

Office Condominium For Sale - 3,000 RSF (3 separate units)

Kilmayne Office Center

140 Iowa Lane suites 101, 102, and 104

Cary NC 27511



About Property

- Three contiguous, ground level suites available for sale with leases in place.
- Great opportunity for Investor or Owner Occupant with tenants in place.
- **Sale price: \$924,000.00 / \$308 RSF**
- Association Dues: \$ 882.86 month for 3,000 RSF. PPM Property Management Co.
- Real Estate Taxes for 2027: \$5,834.05
- One owner/broker since constructed in 1999. Zoned O&I.
- \$20,000 renovations to units 101 & 102 completed in July 2025. Foyer updated.
- Located in Central Cary across from Goodwill, close to intersection of Kildaire Farm Rd and SW Maynard Rds.

Property Features

- **Unit 101: 544 RSF.** Leased to tutoring firm through 8/31/28, one renewal option. Renovated in 2025.
- **Unit 102: 956 RSF.** Leased to a financial planner through 8/31/28, one renewal option. Renovated in 2025.
- **Unit 104: 1,500 RSF.** Leased to physical therapy practice through 2/28/27. (Vacating)
- Units 101 & 102 are modified gross leases at market rates (\$23 - \$24 RSF) with annual increases & personal guaranties. Leases available upon request with buyer non-disclosure agreement.
- Showings limited to Sundays due to tenant client schedules, unless arranged otherwise.



Amy Bush Commercial

amy@amybushcommercial.com

(919) 272-2047

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Floorplan

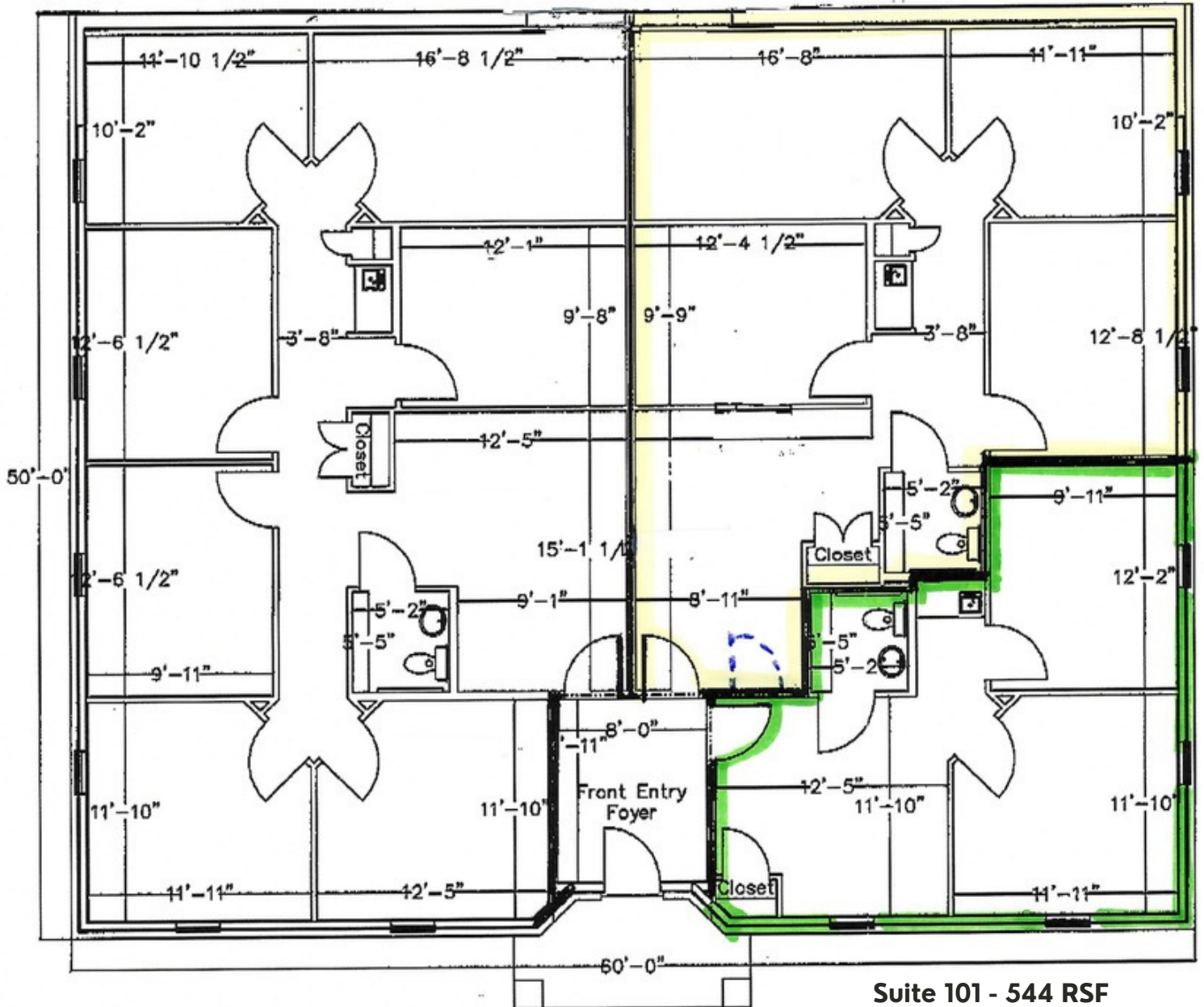
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Lease expires 2/28/2027

Suite 104 - 1,500 RSF

Leased through 8/31/2028

Suite 102 - 956 RSF



Suite 101 - 544 RSF

Leased through 8/31/2028



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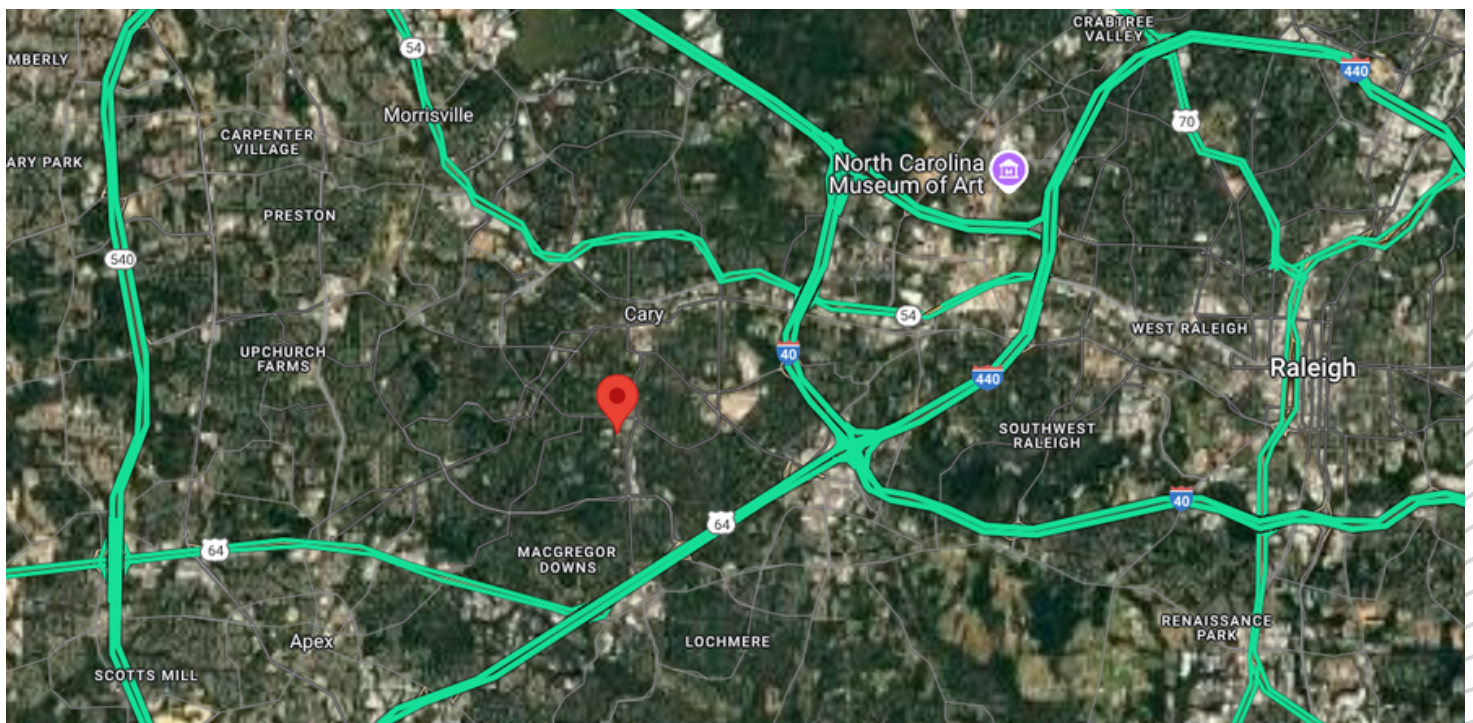
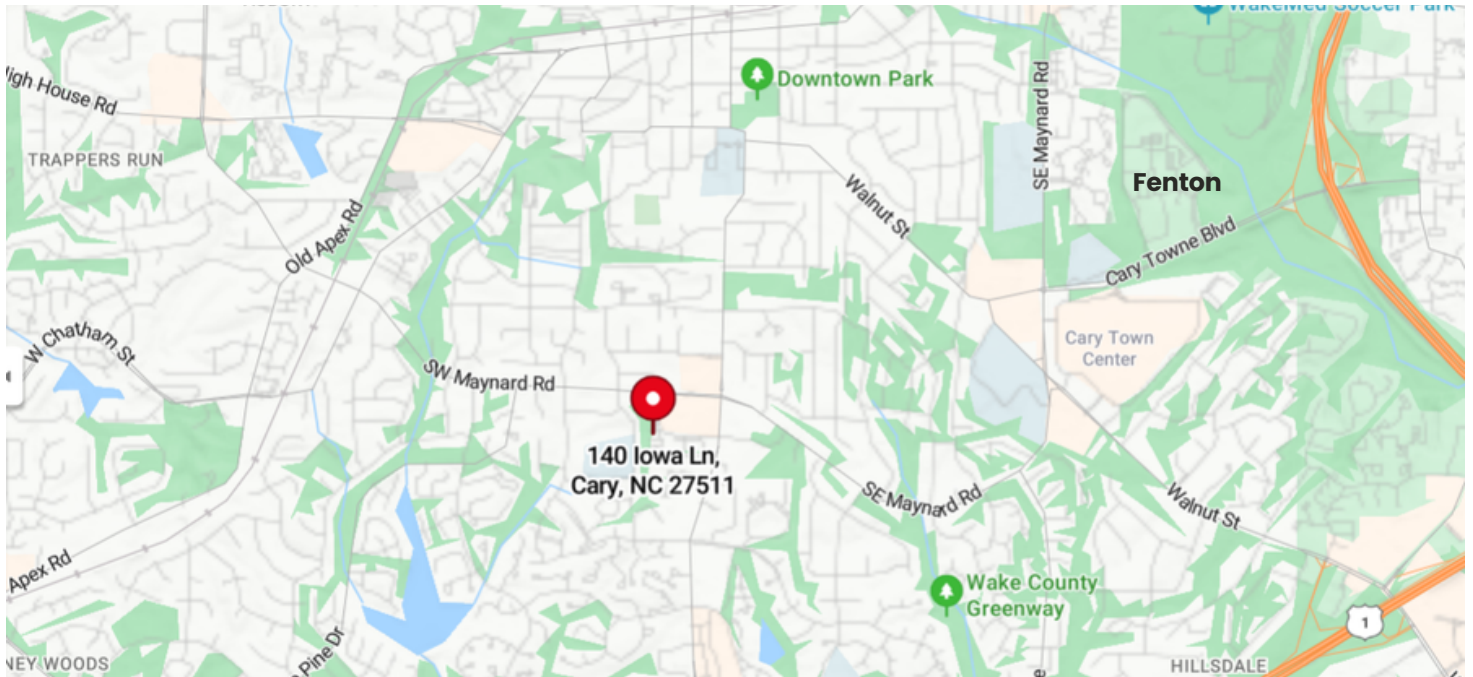
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Location

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