

# FOR LEASE

119 SW MAYNARD  
CARY, NC 27511

## FULL SERVICE OFFICE SUITES



**THOMAS GOODWIN | VICE PRESIDENT**  
(919) 760-4819 (D) (919) 227-9943 (C)  
THOMAS@PHOENIXCOMMERCIALNC.COM



**PHOENIX**  
COMMERCIAL PROPERTIES

# PROPERTY OVERVIEW



**ADDRESS** 119 SW MAYNARD RD, CARY, NC 27511

**FULL SERVICE SUITES AVAILABLE**

- \*SUITE 220: ±813 SF - AVAILABLE
- \*SUITE 240: ±560 SF - AVAILABLE
- \* SUITE 270: ±995 SF - AVAILABLE

\* FLEXIBLE SUITES

**SPACE FEATURES**

- BUILDING SIZE: ±11,889 SF
  - FULL SERVICE SUITES
- FLEXIBLE OPTIONS WITH SMALLER TO LARGER SIZES AVAILABLE
- EXCELLENT VISIBILITY ALONG SW MAYNARD ROAD IN CARY

**LOCATION** LOCATED NEAR THE INTERSECTION OF SW MAYNARD AND KILDAIRE FARM ROAD. IN CLOSE PROXIMITY TO AN ABUNDANCE OF RETAIL AND RESTAURANT OPTIONS

**AVAILABILITY** SEE PAGE 4 & 5  
\*SHOWING BY APPOINTMENT ONLY

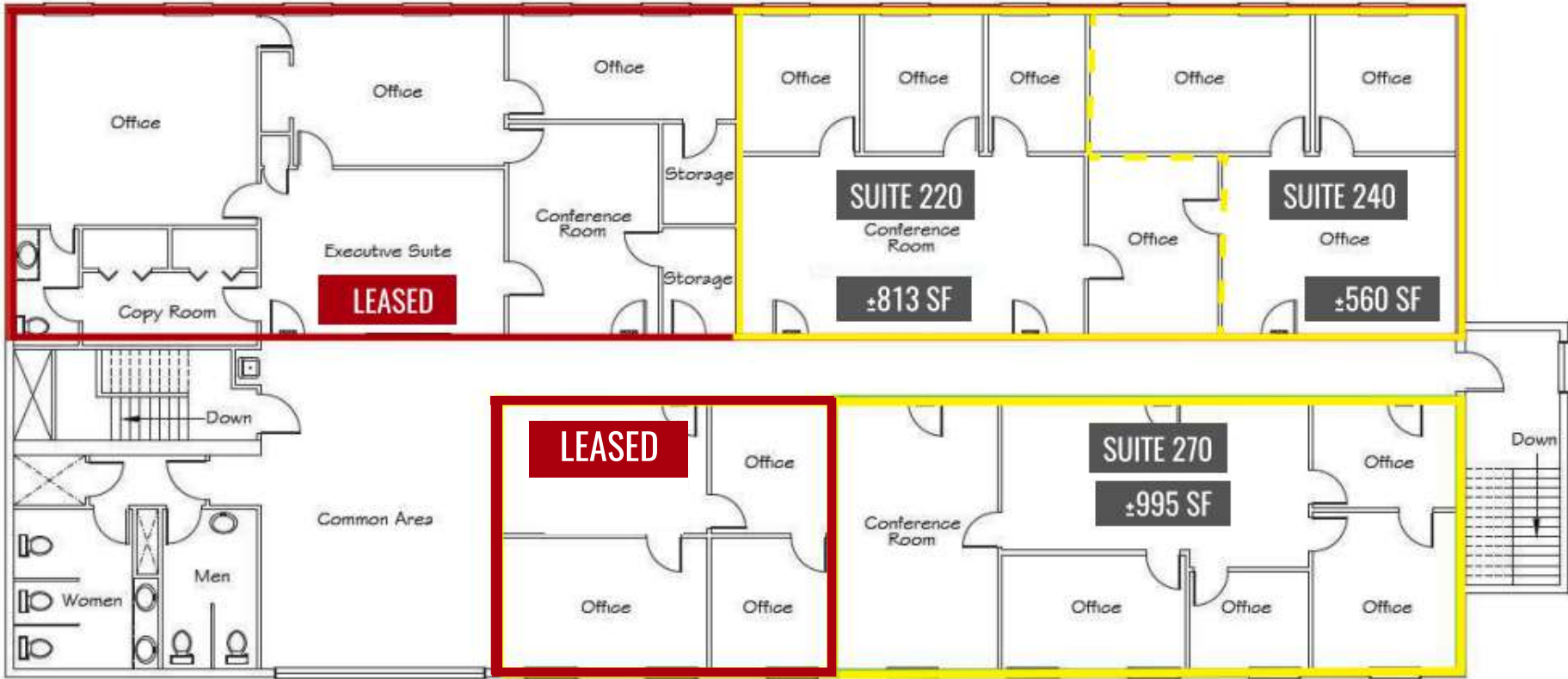
**LEASE RATES** SEE PAGE 6



# INTERIOR PHOTOS



# FLOOR PLAN - SECOND FLOOR



\*FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.



FULL SERVICE SUITE LEASE DETAILS		
SUITE	SQ. FT	LEASE RATE PER MONTH
*220	±813	\$1,385.00
*240	±560	\$1,055.00
*270	±995	\$1,695.00
*SUITES CAN BE COMBINED                      REFER TO BROKER FOR INFORMATION		

NOTE:WATER, ELECTRICITY, SPECTRUM HIGH SPEED INTERNET, CLEANING OF COMMON AREAS, PEST CONTROL, AND SECURITY MONITOR SERVICE ARE ALL INCLUDED IN RENT

# AREA AMENITIES



OFFICE FOR LEASE | 119 SW MAYNARD ROAD, CARY, NC 27511

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation to independently confirm accuracy and completeness.



## CARY

### NORTH CAROLINA

Community investments in quality of life amenities, education and public infrastructure have made Cary a premier destination for corporate locations, boasting a who's who of the tech, information, and life science and innovation sectors. With more than 175,000 residents, this "town" is now the seventh largest city in the state of North Carolina.

## NOTABLE CARY CORPORATIONS

- American Airlines
- John Deere
- Kellogg's Snacks
- Lord Corporation
- MetLife
- SAS Institute
- Siemens Medical Solutions USA
- Verizon Wireless
- Garmin
- Epic Games
- Duke Energy
- CAT
- Conduent
- Amazon
- Cisco

## DEMOGRAPHICS

	2 MILE	5 MILES	10 MILES
2022 POPULATION	45,332	210,002	648,975
2027 PROJECTED POPULATION	50,595	236,010	732,454
ANNUAL GROWTH (2022-2027)	2.3%	2.5%	2.6%
MEDIAN AGE	40.4	38.3	37.4
2022 HOUSEHOLDS	18,645	84,414	258,003
AVG. HOUSEHOLD INCOME	\$101,289	\$117,266	\$117,675

## TRANSPORTATION



**9 MILES/ 12 MINUTES**

Drive time to RDU Airport from Cary



**9 MILES TO**



## RANKED 3rd SAFEST CITY IN AMERICA

(Money Geek, 2021)

"Cary is great place for SAS to have its global headquarters. The local government and the Chamber are excellent partners, and we are able to attract top talent from around the world. Our employees choose to live and work in Cary because of the amenities, such as shopping, sports and entertainment and the great diversity of people and cultures in the community and surrounding areas."

-John Boswell, Executive VP, Chief Legal Officer SAS ([caryeconomicdevelopment.com](http://caryeconomicdevelopment.com))



# CONTACT

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**PHOENIX COMMERCIAL PROPERTIES, LLC**

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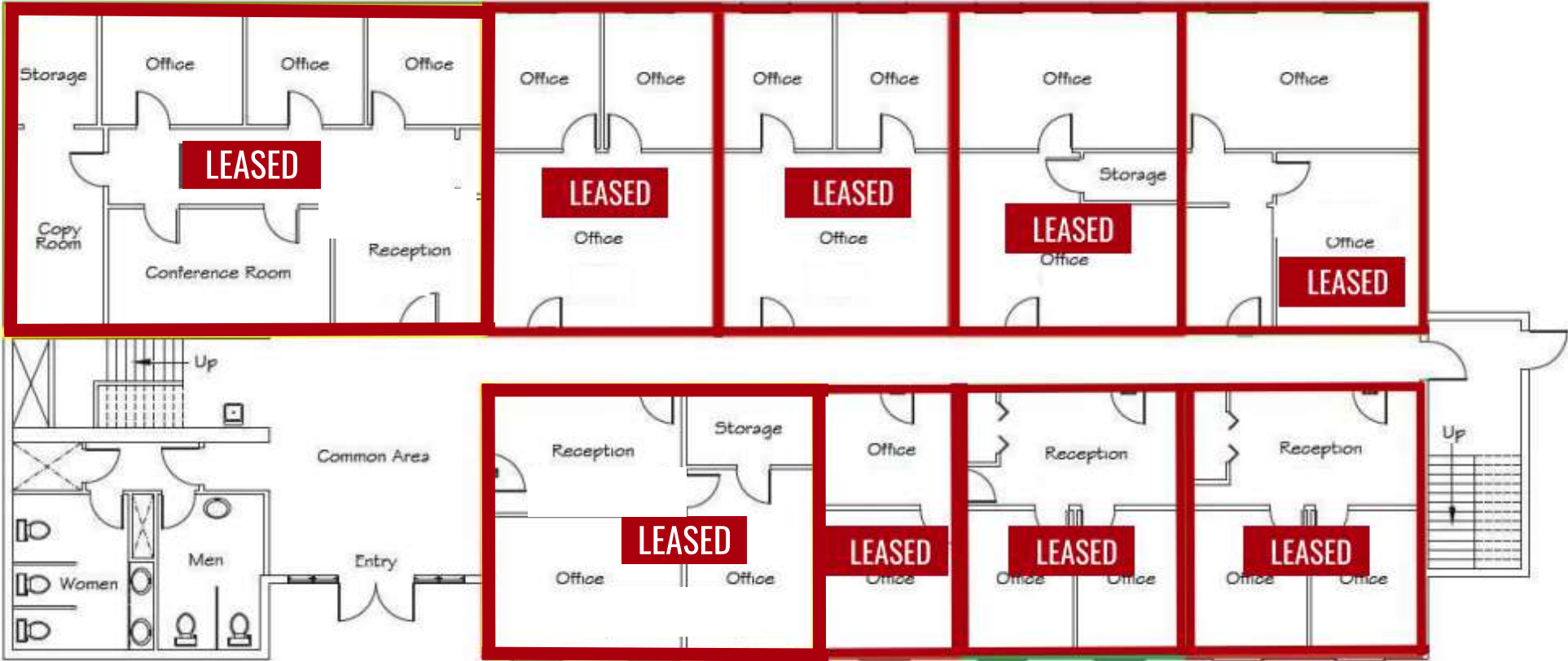
**ADDRESS**

751 CORPORATE CENTER DRIVE, STE 305  
RALEIGH, NC 27607





# FLOOR PLAN - FIRST FLOOR



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