



**Modern Corporate Facility
Sublease
Up to 8,987 Finished SF with
2,458 SF Expansion Area
on Irving Pkwy in Holly Springs.**

FOR MORE INFO



Marguerite Greene
VICE PRESIDENT COMMERCIAL
Century 21 Triangle Group
919-219-9312
mgreene@marccom.com

**CENTURY 21
COMMERCIAL**

LEASE TERMS

Sublease Rates:

Aggressive tiered pricing

- \$29 PSF for 1st floor 5,490 SF
- \$27 PSF for 2nd Floor 3,497 SF
- Another 2,458 SF Expansion Area
- \$19 PSF for 11,445 SF
- Lease Type: Modified Gross
- Availability: Immediate
- 5 year lease -1 year renewal Sublessee to vacate before Dec 11, 2032 .

TENANT RESPONSIBILITIES

- Operational: Telephone & internet services, Janitorial services and renters insurance

SUBLESSOR RESPONSIBILITIES

- Maintenance, Property taxes & insurance



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SPACE AMENITIES

Space Amenities:

- Breakout Area
- Central Heating
- Demised WC facilities
- Partitioned Offices
- Private Restrooms
- Security System
- Air Conditioning
- Conference Rooms
- Kitchenette
- Print/Copy Room
- Reception



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**CENTURY 21
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PERMITTED USES

POTENTIAL USES INCLUDE,
BUT ARE NOT LIMITED TO:

- Law offices, Accounting firms
- Financial advisors & insurance agencies, Consulting firms
- Real estate & Mortgage offices
- Therapists, counselors, psychologists, & behavioral health practitioners
- Nonprofit organizations
- Trade School
- Research and Development

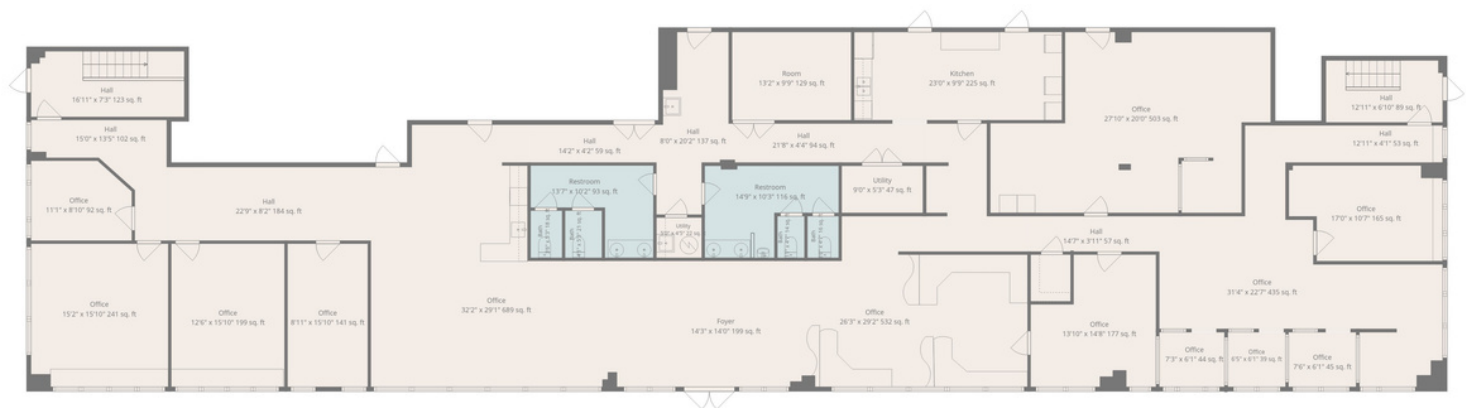


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**CENTURY 21
COMMERCIAL[®]**



1ST FLOOR PLAN



Total: 5490 sq. ft
1st Floor: 5490 sq. ft
Excluded Areas: Utility: 58 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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2ND FLOOR PLAN



Total: 3497 sq. ft

1st Floor: 3497 sq. ft

Excluded Areas: Unfinished Area: 2458 sq. Ft. Utility: 99 sq. ft

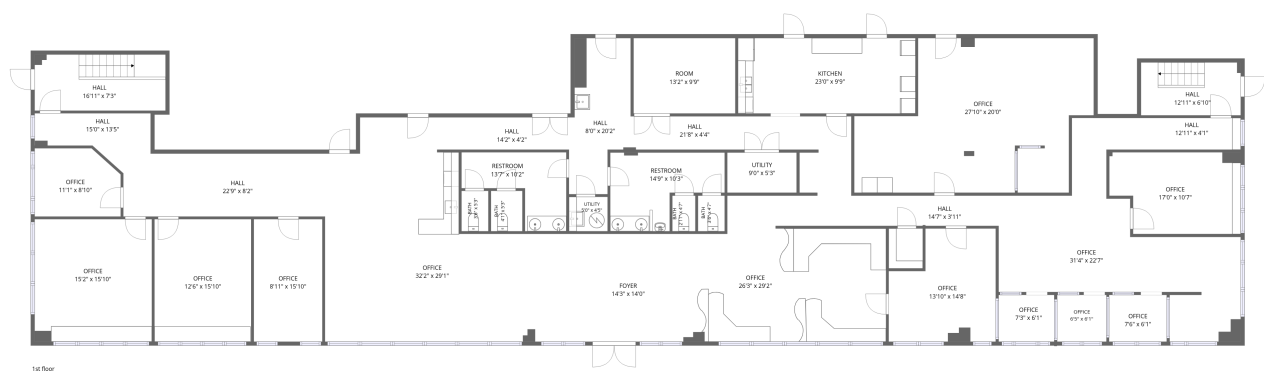


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**CENTURY 21
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Home data report

600 Irving Parkway, Holly Springs, Wake County, North Carolina,
United States, 27540, First Floor



Total Area: 5490 sq. ft

1st Floor: 5490 sq. ft

Excluded: Utility 58 sq. ft

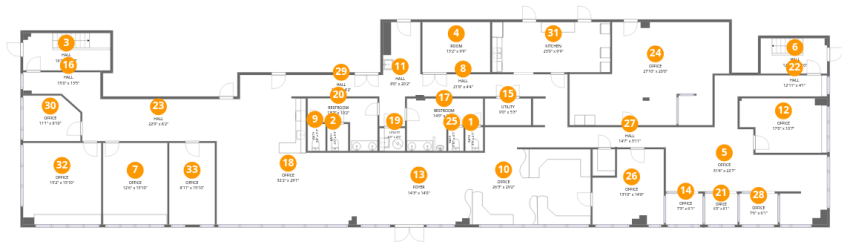
Property summary

 1 Floors

 1 Half baths

Home data report

600 Irving Parkway, Holly Springs, Wake County, North Carolina,
United States, 27540, First Floor



Room dimensions

Floor 1 Total:5490sqft Excluded: 58sqft

#		Dimensions	sqft	Counted as living area
1	Bath	3'6" x 4'7"	16 sq. ft	Yes
2	Bath	4'1" x 5'3"	21 sq. ft	Yes
3	Hall	16'11" x 7'3"	123 sq. ft	Yes
4	Room	13'2" x 9'9"	129 sq. ft	Yes
5	Office	31'4" x 22'7"	435 sq. ft	Yes
6	Hall	12'11" x 6'10"	89 sq. ft	Yes
7	Office	12'6" x 15'10"	199 sq. ft	Yes
8	Hall	21'8" x 4'4"	94 sq. ft	Yes
9	Bath	3'6" x 5'3"	18 sq. ft	Yes
10	Office	26'3" x 29'2"	532 sq. ft	Yes
11	Hall	8'0" x 20'2"	137 sq. ft	Yes

Home data report

**600 Irving Parkway, Holly Springs, Wake County, North Carolina,
United States, 27540, First Floor**

#		Dimensions	sqft	Counted as living area
12	Office	17'0" x 10'7"	165 sq. ft	Yes
13	Foyer	14'3" x 14'0"	199 sq. ft	Yes
14	Office	7'3" x 6'1"	44 sq. ft	Yes
15	Utility	9'0" x 5'3"	47 sq. ft	No
16	Hall	15'0" x 13'5"	102 sq. ft	Yes
17	Restroom	14'9" x 10'3"	116 sq. ft	Yes
18	Office	32'2" x 29'1"	689 sq. ft	Yes
19	Utility	5'0" x 4'5"	22 sq. ft	No
20	Restroom	13'7" x 10'2"	93 sq. ft	Yes
21	Office	6'5" x 6'1"	39 sq. ft	Yes
22	Hall	12'11" x 4'1"	53 sq. ft	Yes
23	Hall	22'9" x 8'2"	184 sq. ft	Yes
24	Office	27'10" x 20'0"	503 sq. ft	Yes
25	Bath	2'11" x 4'7"	14 sq. ft	Yes
26	Office	13'10" x 14'8"	177 sq. ft	Yes
27	Hall	14'7" x 3'11"	57 sq. ft	Yes
28	Office	7'6" x 6'1"	45 sq. ft	Yes
29	Hall	14'2" x 4'2"	59 sq. ft	Yes
30	Office	11'1" x 8'10"	92 sq. ft	Yes
31	Kitchen	23'0" x 9'9"	225 sq. ft	Yes
32	Office	15'2" x 15'10"	241 sq. ft	Yes

Home data report

600 Irving Parkway, Holly Springs, Wake County, North Carolina,
United States, 27540, First Floor

#		Dimensions	sqft	Counted as living area
33	Office	8'11" x 15'10"	141 sq. ft	Yes

1 Floor 1 - Bath



Dimensions: 3'6" x 4'7"
Area: 16 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

2 Floor 1 - Bath



Dimensions: 4'1" x 5'3"
Area: 21 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

600 Irving Parkway, Holly Springs, Wake County, North Carolina,
United States, 27540, First Floor

3 Floor 1 - Hall



Dimensions: 16'11" x 7'3"
Area: 123 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

4 Floor 1 - Room



Dimensions: 13'2" x 9'9"
Area: 129 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

5 Floor 1 - Office



Dimensions: 31'4" x 22'7"
Area: 435 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

600 Irving Parkway, Holly Springs, Wake County, North Carolina,
United States, 27540, First Floor

6 Floor 1 - Hall



Dimensions: 12'11" x 6'10"
Area: 89 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

7 Floor 1 - Office



Dimensions: 12'6" x 15'10"
Area: 199 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

8 Floor 1 - Hall



Dimensions: 21'8" x 4'4"
Area: 94 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

600 Irving Parkway, Holly Springs, Wake County, North Carolina,
United States, 27540, First Floor

9 Floor 1 - Bath



Dimensions: 3'6" x 5'3"
Area: 18 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

10 Floor 1 - Office



Dimensions: 26'3" x 29'2"
Area: 532 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

11 Floor 1 - Hall



Dimensions: 8'0" x 20'2"
Area: 137 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

12 Floor 1 - Office



Dimensions: 17'0" x 10'7"
Area: 165 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

13 Floor 1 - Foyer



Dimensions: 14'3" x 14'0"
Area: 199 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

14 Floor 1 - Office



Dimensions: 7'3" x 6'1"
Area: 44 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

600 Irving Parkway, Holly Springs, Wake County, North Carolina,
United States, 27540, First Floor

15 Floor 1 - Utility



Dimensions: 9'0" x 5'3"
Area: 47 sq. ft
Counted as living area: No

Heated: Yes
Finished: No
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

16 Floor 1 - Hall



Dimensions: 15'0" x 13'5"
Area: 102 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

17 Floor 1 - Restroom



Dimensions: 14'9" x 10'3"
Area: 116 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

600 Irving Parkway, Holly Springs, Wake County, North Carolina,
United States, 27540, First Floor

18 Floor 1 - Office



Dimensions: 32'2" x 29'1"
Area: 689 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

19 Floor 1 - Utility



Dimensions: 5'0" x 4'5"
Area: 22 sq. ft
Counted as living area: No

Heated: Yes
Finished: No
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

20 Floor 1 - Restroom



Dimensions: 13'7" x 10'2"
Area: 93 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

600 Irving Parkway, Holly Springs, Wake County, North Carolina,
United States, 27540, First Floor

21 Floor 1 - Office



Dimensions: 6'5" x 6'1"
Area: 39 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

22 Floor 1 - Hall



Dimensions: 12'11" x 4'1"
Area: 53 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

23 Floor 1 - Hall



Dimensions: 22'9" x 8'2"
Area: 184 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

24 Floor 1 - Office



Dimensions: 27'10" x 20'0"
Area: 503 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

25 Floor 1 - Bath



Dimensions: 2'11" x 4'7"
Area: 14 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

26 Floor 1 - Office



Dimensions: 13'10" x 14'8"
Area: 177 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

600 Irving Parkway, Holly Springs, Wake County, North Carolina,
United States, 27540, First Floor

27 Floor 1 - Hall



Dimensions: 14'7" x 3'11"
Area: 57 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

28 Floor 1 - Office



Dimensions: 7'6" x 6'1"
Area: 45 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

29 Floor 1 - Hall



Dimensions: 14'2" x 4'2"
Area: 59 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

600 Irving Parkway, Holly Springs, Wake County, North Carolina,
United States, 27540, First Floor

30 Floor 1 - Office



Dimensions: 11'1" x 8'10"
Area: 92 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

31 Floor 1 - Kitchen



Dimensions: 23'0" x 9'9"
Area: 225 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

32 Floor 1 - Office



Dimensions: 15'2" x 15'10"
Area: 241 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

Home data report

600 Irving Parkway, Holly Springs, Wake County, North Carolina,
United States, 27540, First Floor

33 Floor 1 - Office

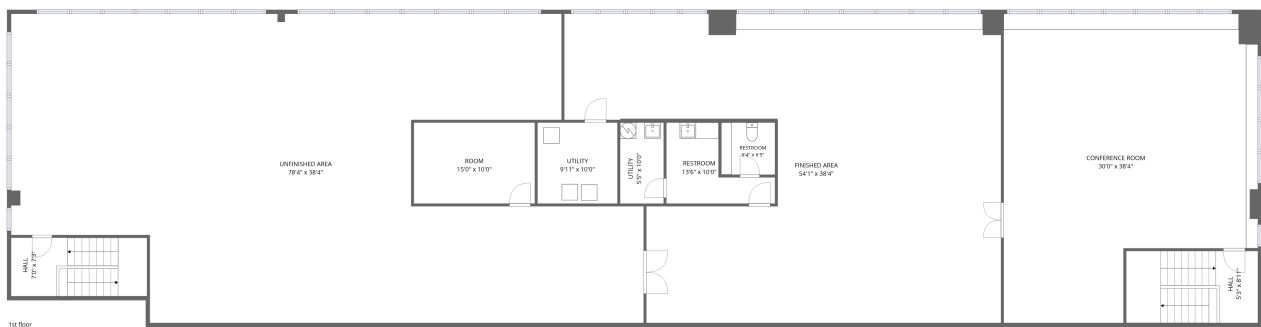


Dimensions: 8'11" x 15'10"
Area: 141 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

Home data report

600 Irving Parkway, Holly Springs, Wake County, North Carolina,
United States, 27540, Second Floor



Total Area: 3497 sq. ft
1st Floor: 3497 sq. ft
Excluded: Unfinished area 2458 sq. ft, Utility 99 sq. ft

Property summary

 **1** Floors

 **1** Half baths

Home data report

600 Irving Parkway, Holly Springs, Wake County, North Carolina,
United States, 27540, Second Floor



Room dimensions

Floor 1 Total:3497sqft Excluded: 2557sqft

#		Dimensions	sqft	Counted as living area
1	Restroom	13'6" x 10'0"	88 sq. ft	Yes
2	Utility	9'11" x 10'0"	99 sq. ft	No
3	Conference Room	30'0" x 38'4"	1052 sq. ft	Yes
4	Hall	7'0" x 7'3"	122 sq. ft	Yes
5	Utility	5'5" x 10'0"	54 sq. ft	Yes
6	Hall	5'3" x 8'11"	146 sq. ft	Yes
7	Restroom	5'4" x 6'5"	43 sq. ft	Yes
8	Room	15'0" x 10'0"	150 sq. ft	Yes
9	Finished Area	54'1" x 38'4"	1643 sq. ft	Yes
10	Unfinished Area	78'4" x 38'4"	2373 sq. ft	No

1 Floor 1 - Restroom



Dimensions: 13'6" x 10'0"
Area: 88 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

2 Floor 1 - Utility



Dimensions: 9'11" x 10'0"
Area: 99 sq. ft
Counted as living area: No

Heated: Yes
Finished: No
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

3 Floor 1 - Conference Room



Dimensions: 30'0" x 38'4"
Area: 1052 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

4 Floor 1 - Hall



Dimensions: 7'0" x 7'3"
Area: 122 sq. ft
Counted as living area: No

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: No
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

5 Floor 1 - Utility



Dimensions: 5'5" x 10'0"
Area: 54 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

6 Floor 1 - Hall



Dimensions: 5'3" x 8'11"
Area: 146 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

7 Floor 1 - Restroom



Dimensions: 5'4" x 6'5"
Area: 43 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

8 Floor 1 - Room



Dimensions: 15'0" x 10'0"
Area: 150 sq. ft
Counted as living area: No

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: No
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

9 Floor 1 - Finished Area



Dimensions: 54'1" x 38'4"
Area: 1643 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

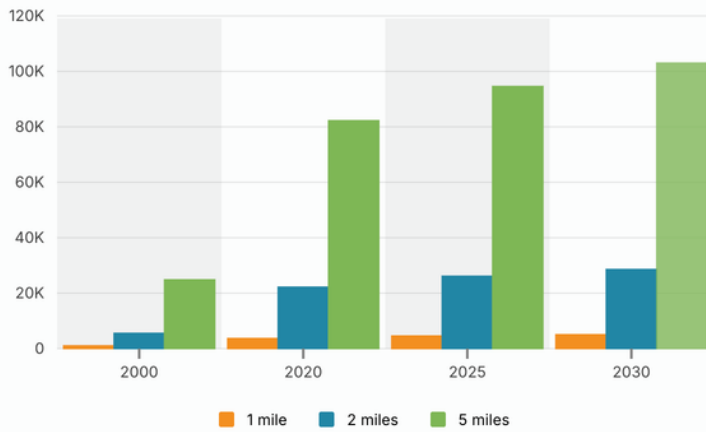
10 Floor 1 - Unfinished Area



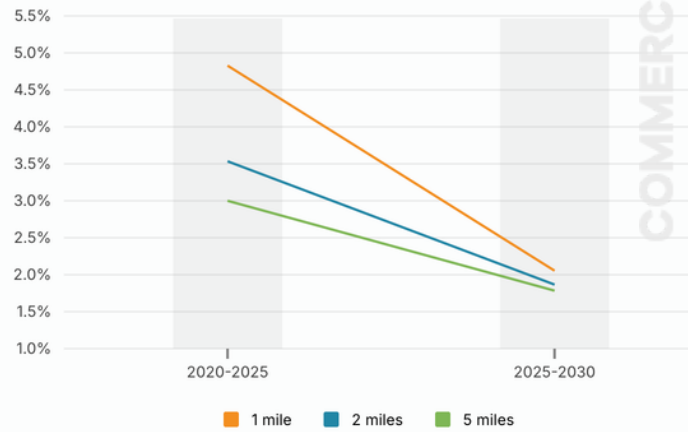
Dimensions: 78'4" x 38'4"
Area: 2373 sq. ft
Counted as living area: No

Heated: No
Finished: No
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

Population



Annual Population Growth



Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
GB Alford Highway	GB Alford Highway S	25,811	2026	0.46 mi
GB Alford Highway	GB Alford Highway N	53,151	2026	0.47 mi
New Hill Road	Irving Pkwy SE	16,011	2026	0.49 mi
New Hill Road	-	14,127	2026	0.51 mi
New Hill Rd	Hwy 55 NW	5,567	2026	0.55 mi
New Hill Road	Old Holly Springs Apex Rd E	10,780	2026	0.56 mi
New Hill Rd	Holly Springs New Hill Rd W	2,001	2026	0.60 mi
GB Alford Highway	GB Alford Highway SE	54,854	2026	0.60 mi
Old Holly Springs Apex Road	Holly Springs New Hill Rd S	5,333	2026	0.61 mi
GB Alford Highway	GB Alford Highway SW	43,777	2026	0.76 mi



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