

Medical/office space for lease

Preston Plaza
3701 NW Cary Parkway
Cary, NC 27513



Building signage opportunity on a highly visible corner lot

Offering Summary

Lease Rate:	\$21.50/sf, NNN
TICAM:	\$4.70/sf
Building Size:	34,427 sf
Available SF:	1,840 - 8,019 sf
Year Built:	2000
Zoning:	B-2

- Water is included in TICAM
- Located within the prestigious Prestonwood Country Club community and north of Preston Corners Shopping Center

Get more information

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Janet Clayton

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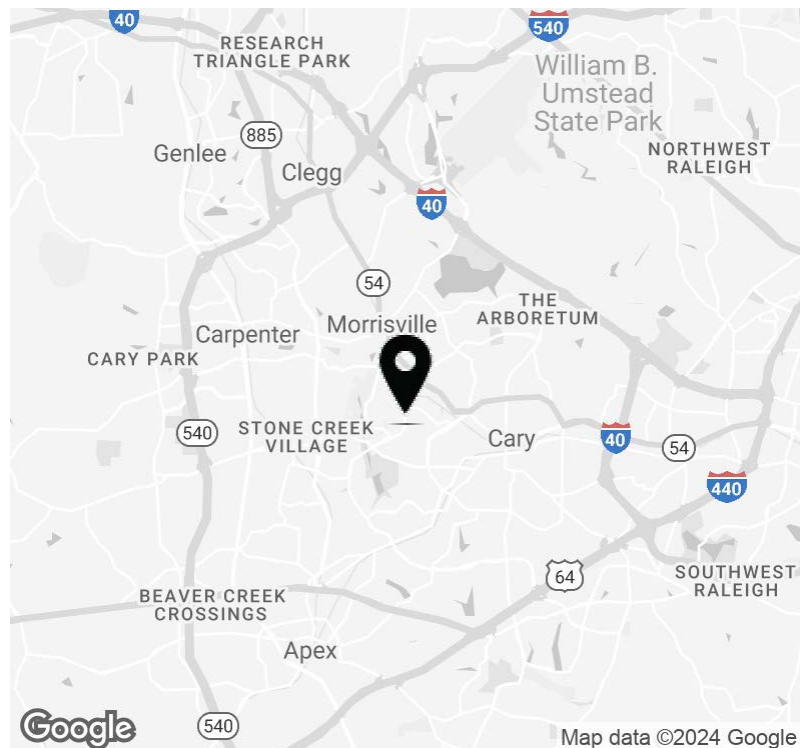
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Spaces	Lease Rate	Space Size
203	\$21.50/sf, NNN	2,322 sf
207	\$21.50/sf, NNN	1,840 sf
301	\$21.50/sf, NNN	4,955 - 8,019 sf
305	\$21.50/sf, NNN	3,064 - 8,019 sf

- Two-story lobby features two elevators, wood trim, marble floors, and sitting areas
- Structural steel with concrete floors and masonry veneer
- Abundant parking with EV charging station
- Beautifully maintained landscaping on a highly visible corner lot



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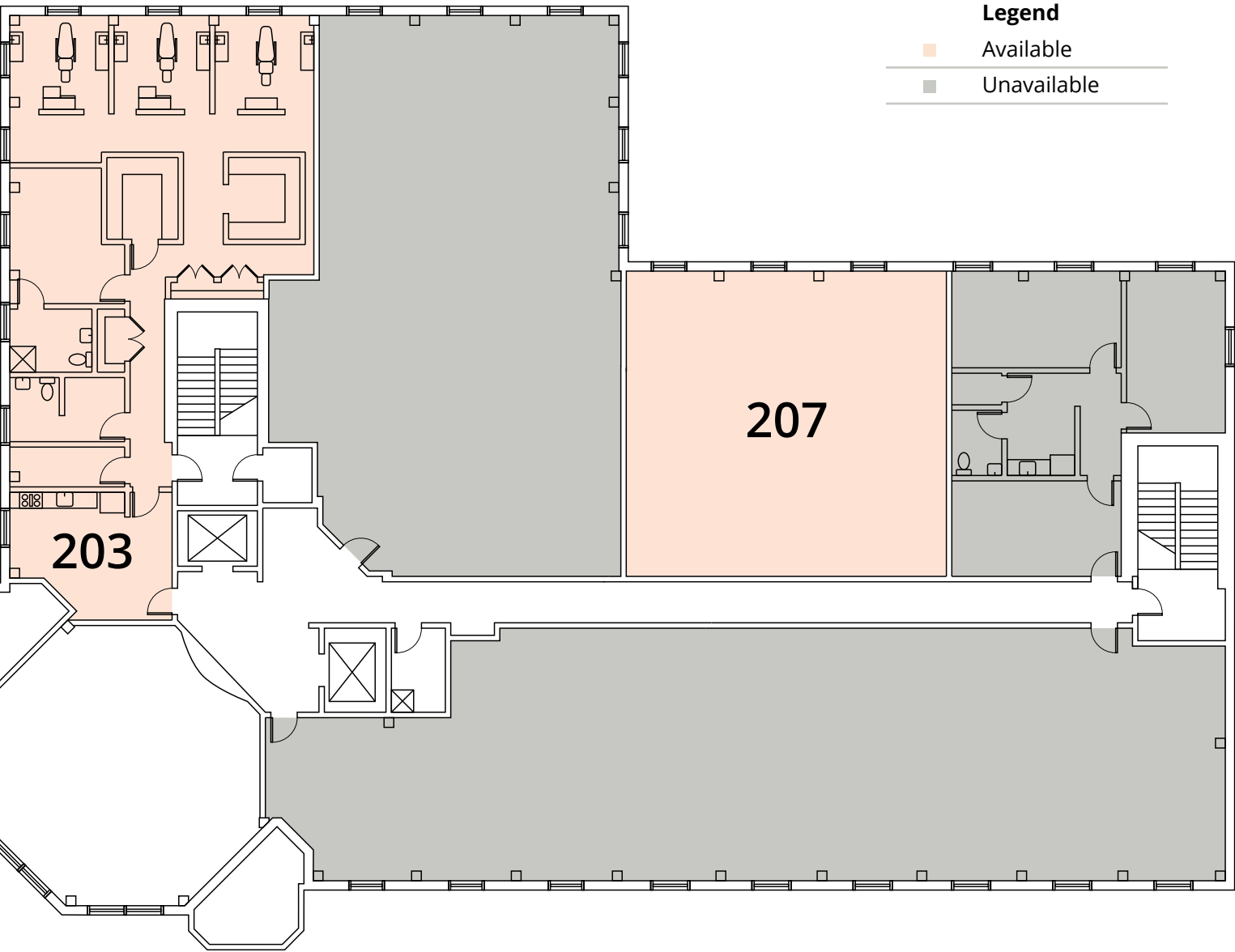
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Available Spaces

Suite	Size	Lease Rate	Description
203	2,322 sf	\$21.50/sf, NNN	Former dental space
207	1,840 sf	\$21.50/sf, NNN	Cold shell space

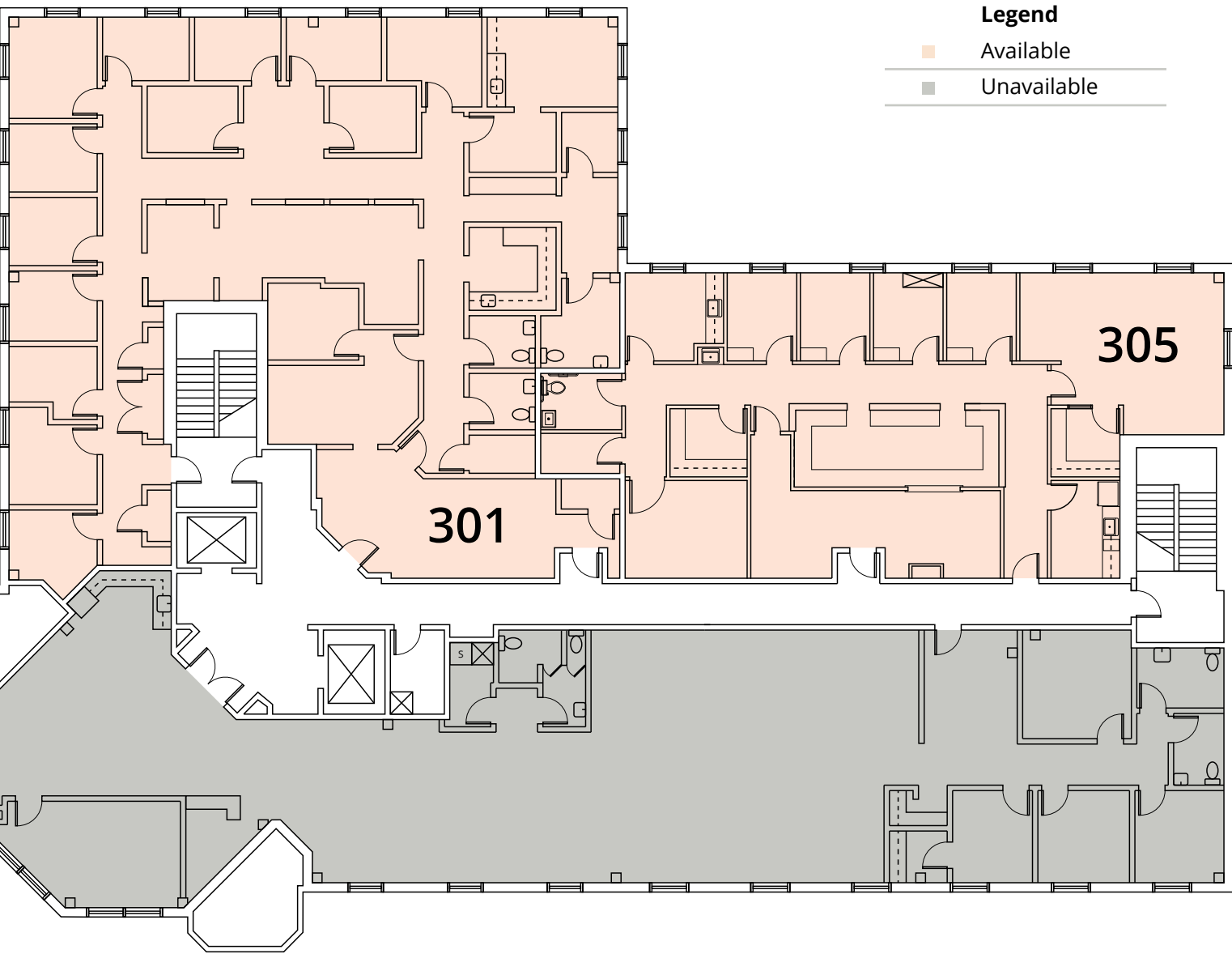


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Available Spaces

Suite	Size	Lease Rate	Description
301	4,955 - 8,019 sf	\$21.50/sf, NNN	Former primary care space
305	3,064 - 8,019 sf	\$21.50/sf, NNN	Orthopedic/PT space

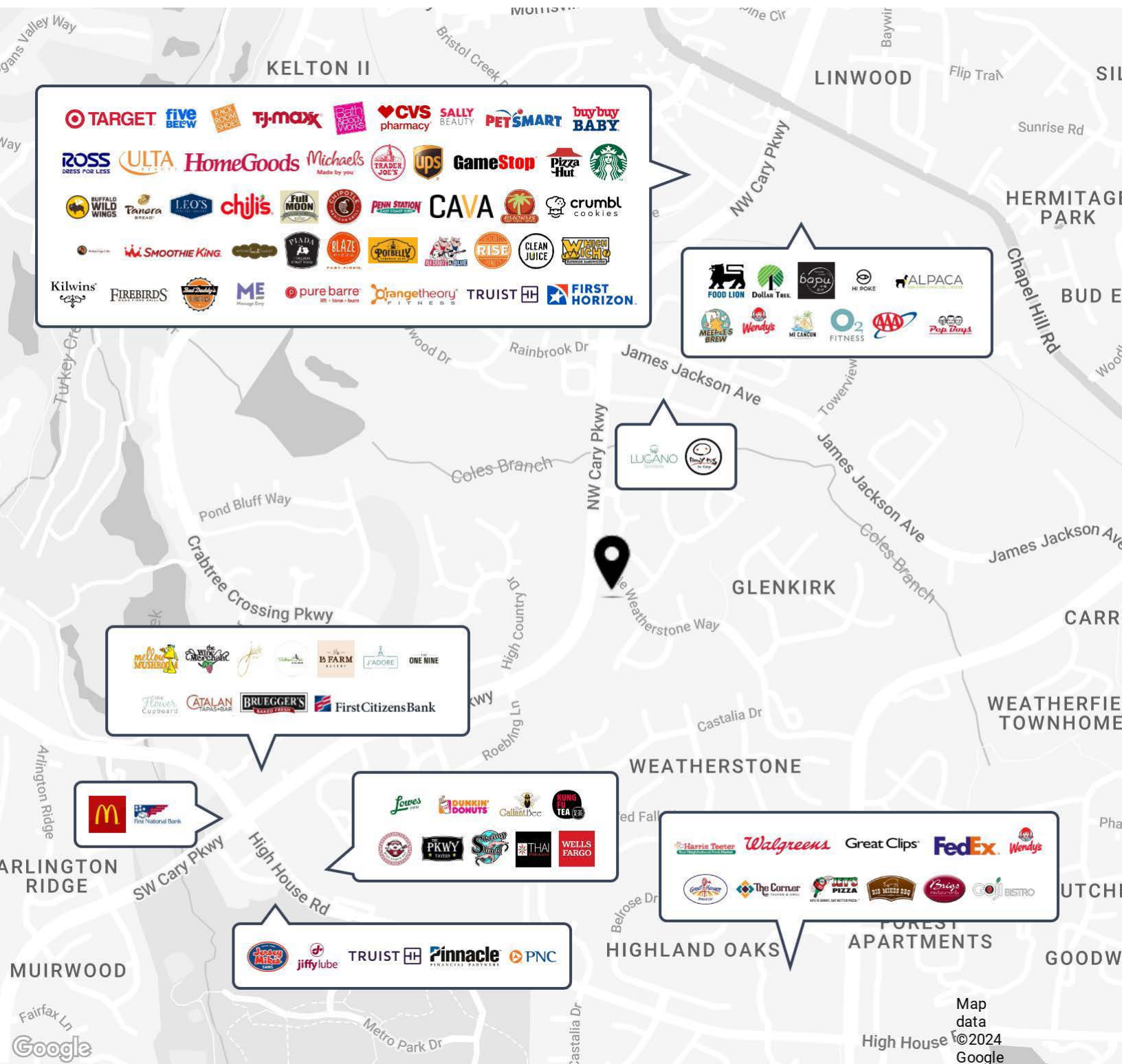


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