

114 EDINBURGH
114 EDINBURGH SOUTH DR
CARY, NC 27511



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OFFICE FOR LEASE

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

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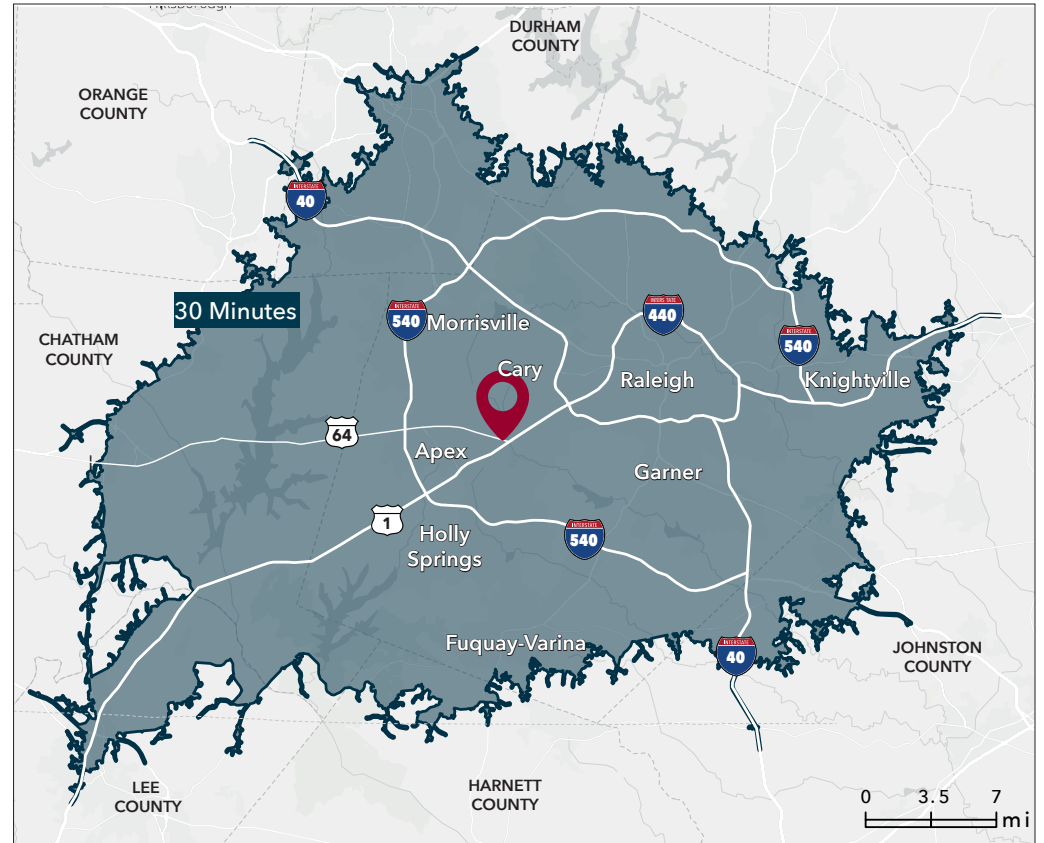
PROPERTY OVERVIEW

AVAILABLE

- Suite 101: 1,600 SF
- Suite 201: 4,787 RSF
- Rental Rate: \$23.00/SF, Full Service

PROPERTY HIGHLIGHTS

- Type: Class A Office Building
- Building Size: ±23,260 SF
- Location: Within walking distance to MacGregor Village, 150,000 SF shopping center with restaurants, retail, hotels and health club
- Attractive professional building in quiet office park
- Large greenspace area with walking trail and park benches
- Excellent location just off Highway 64
- Easy access to US-1, Cary Parkway, and Kildaire Farm Road
- Lobby and Restroom renovations in 2022
- New roof in 2023
- Showers & lockers in lower level men's and women's restrooms
- Convenient access to numerous restaurants, shops and hotels
- Parking: Ratio of 3.5/1,000 SF, Covered parking available

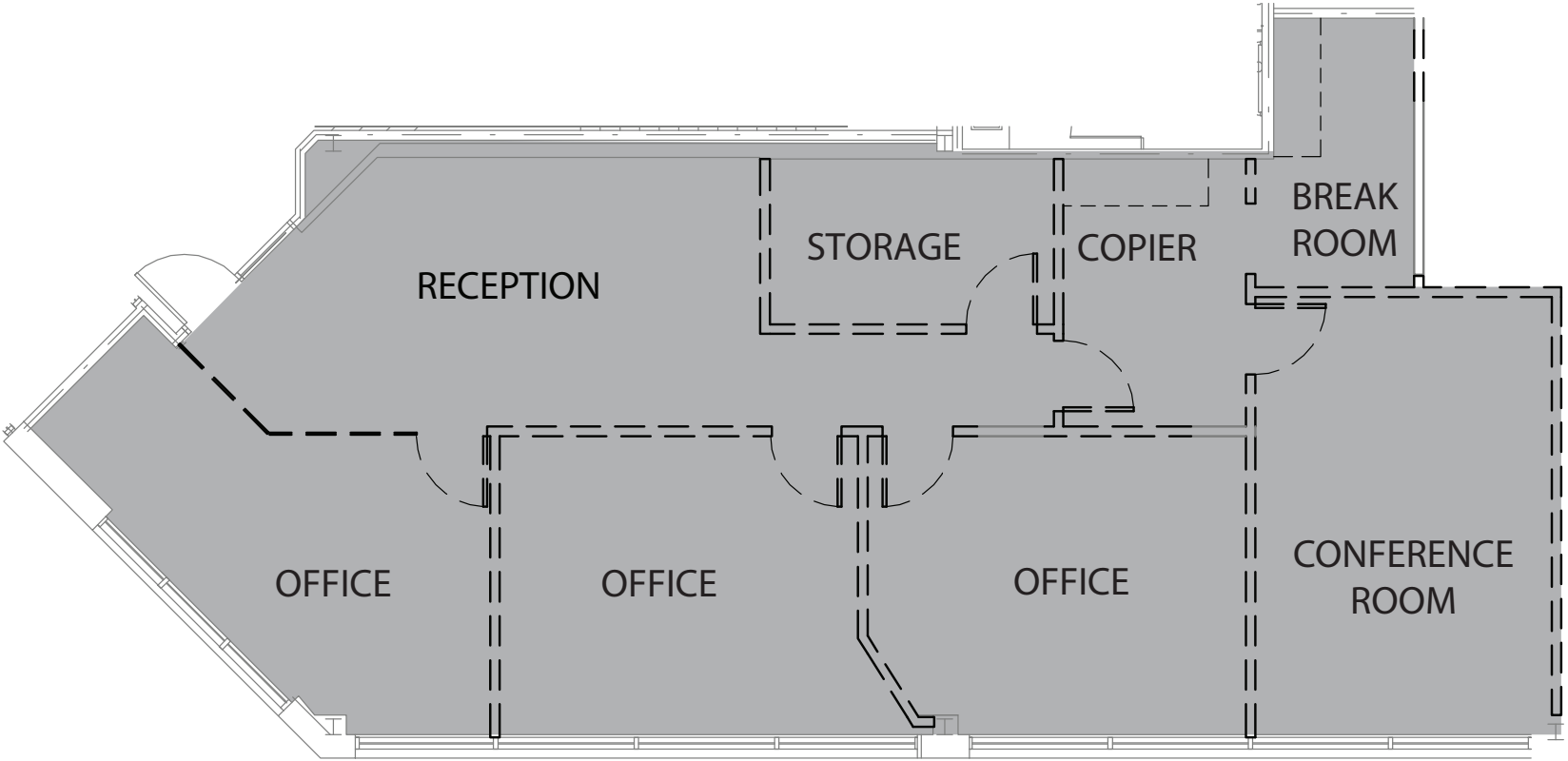


DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|-----------|-----------|-----------|
| Population | 3,379 | 65,749 | 186,031 |
| Avg. HH Income | \$245,495 | \$170,040 | \$161,804 |
| Total Businesses | 450 | 3,796 | 8,548 |
| Total Employees | 7,551 | 40,470 | 85,044 |
| Total Daytime Population | 10,696 | 84,216 | 197,803 |

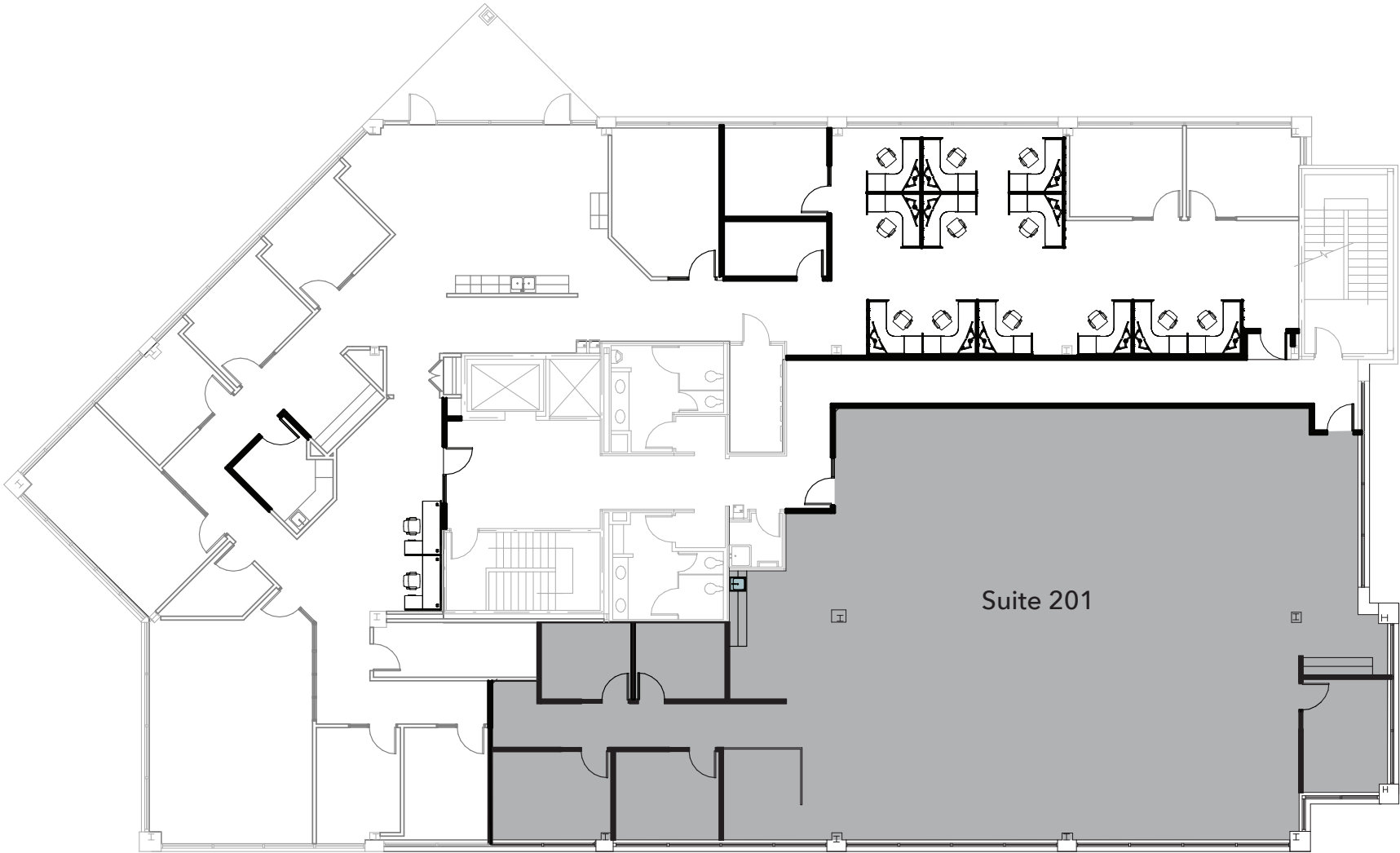
Source: ESRI 2025

SUITE 101 FLOOR PLAN - ±1,600 SF



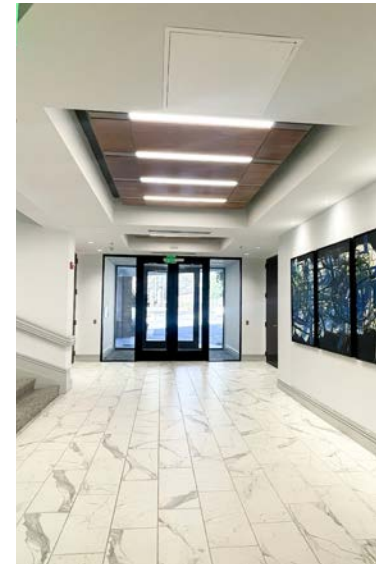
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SUITE 201 FLOOR PLAN - 4,787 RSF



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PROPERTY PHOTOS



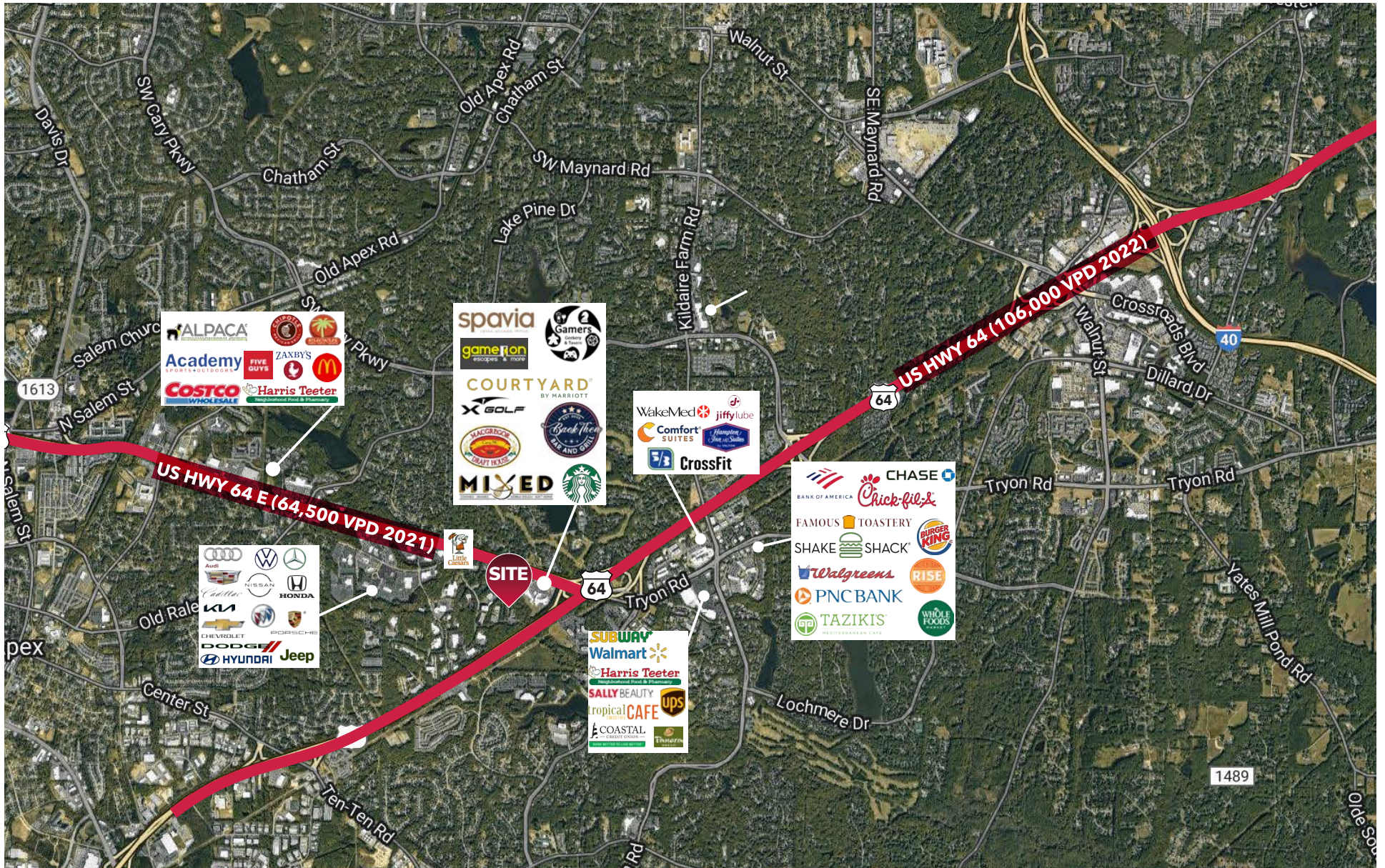
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AERIAL 1



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AERIAL 2



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Presented by:

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