



KILMAYNE VILLAGE PLAZA

OFFICE SPACE AVAILABLE

51 Kilmayne Drive, Cary, North Carolina 27511

FOR LEASE

±2,231 SF

KILMAYNE VILLAGE PLAZA

HIGHLIGHTS | DEMOGRAPHICS

HIGHLIGHTS:

- Beautiful brick and glass three-story Class A office building with ample parking and manicured grounds
- Available: Suite 305 ±2,231 SF; second-generation office space which includes offices, conference room, break room and reception area
- Prime Cary location near high-traffic intersection of Kildaire Farm Road and SE Maynard Road with dining, banking, and retail nearby as well as prominent residential neighborhoods
- Current Tenants include ReMax; Equity Prime Mortgage; Courtney Campbell CPA; Law Office of Jonathan Richardson; AVS Publications; Advanced Civil Design
- Monument signage opportunity
- Easy access to Raleigh, RTP Apex, Holly Springs via I-40, I-440, US-1, Hwy 64

PROPERTY FEATURES	
Total Space Available: Suite 305 2,231 SF	TICAM: Modified Gross
Rental Rate: \$21.00 / SF/ Year	Tenant Improvement Allowance: Negotiable depending on use
Construction: Second Generation Office	Building Size: 38,839 SF
Property Type: Office	Building Class: A
Property Sub-type: Medical Office	Lot Size: ±2.64 AC
Year Built: 2002	PIN: 0763541771

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2016 Population	10,309	71,766	94,241
2021 Projected Population	11,070	78,107	104,593
2016 Average Household Income	\$59,632	\$70,989	\$87,407
2021 Projected Average Household Income	\$68,101	\$77,952	\$97,256

Although the information contained herein was provided by sources believed to be reliable, Triland Property makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions, or changes.

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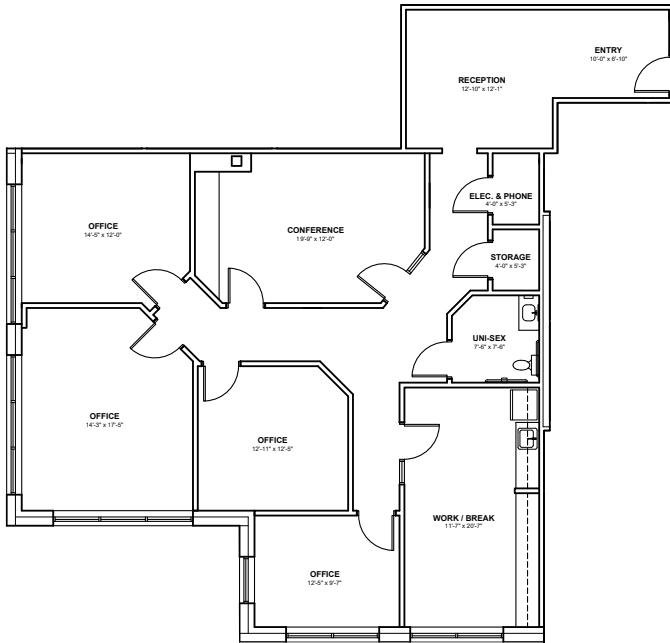
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**Commercial Sales,
 Lease Representation,
 Property Management**

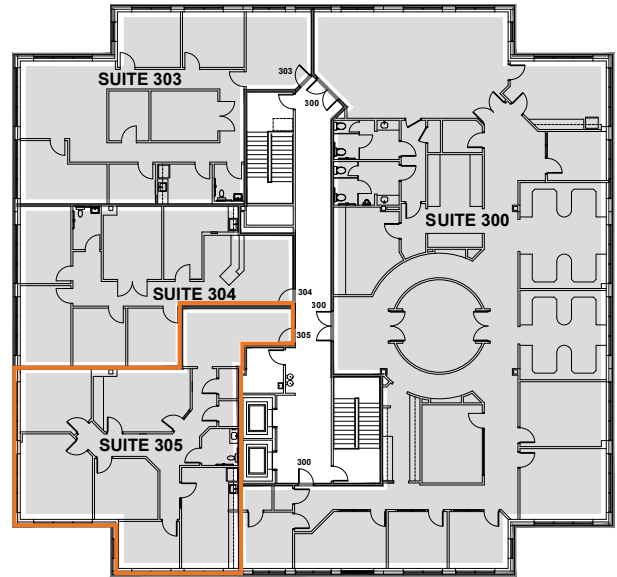


FLOOR PLAN | PHOTOS

51 KILMAYNE DRIVE, CARY, NC



Suite 305 Floor Plan



Third Floor Plan



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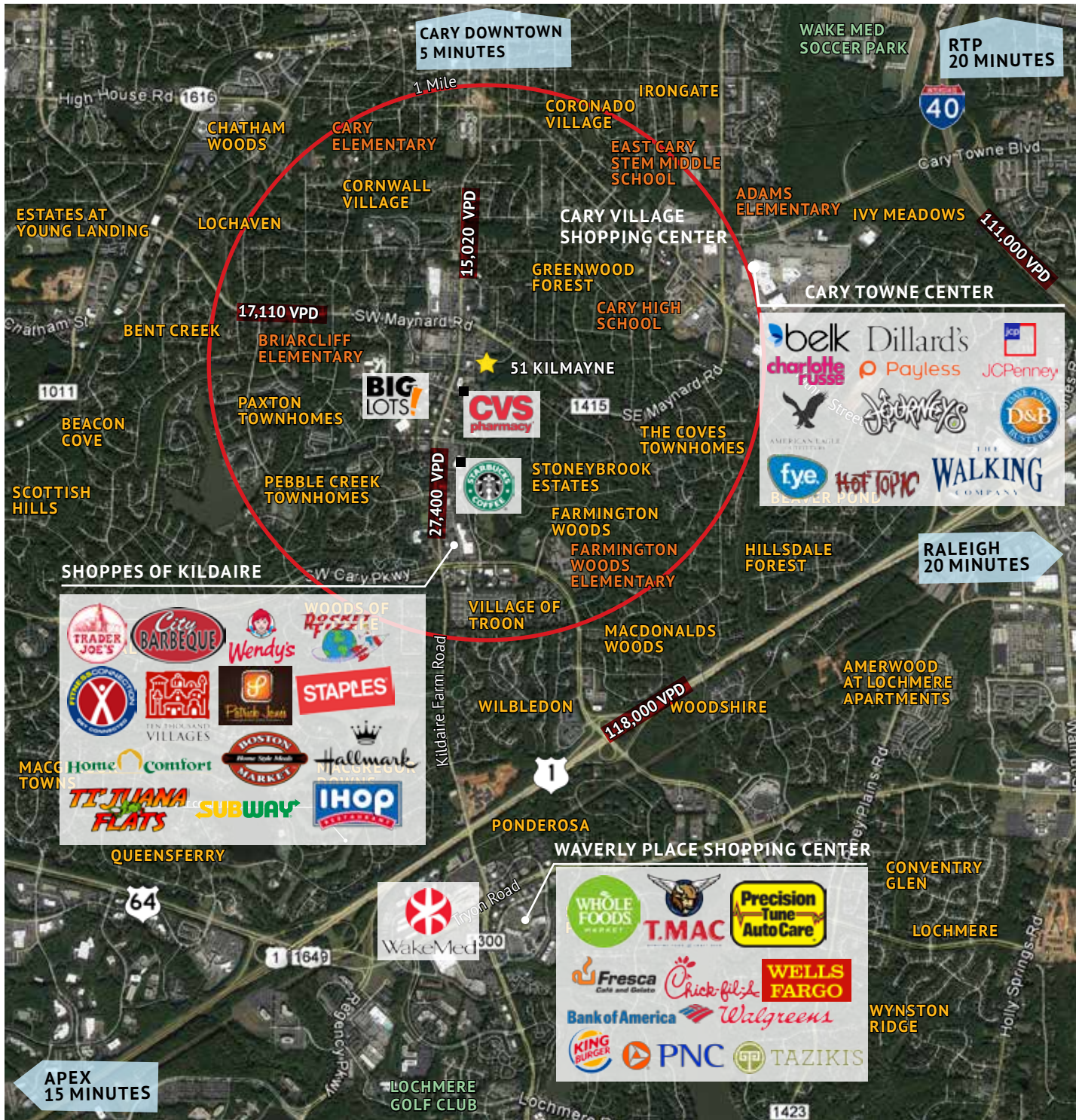
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AREA AMENITIES & TRAFFIC COUNTS

51 KILMAYNE DRIVE, CARY, NC



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