

# 2601 WESTON PARKWAY

Office Suite | For Lease | Cary, NC



**JONATHON HARRISS**

*Broker*

980.226.6738

[jharriss@lee-associates.com](mailto:jharriss@lee-associates.com)

**DAN MCCLOY, SIOR**

*Vice President*

919.270.9587

[dmcclroy@lee-associates.com](mailto:dmcclroy@lee-associates.com)

 **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**



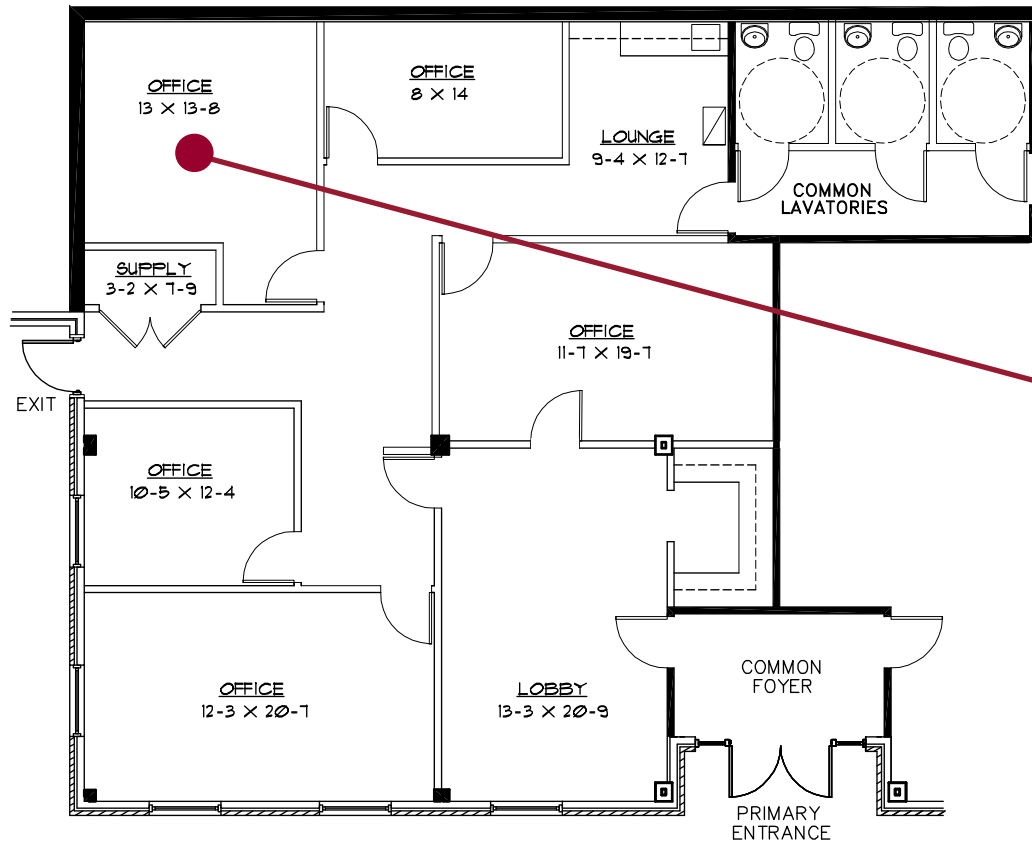
**4 PRIVATE  
OFFICES**



**1 CONFERENCE  
ROOM**

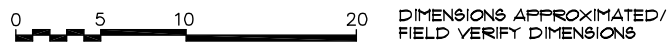
# FLOOR PLAN

**SUITE 101**  
**APPROX. 2,000 S.F.**



**SUITE 101**

## LEASE PLAN - PARTIAL 1st FLOOR



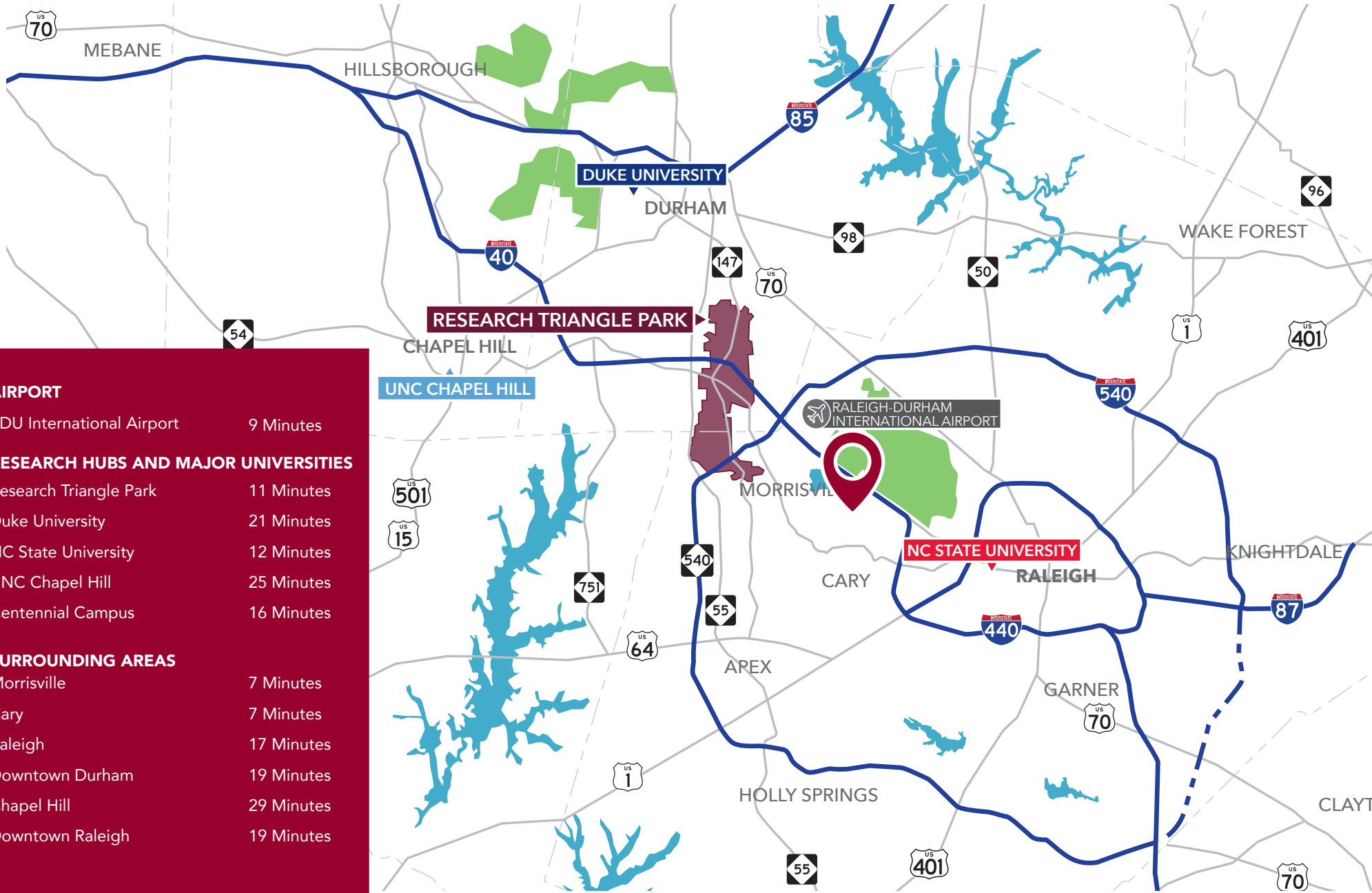
# PHOTOGRAPHS

OFFICE SUITE FOR LEASE | 2601 WESTON PARKWAY | CARY, NC



# THE TRIANGLE AREA

OFFICE SUITE FOR LEASE | 2601 WESTON PARKWAY | CARY, NC



## 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

OFFICE SUITE FOR LEASE | 2601 WESTON PARKWAY | CARY, NC



## 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*

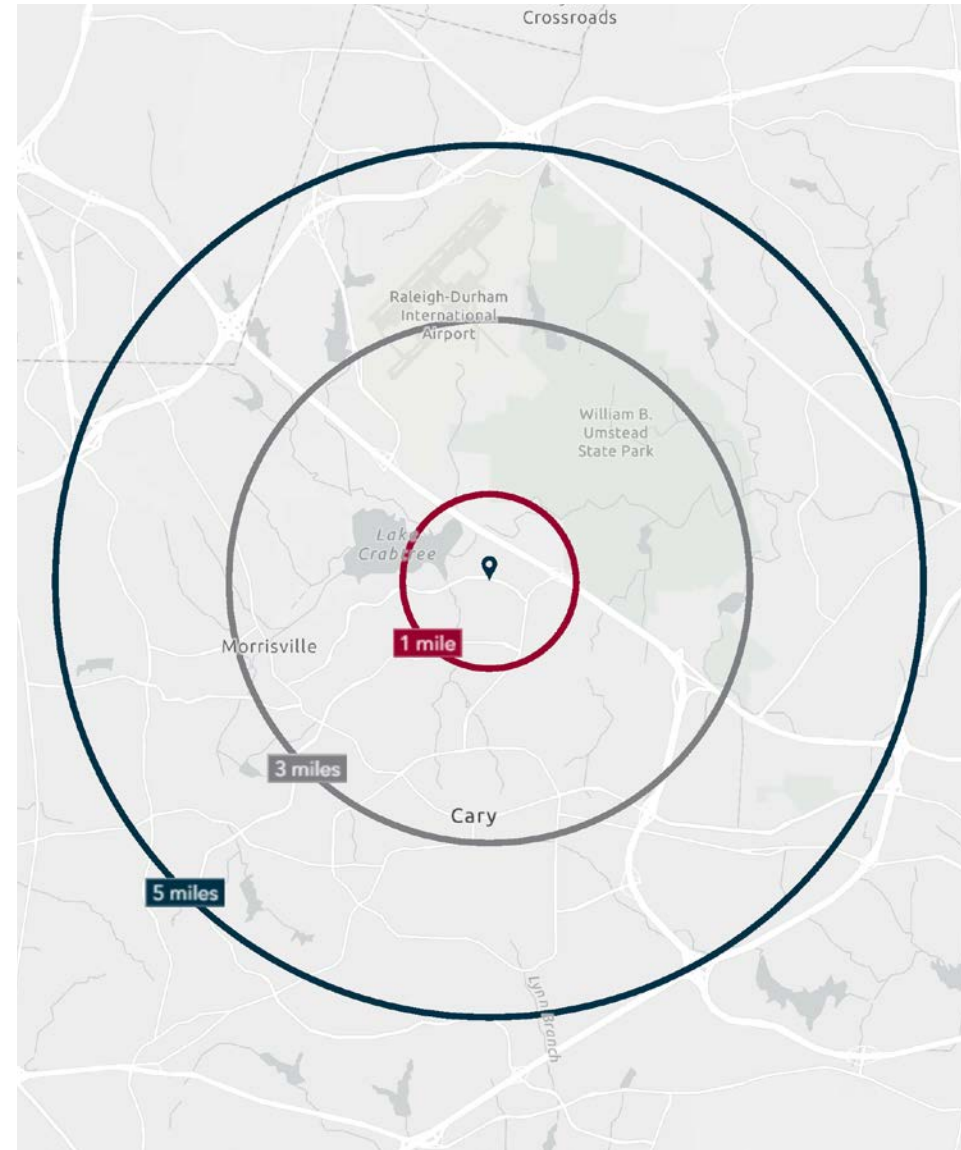
- Courtyard
- Residence Inn

# 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.



**JONATHON HARRISS**

*Broker*

980.226.6738

[jharriss@lee-associates.com](mailto:jharriss@lee-associates.com)

**DAN MCCLOY, SIOR**

*Vice President*

919.270.9587

[dmcclroy@lee-associates.com](mailto:dmcclroy@lee-associates.com)



COMMERCIAL REAL ESTATE SERVICES  
RALEIGH • DURHAM • WILMINGTON