

2601 WESTON PARKWAY

Office Suite | For Lease | Cary, NC



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

PROPERTY OVERVIEW

PROPERTY DESCRIPTION

The building totals 10,000 SF. The available space is located on the lower level with parking directly in front of the space for easy access.

PROPERTY HIGHLIGHTS

SUITE 101: Available June 1

- » **2,000 SF**
- » **Lease Rate \$24.50/SF Modified Gross**
 - » *Tenant pays electric*
- » 4 Private offices
- » Conference Room/Large Office
- » Break room
- » Lobby/Reception
- » Common foyer at entry way
- » Ample Parking

ADDRESS

2601 Weston Parkway, Cary, NC, 27513

LOCATION DESCRIPTION

The property is ideally located along Weston Parkway in the heart of Cary's premier office corridor, just minutes from Research Triangle Park. The site offers immediate access to I-40 and NC-54, providing convenient connectivity to Raleigh, Durham, and Chapel Hill.

Surrounded by a strong mix of corporate users, medical offices, and professional services, the area also benefits from immediate proximity to a wide range of retail, dining, and hotel amenities. Including access to the RDU International Airport, located 10 minutes away. The central Triangle location and high-quality surroundings make this an ideal setting for professional office users seeking accessibility, convenience, and a well-established business environment.



**GROUND
LEVEL UNIT**



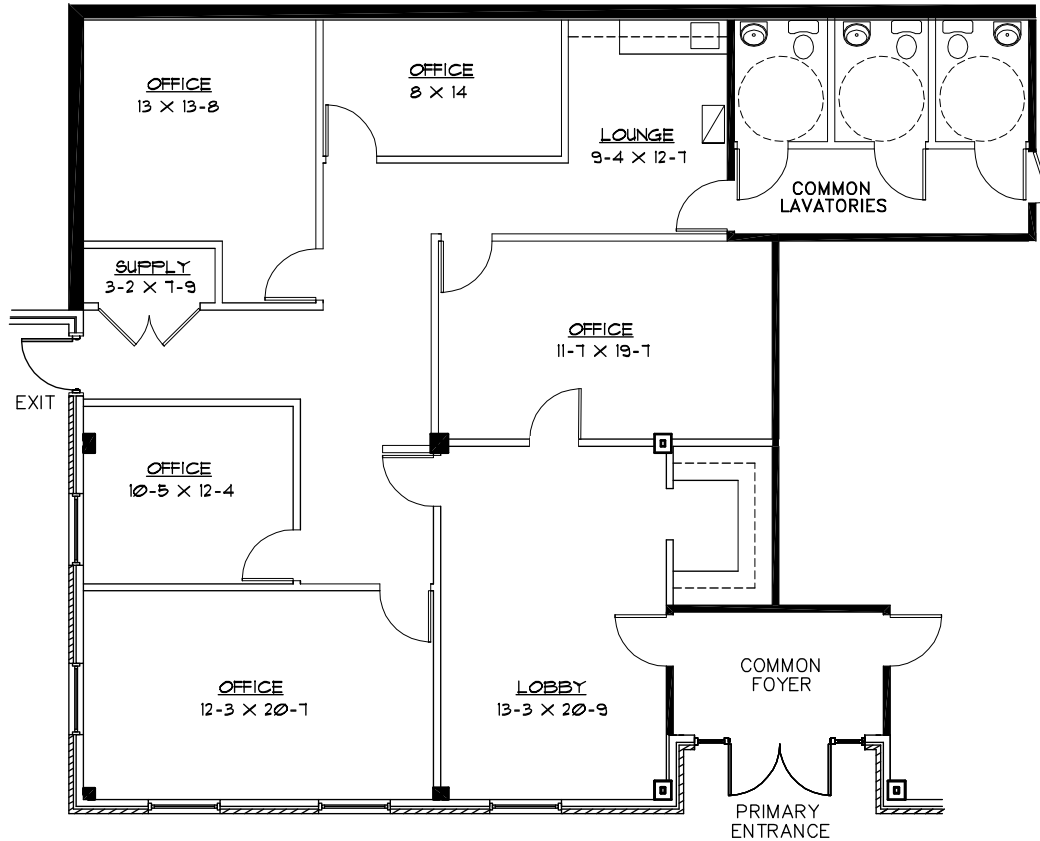
**4 PRIVATE
OFFICES**



**1 CONFERENCE
ROOM**

FLOOR PLAN

SUITE 101
APPROX. 2,000 S.F.



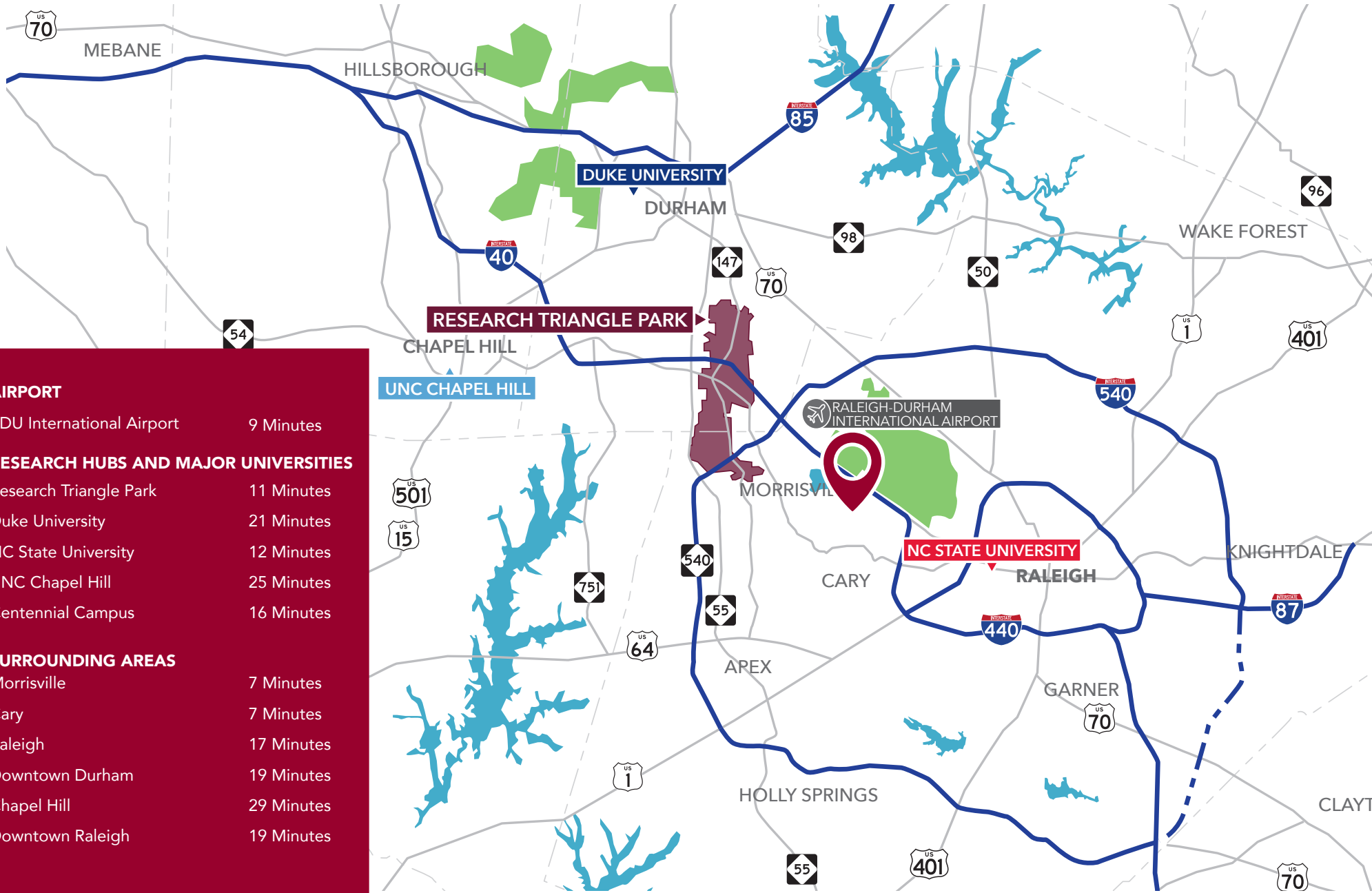
LEASE PLAN - PARTIAL 1st FLOOR

0 5 10 20 DIMENSIONS APPROXIMATED/
FIELD VERIFY DIMENSIONS



THE TRIANGLE AREA

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AIRPORT

RDU International Airport 9 Minutes

RESEARCH HUBS AND MAJOR UNIVERSITIES

Research Triangle Park 11 Minutes

Duke University 21 Minutes

NC State University 12 Minutes

UNC Chapel Hill 25 Minutes

Centennial Campus 16 Minutes

SURROUNDING AREAS

Morrisville 7 Minutes

Cary 7 Minutes

Raleigh 17 Minutes

Downtown Durham 19 Minutes

Chapel Hill 29 Minutes

Downtown Raleigh 19 Minutes

MAP

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AMENITIES INCLUDE

- A Better Man's Barber Shop
- Arboretum Retail & Restaurant Center
- Bass Pro Shops
- Black Creek Greenway
- Bonefish Grill
- Burger King
- BurgerFi
- Chick-fil-A
- Circle K
- Dame's Chicken & Waffles
- Embassy Suites by Hilton
- Extended Stay America
- GOLFTEC Cary
- Harrison Square Shopping Mall
- Jiffy Lube
- La Victoria Mexican Food
- McDonald's
- Moe's Southwest Grill
- Raleigh Brewing
- Rally Point Sport Grill
- Ruth's Chris Steak House
- SAS Institute
- SOHO Nail Spa Cary

NEW HOTELS

Under Construction

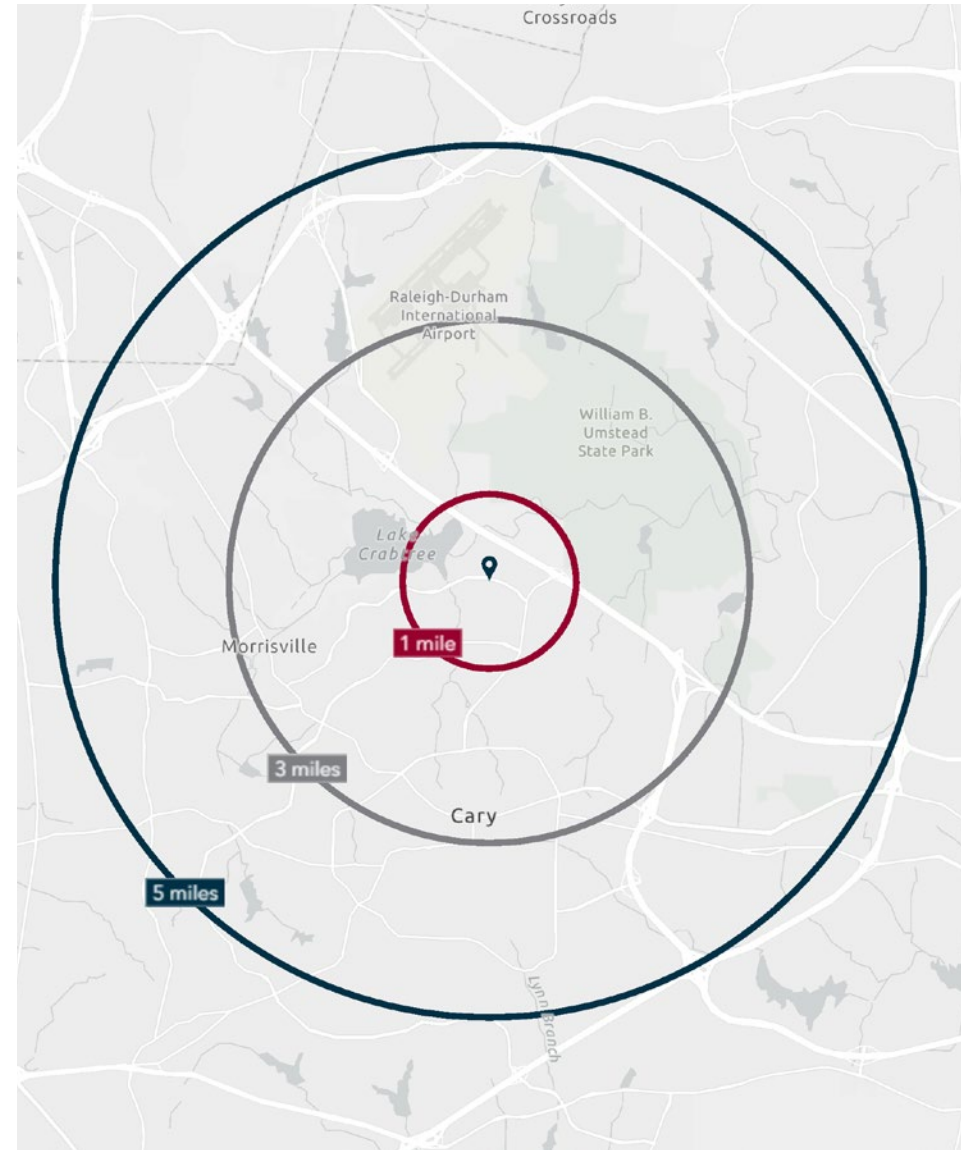
- Courtyard
- Residence Inn

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population (2025)	3,251	39,358	179,749
Daytime Population	5,737	57,602	223,413
Total Businesses	215	2,381	9,211
Total Employees	3,442	35,506	115,122
Average Household Income	\$167,249	\$152,690	\$146,472

ABOUT WAKE COUNTY, NC

- » Located in the heart of the Research Triangle, Wake County serves as a central hub for economic activity, innovation, and population growth across the region.
- » Anchored by Raleigh, the county offers immediate access to a major employment center and one of the fastest-growing metropolitan areas in the Southeast.
- » Wake County is intersected by major transportation corridors including Interstate 40 and Interstate 540, providing strong east-west and regional connectivity for distribution and commuting.
- » Proximity to leading institutions such as North Carolina State University supports a highly educated workforce and a steady pipeline of talent across technology, engineering, and life sciences sectors.
- » The area continues to attract a diverse mix of users, from corporate headquarters and tech firms to advanced manufacturing and life sciences, positioning Wake County as a premier destination for commercial and industrial development.



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