

OFFICE FOR LEASE

 PNC BANK

HUNTINGTON Learning Center

1135 KILDAIRE FARM RD  
CARY, NC 27511

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
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# PROPERTY OVERVIEW

## PROPERTY DESCRIPTION

Conveniently located in Cary, this multi-tenant office building sits just one mile South of Downtown along the highly active Kildaire Farm Road corridor between SE Maynard Road and Cary Parkway. The property is surrounded by a diverse mix of retail, dining, office, and medical uses, and offers excellent connectivity to US-1 and US-64.

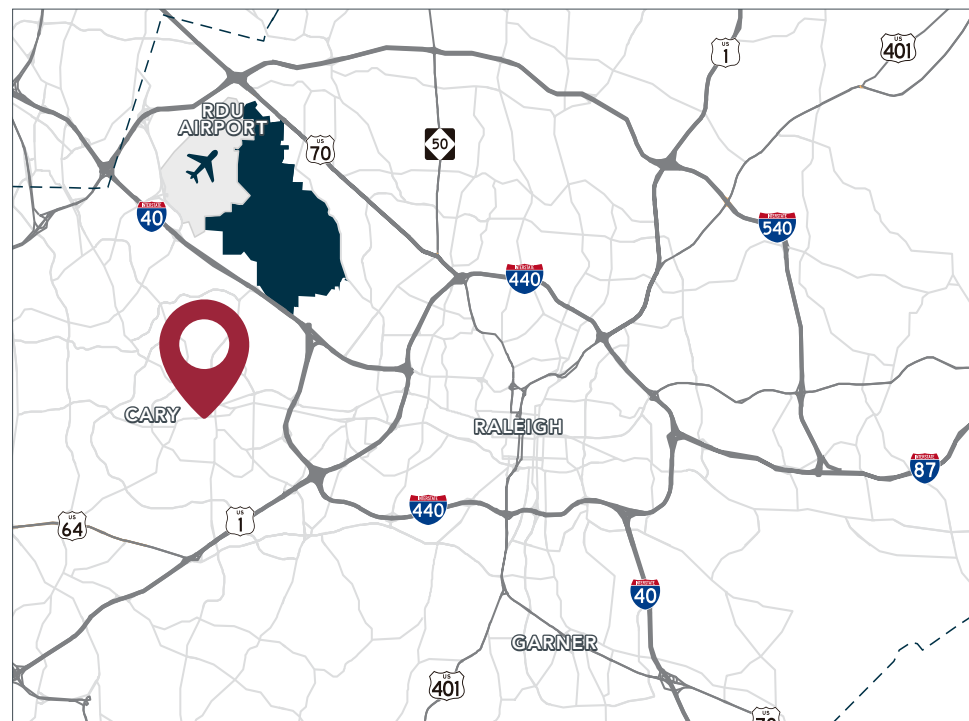
Positioned at the signalized intersection of Executive Circle and Kildaire Farm Road, the building provides strong visibility, convenient access, ample parking including a two-story covered deck, and recently renovated common areas, including the main lobby and lower-level restrooms.

## AVAILABILITY

SUITE	SIZE	LEASE TYPE	LEASE RATE
Suite 321	±3,713RSF	Full Service	\$23.25/PSF

## HIGHLIGHTS

- » Central Cary location near US-1, I-40, and Downtown Cary
- » Signalized corner provides easy access
- » Two story covered parking deck
- » Recently renovated main lobby and lower level restrooms
- » Numerous restaurants and retail amenities within walking distance
- » Elevator served building
- » Traffic Count | 22,500 (2024) VPD

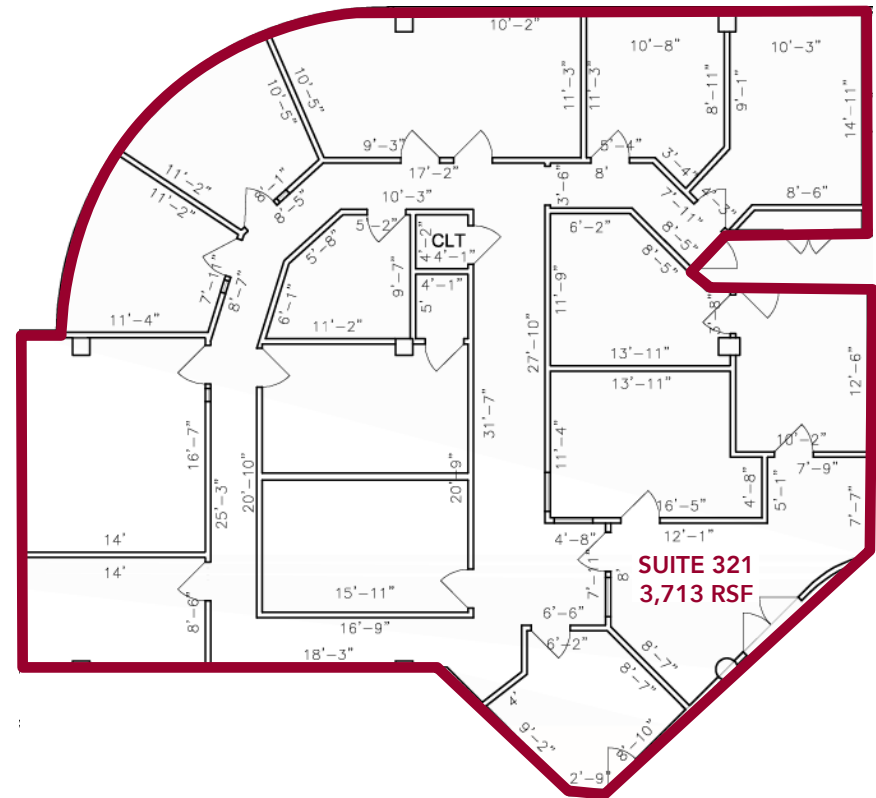


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## SUBLEASE DESCRIPTION

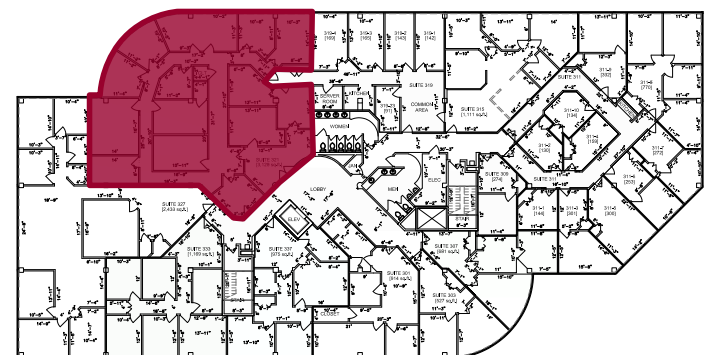
- » ±3,713RSF
- » Available immediately for Sublease
- » Nicely appointed 3rd floor suite with main entry right off the elevator
- » Layout includes:
  - » 9 private offices
  - » 2 conference rooms
  - » work room
  - » break area
- » Master Lease expires 8/31/2030
- » Rental Rate: \$23.25 PSF



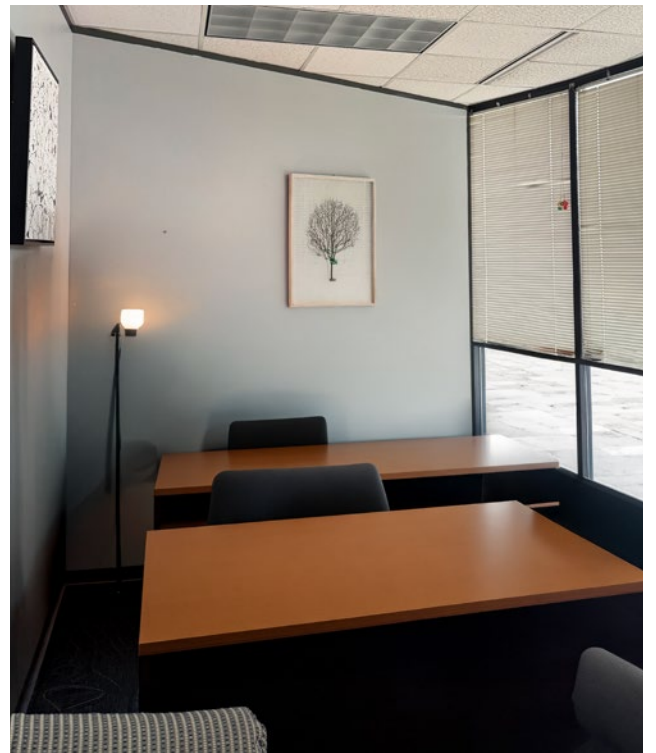
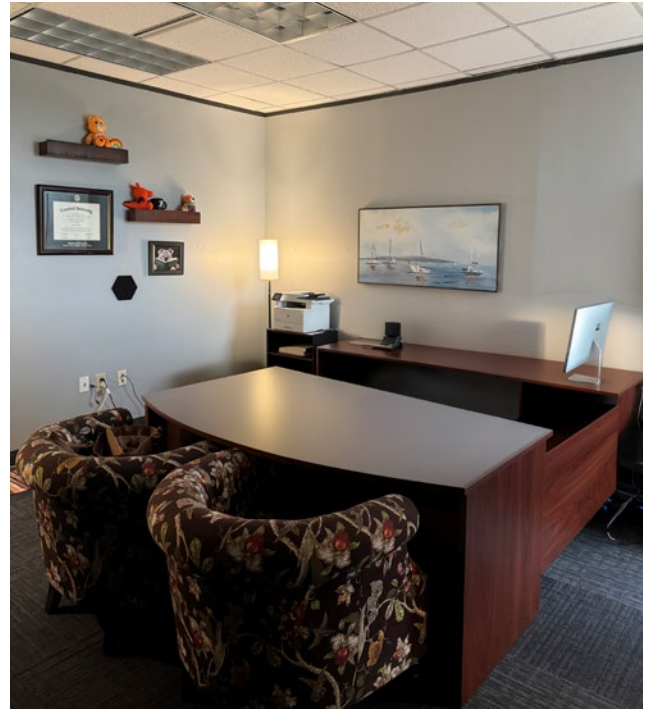
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**BUILDING PLAN**

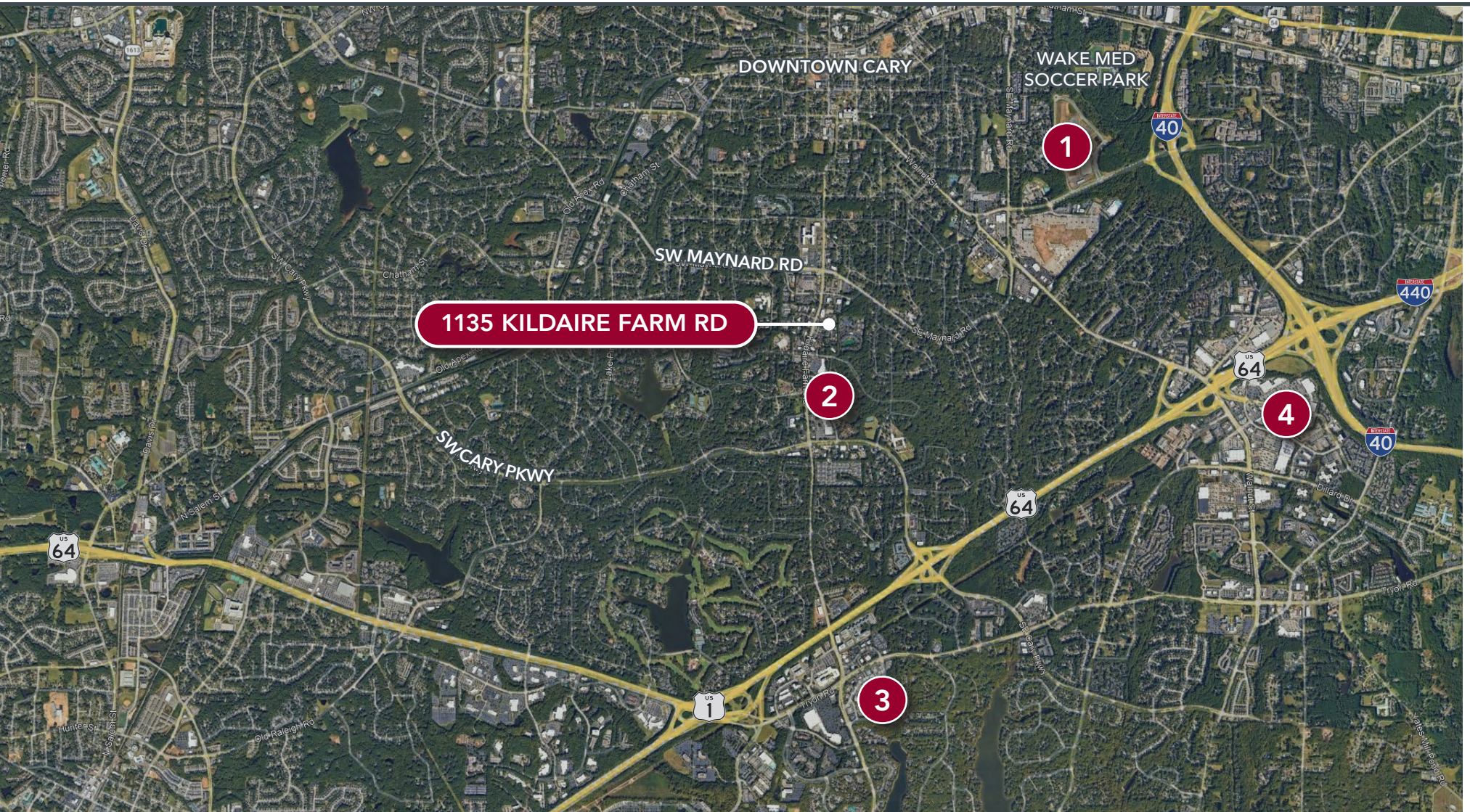


# PHOTOS | SUITE 321



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# AREA OVERVIEW



1135 KILDAIRE FARM RD, CARY, NC 27511

1

**FENTON**  
Pottery Barn  
Williams  
Sonoma  
Sports & Social  
lululemon  
Sephora  
Arhaus  
M Sushi  
Dram & Draught

2

**KILDAIRE FARM ROAD**  
Trader Joe's  
Staples  
Aldi  
Barnes & Noble  
Starbucks  
Chipotle  
Goodberry's  
Duck Donuts  
McDonald's  
The Butcher's Market

3

**WAVERLY PLACE & CRESCENT COMMONS**  
Whole Foods  
Chick-fil-A  
Walmart  
CinéBistro  
Shake Shack  
Panera Bread  
Walgreens  
Harris Teeter

4

**CROSSROADS PLAZA**  
Target  
Best Buy  
Hobby Lobby  
Dick's Sporting  
Goods  
HomeGoods  
Michaels  
Home Depot  
Lowe's  
BJ's  
PetSmart  
Joann Fabric  
World Market

# DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Population (2025)	10,540	83,393	190,765
Daytime Population	13,627	105,948	220,439
Median Age	45.8	39.0	37.8
Median Household Income	\$101,865	\$105,501	\$114,174
Median Home Value	\$496,303	\$506,318	\$553,883



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FOR MORE INFORMATION, PLEASE CONTACT:

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