

# MILLPOND VILLAGE OFFICE

3434 KILDAIRE FARM ROAD, CARY



LEASING AGENTS

ROBERT HOYT

919.863.0821  
roberthoyt@yorkproperties.com

JUDSON MCMILLAN

919.645.2764  
judsonmcmillan@yorkproperties.com

Alidade  
Capital

york



# RECENT COVID-19 SAFETY UPGRADES

## SURFACE CLEANING:

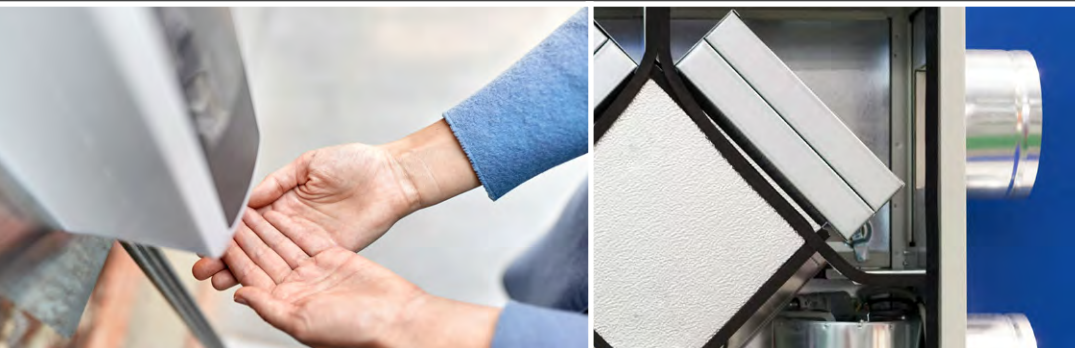
- Increased janitorial cleaning of common areas (focusing on touch points) using an anti-viral cleaning agenda including medical grade disinfectants and the use of electrostatic cleaning every weekend

## AIR QUALITY:

- Installation of Needlepoint Bi-polar Ionization (NBPI) in the HVAC units to safely clean building air by reducing particles, odor and most importantly, pathogens. The units are similar to the quality of what is installed at medical facilities and international airports
- Upgraded all building filtration systems

## OTHER SAFETY MEASURES:

- Installation of touchless/handsfree faucets, soap dispensers, toilet flush systems and paper towel dispenser in all restrooms
- Installation of "StepNPull" foot-operated door opening pulls
- Additional signage to illustrate social distancing guidelines and other safety protocols
- Enacted a number of other Building Operations Best Practices to limit the spread of pathogens



## AVAILABILITY

- SUITE 390** 5,454 RSF \$21.50 RSF FULL SERVICE \*
- SUITE 395** 7,464 RSF \$21.50 RSF FULL SERVICE

(clickable suite number linked to detailed floorplans)

## LOCATION

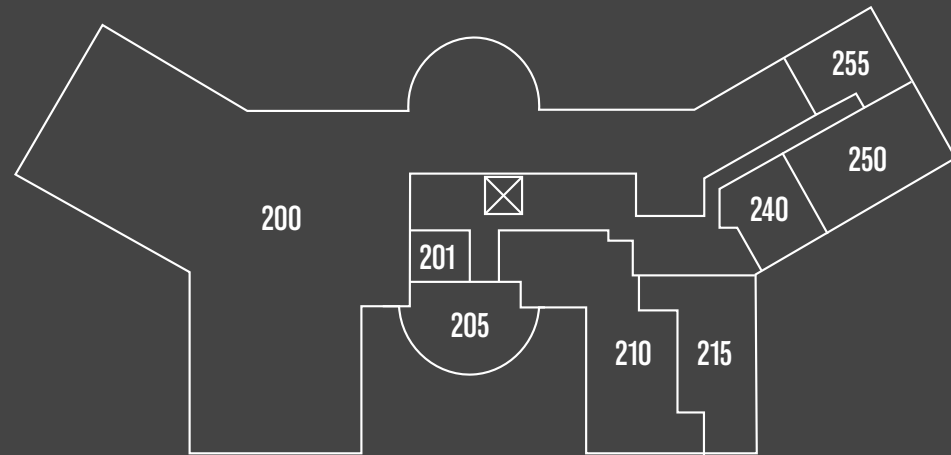
- Intersection of Ten-Ten Rd (17,000 VPD) and Kildaire Farm Rd (27,998 VPD)
- Five access points with protected turn lanes
- In close proximity to 540 Extension
- Excellent surrounding demographics

## BUILDING FEATURES

- Rare opportunity to lease office space in a mixed use project
- Walkable amenities include: Publix Grocery, Starbucks, Jersey Mike's Subs, Brother's of NY Pizza, Thai Lotus, McDonald's and First Citizens Bank
- Limited supply office space in submarket
- New responsive ownership
- Home to Wake Tech Community College Western Wake campus and National Association for Community College Entrepreneurship

BUILDING 3434

FLOOR 2



BUILDING 3434

FLOOR 3



\* Suite 390 available 01/31/2022





HONG KONG

JERSEY MIKE'S SUBS

PUBLIX

FRIDA'S PATIO MODERN  
MEXICAN CUISINE

BROTHERS OF NEW  
YORK PIZZA

THAI LOTUS

OFFICE SPACE

PAPA MURPHY'S TAKE  
'N' BAKE PIZZA

FIRST CITIZENS

STARBUCKS

MCDONALDS

TEN-TEN RD

KILDAIRE FARM RD





DOWNTOWN CARY

INFINITI & HENDRICK TOYOTA

COSTCO

PICARDY POINTE

MACGREGOR DOWNS

CROSSROADS PLAZA

TARGET  
LOWES  
IMAX  
BEST BUY  
MARSHALLS  
PARTY CITY  
OLIVE GARDEN  
CHICK-FIL-A

TRYON ROAD

64

PRIMROSE SCHOOL OF APEX

CHEVROLET  
AUDI  
CHRYSLER  
HONDA  
HYUNDAI

WHOLE FOODS  
CINE BISTRO  
HARRIS TEETER  
WALMART SUPERCENTER  
WALGREENS  
CHICK-FIL-A  
MATTRESS FIRM

SEAGROVES FARM

HIGHLANDS ON THE LAKE

64

AVALON PEAK APTS

WYNDFALL

MILLPOND VILLAGE

CVS  
WENDY'S  
GOLDFISH SWIM

WALMART SUPERCENTER  
McDONALDS  
WAFFLE HOUSE  
ABC STORE

KESINGTON & DANBURY

GLENRIDGE

GREYHAWK

MEADOWS AT KILDAIRE APTS

HARRIS TEETER  
GENKI SUSHI BAR  
DUNKIN' DONUTS

KILDAIRE FARM ROAD

WINDERMERE

COSTWOLD



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# JOB GROWTH IN THE CARY AREA

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**600**

JOB OVER THE NEXT 12  
YEARS, XEROX

**100**

JOB, EPIC GAMES  
(EXPANDING IN 2020)

**200**

JOB, DUDE SOLUTIONS  
(EXPANDING IN 2020)

**200**

JOB, PRECISION WALLS  
(EXPANDING IN 2020)

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## ABOUT THE AREA

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One of the fastest-growing cities in the South, Cary is home to renowned restaurants, world-class shopping, booming business, top-tier entertainment, culture and arts and wide range of leisure and outdoor experiences. It's no wonder that MONEY magazine has ranked Cary as one of the country's "Best Places to Live." Home of the USA Baseball National Training Complex, a hot spot for soccer with North Carolina Football Club and North Carolina Courage pro soccer teams at WakeMed Soccer Park and summer home of the North Carolina Symphony, Cary is located just 17 minutes from downtown Raleigh.

If you come hungry, you're guaranteed to leave happy. Cary offers more than 200 dining options, including passionate mind and Master Baker Lionel Vatinet's La Farm Bakery, a modern-day boulangerie (bakery) with three locations across the town; Ashworth Drugs, a local favorite serving up coke floats and hot dogs since 1957; and Pizzeria Faulisi, a Neapolitan-style pizza spot run by a renowned husband-and-wife chef team. The town is also at the forefront of the area's vibrant brewery scene. The award-winning Bond Brothers Beer Company is a microbrewery and taproom that specializes in kettle sours, IPAs and stouts, and Fortnight Brewing Company specializes in traditional English-style beers that incorporate both British and American ingredients.





## CARY ACCOLADES

- 2020 #1 City in NC for "Recession-Resistant"
- 2020 #10 Best Mid-Sized City for Money Management
- 2019 #2 Healthiest Housing Market in NC
- 2019 #1 City in NC to Raise a Family
- 2019 #4 Best Place to Live in America
- 2019 #1 Safest City to Live in the US
- 2018 #1 Best North Carolina City for Income Equality
- 2018 #1 State for Businesses
- RTP is home to 300+ companies

## 2021 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	6,139	43,158	139,979
HOUSEHOLDS	2,266	16,274	53,996
AVG HOUSEHOLD INC.	\$162,286	\$146,674	\$127,403
DAYTIME POPULATION	1,733	25,269	58,655





## LEASING AGENTS

Judson McMillan

[judsonmcmillan@yorkproperties.com](mailto:judsonmcmillan@yorkproperties.com)

919.645.2764

Robert Hoyt

[roberthoyt@yorkproperties.com](mailto:roberthoyt@yorkproperties.com)

919.863.0821

### YORK PROPERTIES

Brokerage · Property Management · Security  
Maintenance · Association Management · Construction  
Landscaping · Accounting

### ADDRESS

2108 Clark Avenue  
Raleigh, NC 27605

### ONLINE

[@yorkproperties1](https://www.yorkproperties.com)  
[www.yorkproperties.com](http://www.yorkproperties.com)