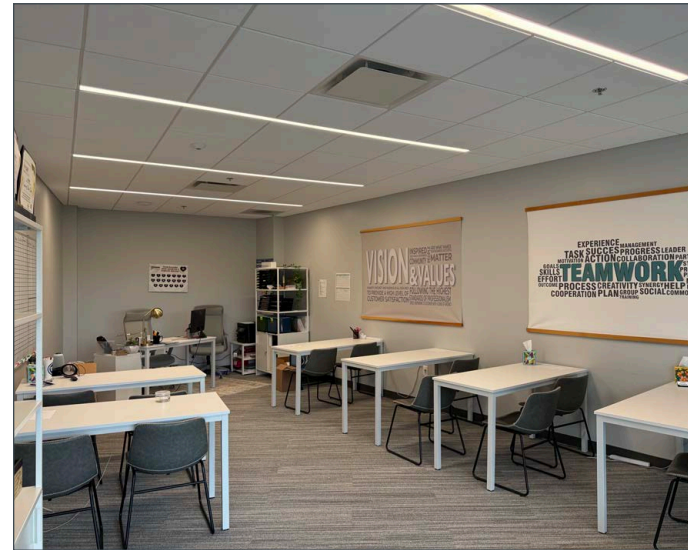
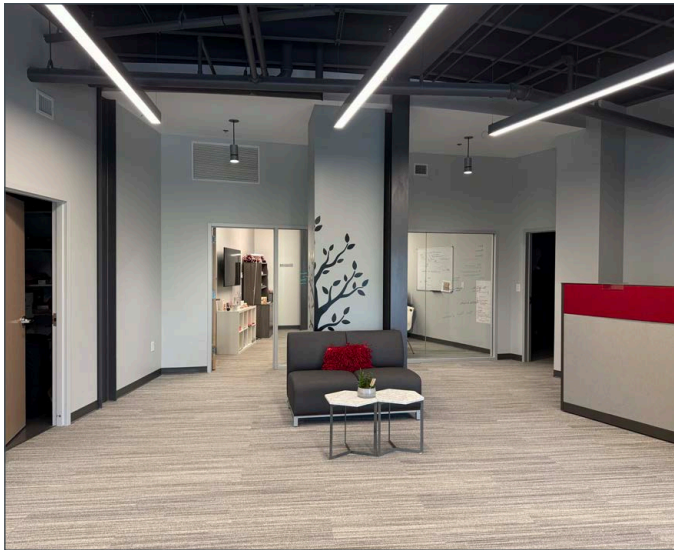
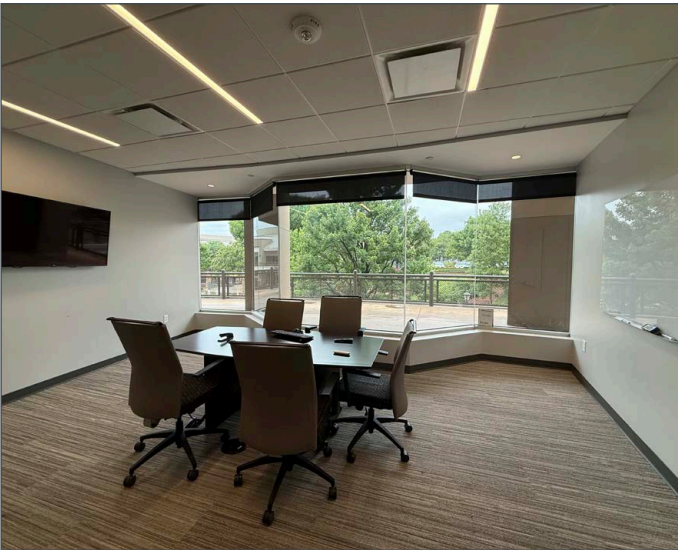
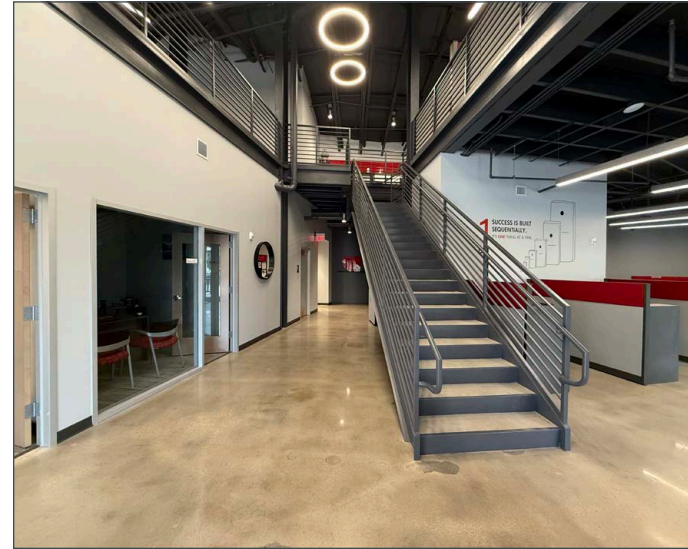
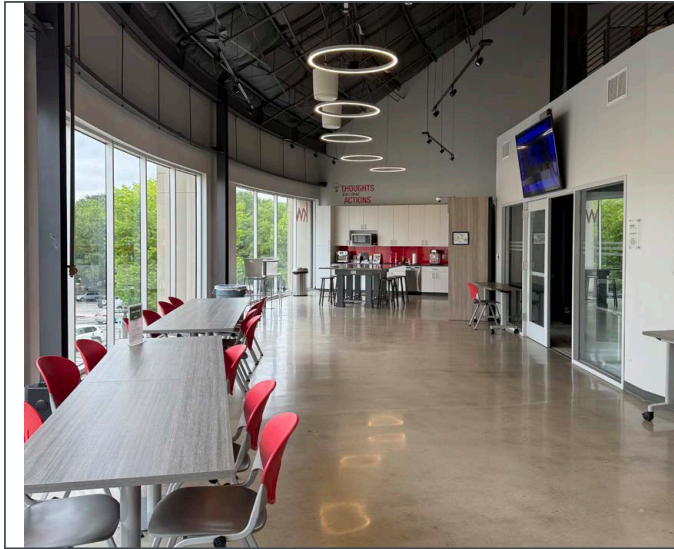
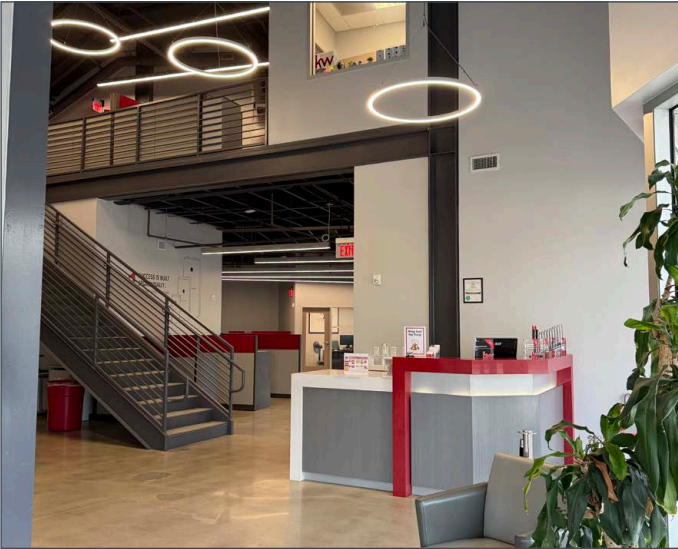


MEZZANINE LEVEL

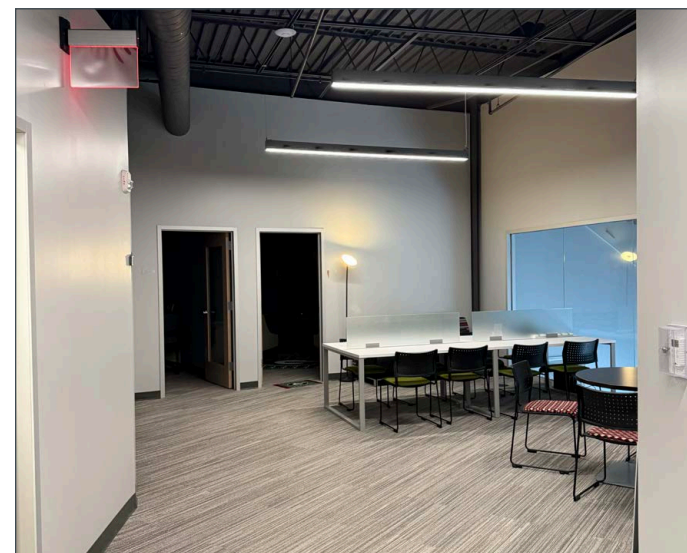
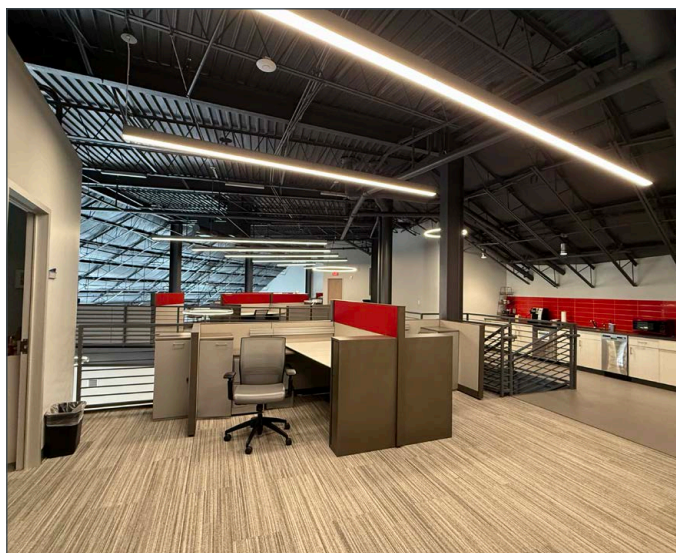
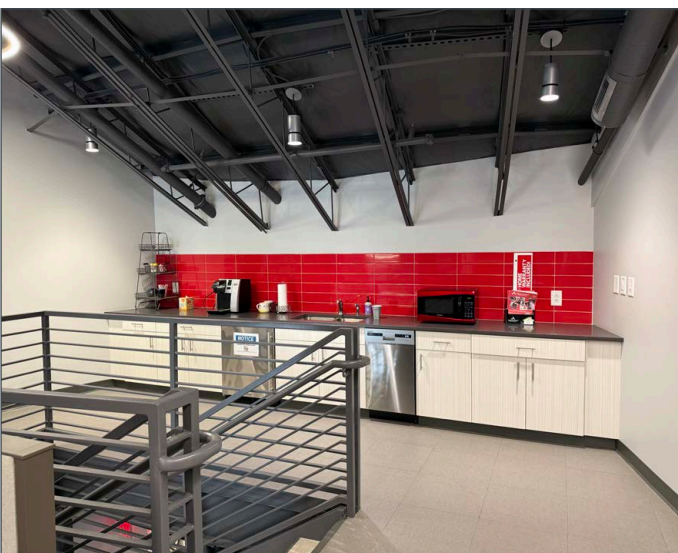
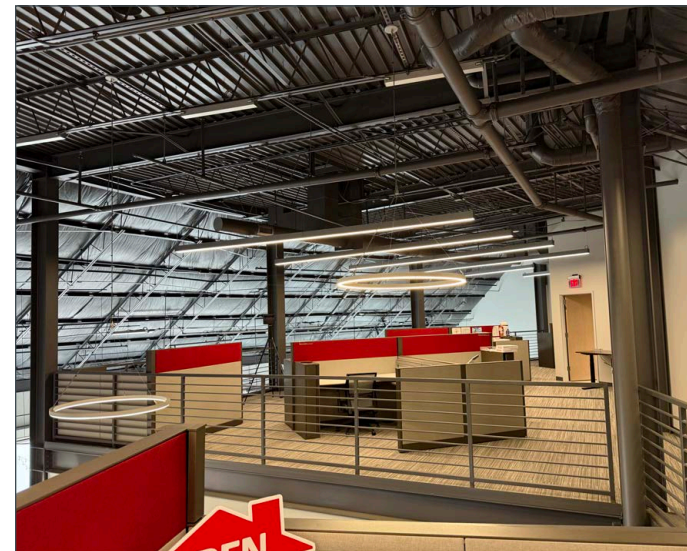
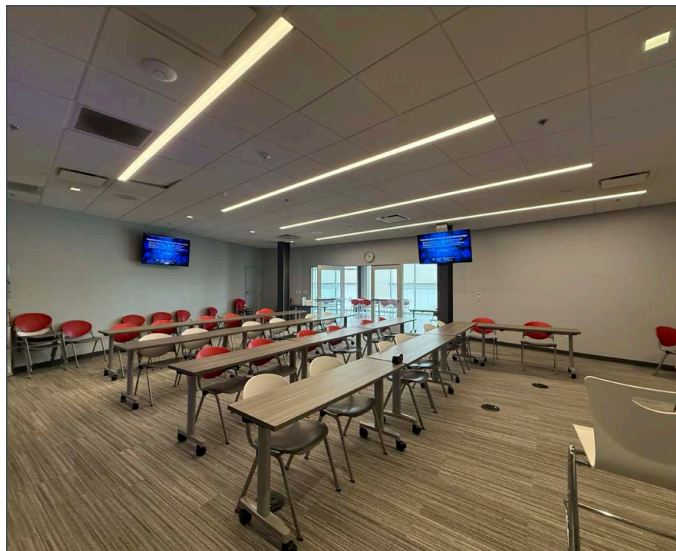
±2,993 SF



PHOTOS



PHOTOS



WAVERLY PLACE

CARY'S PREMIER MIXED-USE DESTINATION



More than an office location, Waverly Place is one of the Triangle's premier lifestyle destinations, blending Class A office space with upscale retail, chef-driven dining, wellness amenities, and beautifully landscaped gathering spaces. Anchored by Whole Foods Market and surrounded by some of Cary's most desirable neighborhoods, the center creates an environment where employees can work, meet, dine, and unwind, all within steps of the office.

Conveniently located at the signalized intersection of Tryon Road and Kildaire Farm Road, directly across from WakeMed Cary Hospital, Waverly Place offers exceptional accessibility while providing an amenity-rich campus unlike any other in the market.



WHOLE FOODS MARKET-
ANCHORED



DIRECTLY ACROSS FROM
WAKEMED CARY HOSPITAL



AWARD-WINNING DINING
& CAFÉS



PROMINENT LOCATION AT
TRYON RD & KILDAIRE FARM RD



WELLNESS & FITNESS
AMENITIES



MULTIPLE ACCESS POINTS &
AMPLE PARKING



RETAIL & PERSONAL
SERVICES



SURROUNDED BY AFFLUENT
CARY NEIGHBORHOODS



EXPANSIVE GREENWAY &
WATER FEATURES



MINUTES TO US-1, I-40 & NC 540



DINING



OUTDOOR SPACES



WELLNESS



RETAIL



GATHER

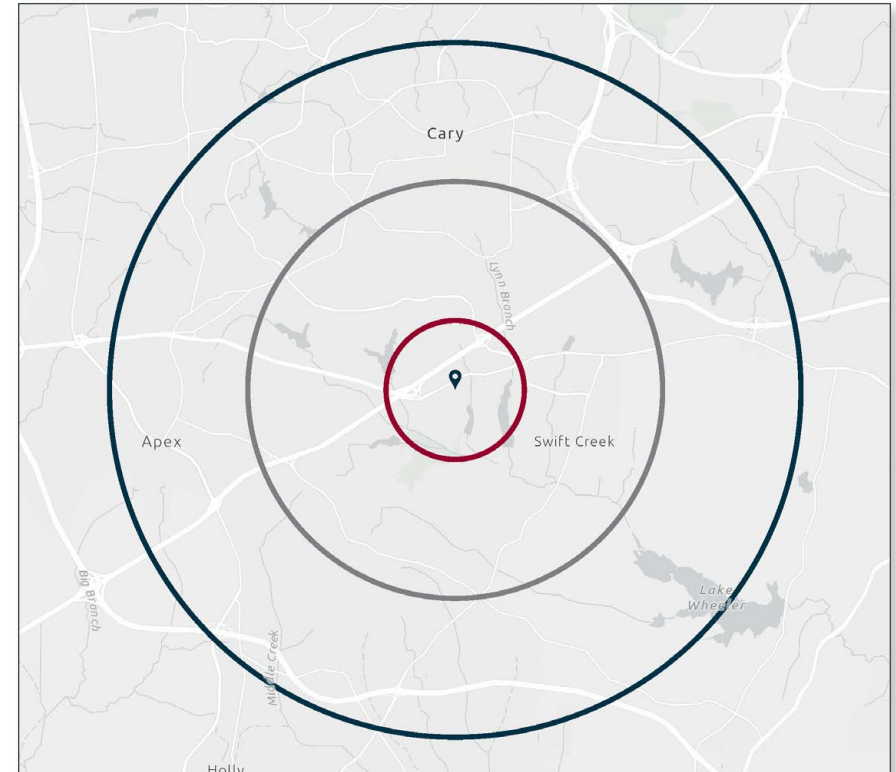
A WORKPLACE
EXPERIENCE THAT
WORKS FOR YOU.

Where convenience,
community, & productivity
come together.

DEMOGRAPHICS & LOCATION OVERVIEW

KEY DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION (2026)	5,123	59,044	172,337
2031 PROJECTED POPULATION	5,283	61,835	181,926
DAYTIME POPULATION	16,510	80,310	188,341
AVERAGE HOME VALUE	\$747,682	\$638,520	\$593,931
AVERAGE HOUSEHOLD INCOME	\$202,488	\$174,449	\$159,968
MEDIAN AGE	52.4	43.7	38.1
BACHELOR'S DEGREE OR HIGHER	73.5%	68.1%	65.4%



LOCATION ADVANTAGES



THRIVING CARY MARKET

ONE OF THE TRIANGLE'S FASTEST GROWING COMMUNITIES



AFFLUENT DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME EXCEEDS \$174K (3-MILES)



PREMIER CARY LOCATION

WALKABLE MIXED-USE DESTINATION



WAKEMED CARY CAMPUS

DIRECTLY ACROSS FROM WAKEMED CARY HOSPITAL



REGIONAL CONNECTIVITY

QUICK ACCESS TO US-1, I-40 & NC 540

WAVERLY PLACE

- COLOR ME MINE
- ESPORTS
- FAMOUS TOASTERY
- FARMSIDE KITCHEN
- GONZA TACO Y TEQUILA
- MOD PIZZA
- MY SALON SUITE
- OAK AND IRON FITNESS
- PETFOLK VETERINARY & URGENT CARE
- TASU ASIAN BISTRO
- TWO ROOSTERS ICE CREAM

SUITE A-202
±10,781 SF

CINEBISTRO
MOVIES WITH TASTE®

SHAKE SHACK®

WHOLE
FOODS
MARKET

- BODYLASE
- CHICKEN SALAD CHICK
- COREPOWER YOGA
- DRYBAR
- ENRIGO ITALIAN BISTRO
- GLO LOFT
- HAND & STONE MASSAGE
- HOLLYWOOD FEED
- ONYX HAIR BOUTIQUE
- PINEAPPLE SOL
- RISE BISCUITS
- ROCKY MOUNTAIN CHOCOLATE
- STRETCHLAB
- TAZIKI'S
- TRE NAILS SPA
- V'S BARBERSHOP

PNC
BANK

Walgreens

BANK OF AMERICA

BURGER
KING

CHASE

WELLS
FARGO

TRYON RD
27,000 VPD

KILDAIRE FARM RD
31,500 VPD

WAKEMED
CARY HOSPITAL

AREA OVERVIEW

DOWNTOWN RALEIGH

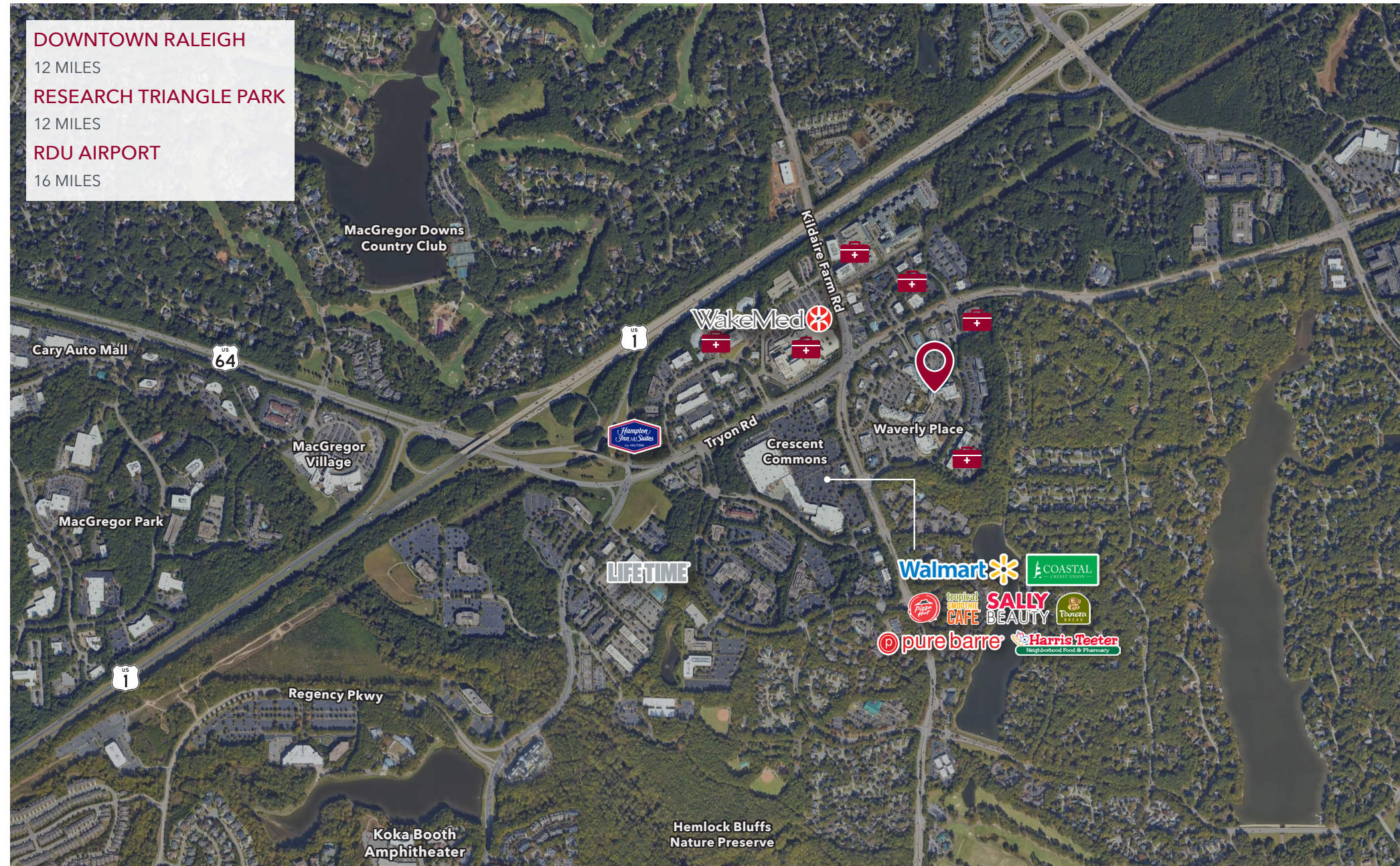
12 MILES

RESEARCH TRIANGLE PARK

12 MILES

RDU AIRPORT

16 MILES



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