

FOR LEASE

1340 SE MAYNARD, STE 101 | CARY, NC 27511

MAYNARD OFFICE CENTER

THOMAS GOODWIN | VICE PRESIDENT

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PHOENIX
COMMERCIAL PROPERTIES

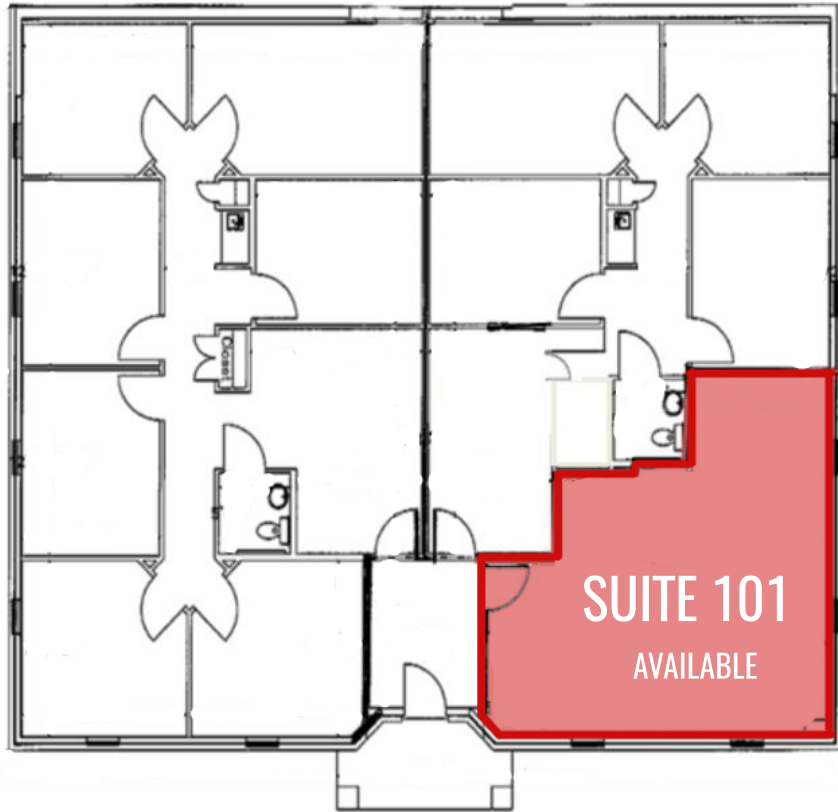
LEASE BROCHURE

PROPERTY OVERVIEW

ADDRESS	1340 SE Maynard, STE. 101
UNITS AVAILABLE	One ground floor unit
GLA (GROSS LEASEABLE AREA)	±544 SF
ZONING	Office & Institutional (O&I)
PARKING	Parking in front of building; Ratio: 3.01/1,000 SF
LEASE RATE & TYPE	\$975.00/Mo (MG) Tenant responsible for utilities, voice & data, HVAC service agmt. Landlord responsible for association dues & taxes
LOCATION	Situated between E. Chatham St. & Cary Towne Blvd.; Minutes from I-40 & the Brand New Fenton Development (Currently under construction & will include 2.5 Million SF of restaurants, retail, office & entertainment); Close to Cary Towne Center & other retail establishments
AVAILABLE	Available in 30 days



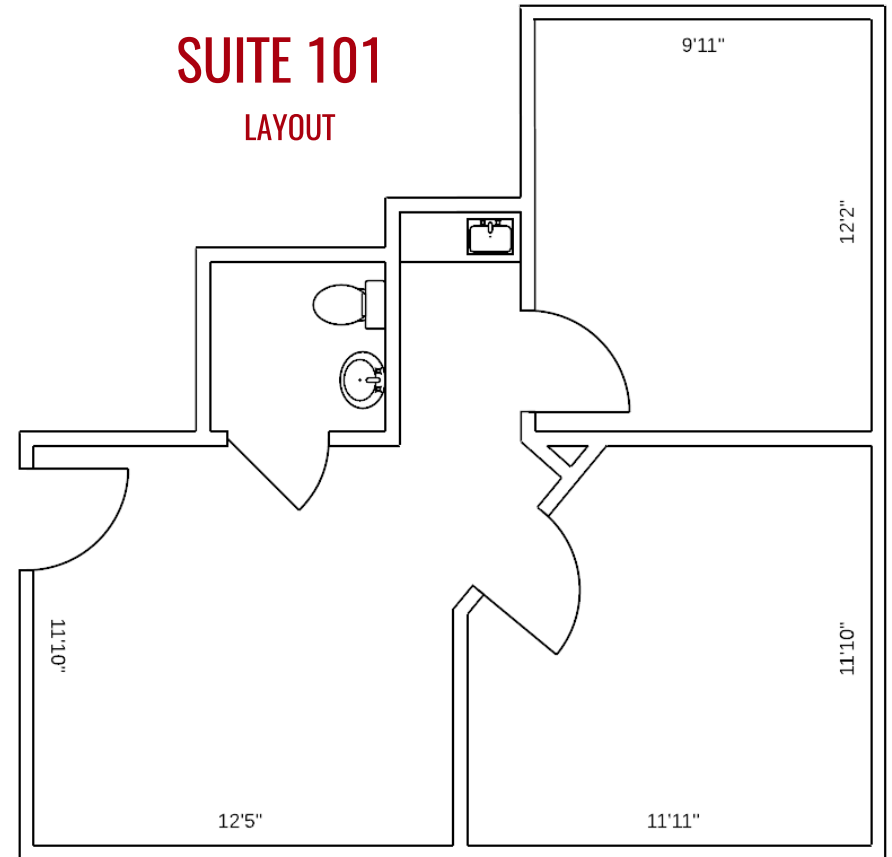
FLOOR PLAN



SUITE 101 FEATURES

- First floor suite with convenient access & handicap accessibility
- Windows on two sides
- In-suite restroom
- Kitchenette with sink
- Built-in cabinetry
- Two private offices
- Reception

SUITE 101 LAYOUT



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