

MEDICAL OFFICE FOR LEASE

530 NEW WAVERLY PLACE

Cary, NC 27518

PROPERTY HIGHLIGHTS

- » Medical office space for lease in prominent building with strong visibility in Waverly Place
- » Second generation with interior completely renovated
- » Highly visible location within mixed-use development
- » Located near WakeMed Hospital at the intersection of Tryon Road and Kildaire Farm Road
- » Close proximity to US Hwy 1 and US Hwy 64
- » Ample walkable amenities, including Whole Foods, Harris Teeter, Walmart, Chick-fil-A, Shake Shack, and the shops within Waverly Place and Crescent Commons
- » TICAM: \$8.66 SF/yr (includes utilities)



SPACES	LEASE RATE	SPACE SIZE
Suite 301	\$27.00 SF/yr	4,819 RSF
Suite 304	Call Broker	2,070 RSF
<i>SUBLEASE THROUGH APRIL 30, 2026</i>		
Suite 306	\$27.00 SF/yr	1,858 RSF

Moss Withers, SIOR, MBA
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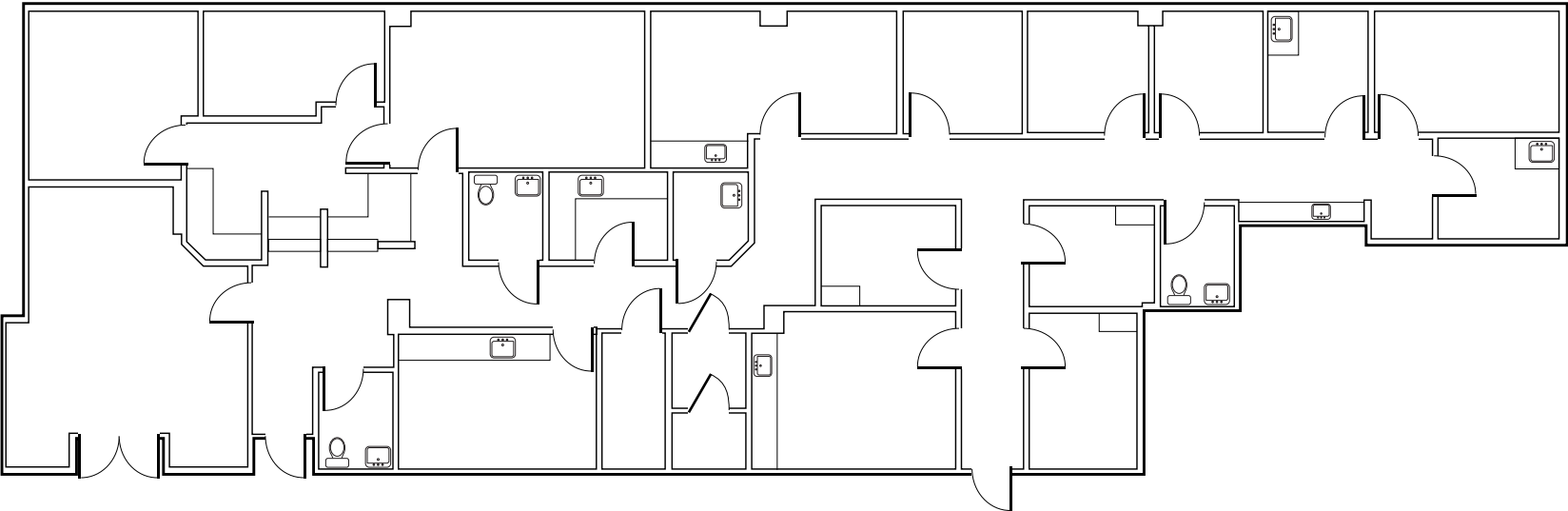
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Suite 301

4,819 RSF

MEDICAL OFFICE FOR LEASE
530 New Waverly Place
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Exam Room



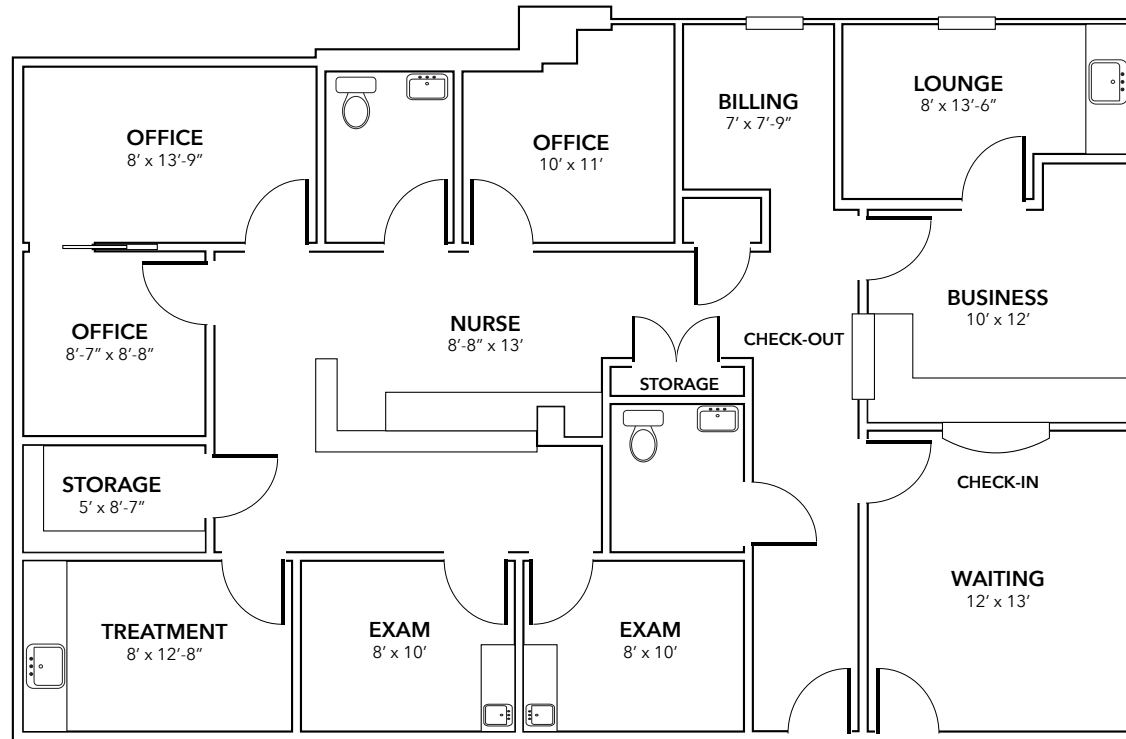
Exam Room



Reception

Suite 304 2,070 RSF

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Reception



Exam Room



Nurse Station



Lounge

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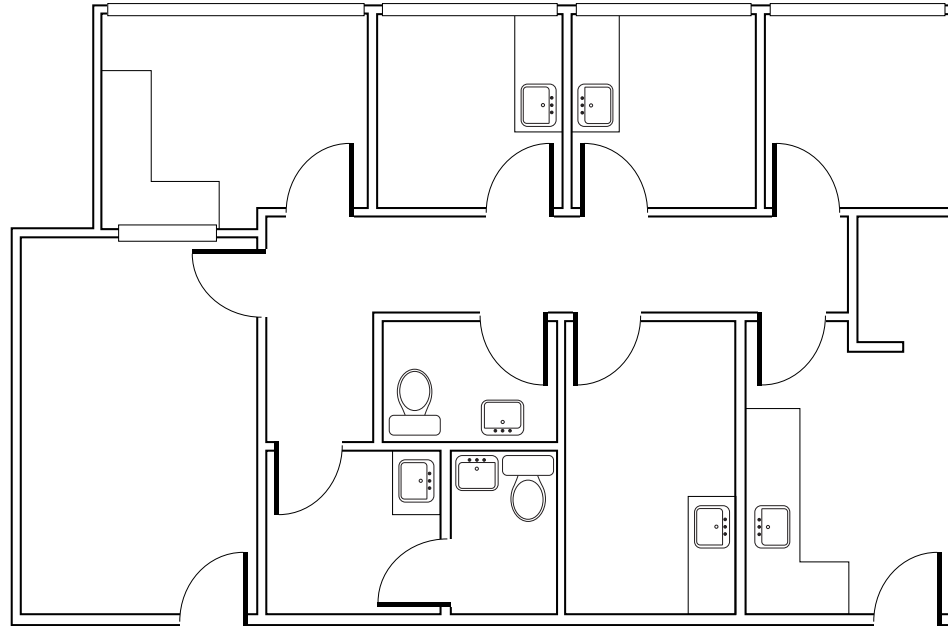
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM

Suite 306

1,858 RSF

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Cary, NC 27518



Exam Room



Exam Room



Reception

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