



FLEX SPACE FOR LEASE

173-177 TOWERVIEW COURT, CARY, NC 27513



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PROPERTY OVERVIEW

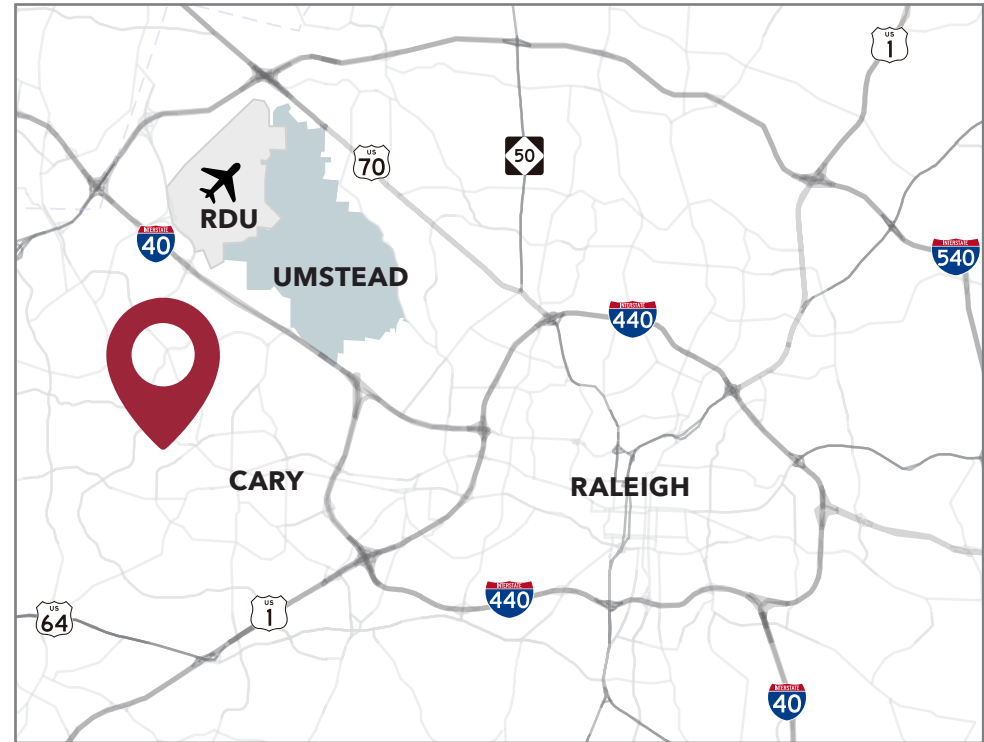
PROPERTY DESCRIPTION

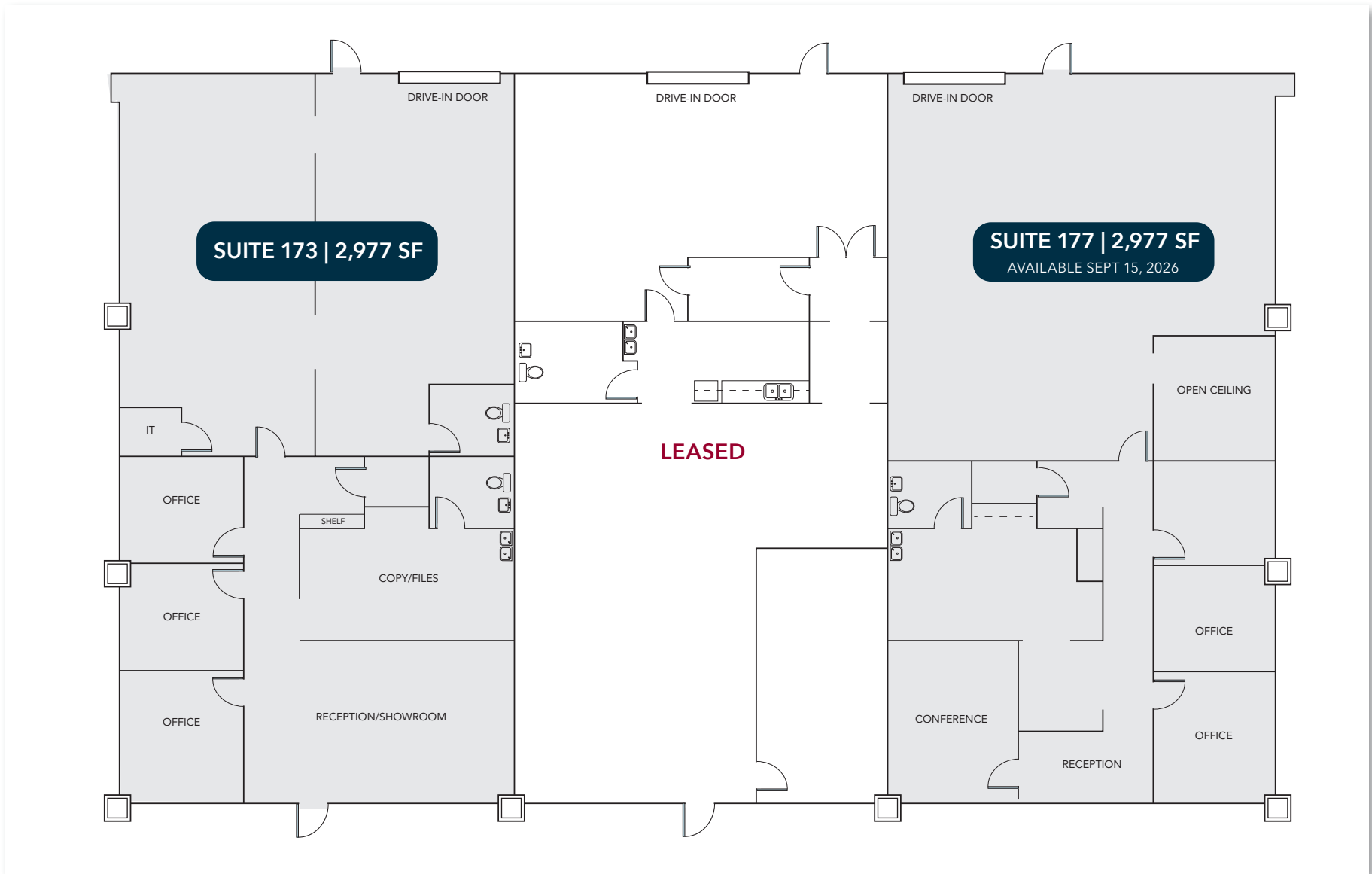
Well-positioned flex/industrial suites available in a professionally maintained multi-tenant building with convenient access and functional layouts. Suites offer a mix of office and warehouse space, abundant natural light, dedicated parking, and drive-in loading, making them ideal for a variety of office, showroom, light industrial, or service-oriented users. Great location just 10 minutes from RDU International Airport and 12 minutes from Research Triangle Park.

HIGHLIGHTS

- » **Suite 173: 2,977 SF** available for immediate occupancy
 - » Features modern office finishes and two restrooms
 - » 50% Office/showroom and 50% warehouse/storage
- » **Suite 177: 2,977 SF** available September 15, 2026
 - » Includes Class B office buildout and one restroom
 - » 50% Office and 50% warehouse
- » Warehouse clear height: ±16'
- » End-cap suites with excellent natural light
- » One (1) 10' x 12' drive-in door per suite
- » Approximately 8 parking spaces allocated per suite
- » Functional flex layouts with office and warehouse components
- » Lease Rate: \$18.95/SF NNN
- » TICAM: \$5.00/SF (includes water and trash service)

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.





AREA AMENITIES

DOWNTOWN CARY
 2.6 MILES
RDU AIRPORT
 6.9 MILES
RESEARCH TRIANGLE PARK
 9.7 MILES
DOWNTOWN RALEIGH
 11.9 MILES



SITE

BEAVER CREEK

Asali Desserts
 Cilantro Indian Cafe
 Gamers Geekery & Tavern
 Hangout Bar & Grill
 Hot Shots Hideaway Bar
 MacGregor Draft House
 Mixed Desserts
 Starbucks

TRADER JOE'S

WAVERLY PLACE
 Chase Bank
 Shake Shack
 Chicken Salad Chick
 Tasu Asian Bistro
 Cinebistro
 Taziki's
 Enrigo Italian Bistro
 Triangle Wine
 Famous Toastery
 Two Roosters
 Farmside Chicken
 Walgreen's
 Gonza Tacos
 Wells Fargo
 Rise Biscuits
 Whole Foods