

FOR LEASE

CRESCENT LAKESIDE I

1225 Crescent Green | Cary, NC 27518



CAPITAL
ASSOCIATES®

CRESCENT LAKESIDE I

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PROPERTY TYPE	Office
BUILDING SIZE	109,000 SF
SPACE AVAILABLE	
Suite 100	2,020 SF
Suite 120*	11,464 SF
Suite 123*	2,215 SF
Second Floor Spaces**	2,042 SF - 28,274 SF
Entire Third Floor **	4,264 SF - 37,065 SF
LEASING RATE	\$30.25/SF
LEASE TYPE	Full Service
YEAR BUILT	2001
COUNTY	Wake
LOCATION	Cary, NC
FLOORS	3
PARKING	772 total parking spaces for Crescent Lakeside I & II

*Suites 120 & 123 can be combined for a total of 13,679 SF.

**The spaces on the 2nd and 3rd floors can be combined for a total of 65,339 SF.



BRET MULLER
bmuller@capitalassociates.com
919.523.4200

WES JOHNSON
wjohnson@capitalassociates.com
919.422.4853



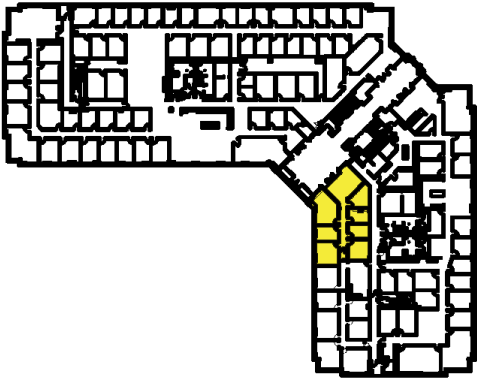
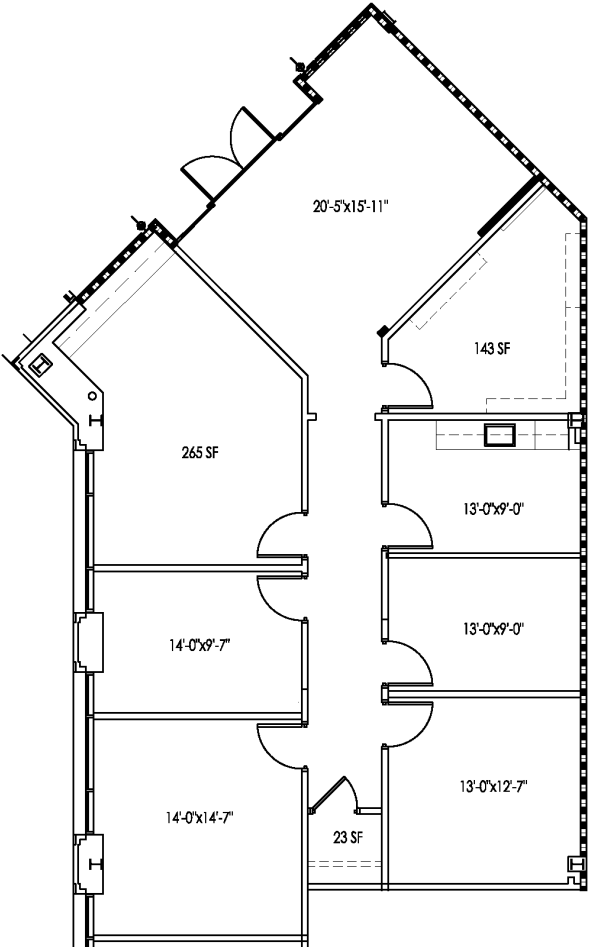
CRESCENT LAKESIDE I

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AVAILABLE

First Floor
Suite 100

2,020 SF



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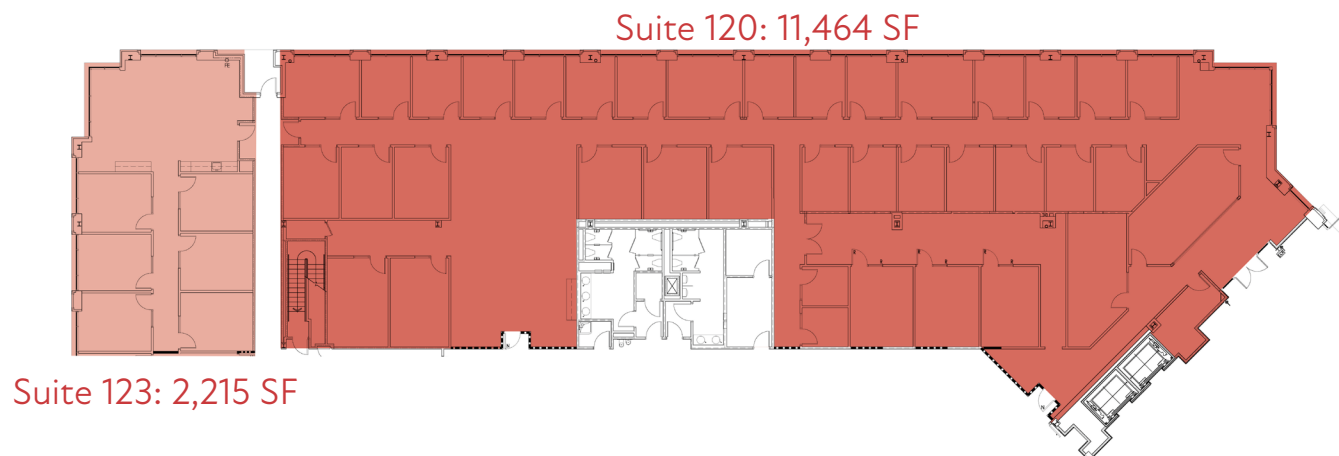
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AVAILABLE

First Floor
Suites 120 & 123

13,679 Total SF



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AVAILABLE

Second Floor

2,042 SF - 28,274 SF
Subdividable

POTENTIAL SUITE OPTIONS



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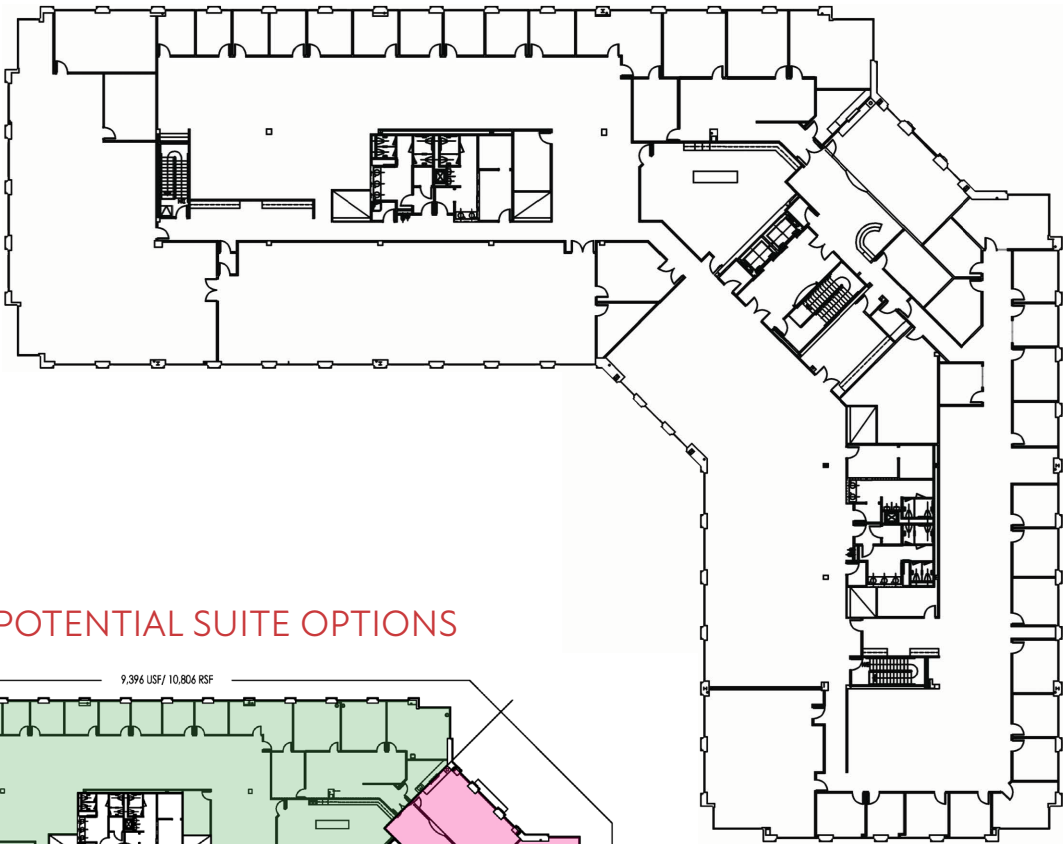
1225 Crescent Green | Cary, NC 27518

AVAILABLE

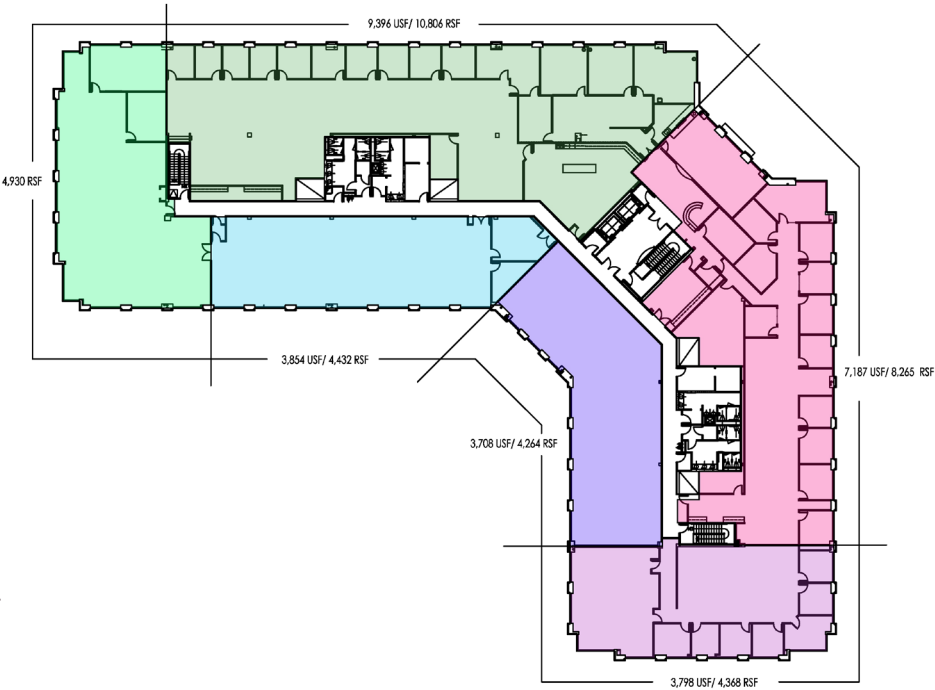
Entire Third Floor
Suite 300

4,264 SF - 37,065 SF
Subdividable

CURRENT LAYOUT



POTENTIAL SUITE OPTIONS



BRET MULLER
bmuller@capitalassociates.
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WES JOHNSON
wjohanson@capitalassociates.com
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LOCATION

Nearby amenities include shopping, banking, hotels, restaurants, the area's only Lifetime Fitness facility, and housing in all price ranges within close proximity to the site.

ON SITE AMENITIES

On-site amenities include vending, express mail drop, an on-site first-class workout facility, showers in one set of men's and women's restrooms, and a beautifully landscaped plaza with outdoor seating.

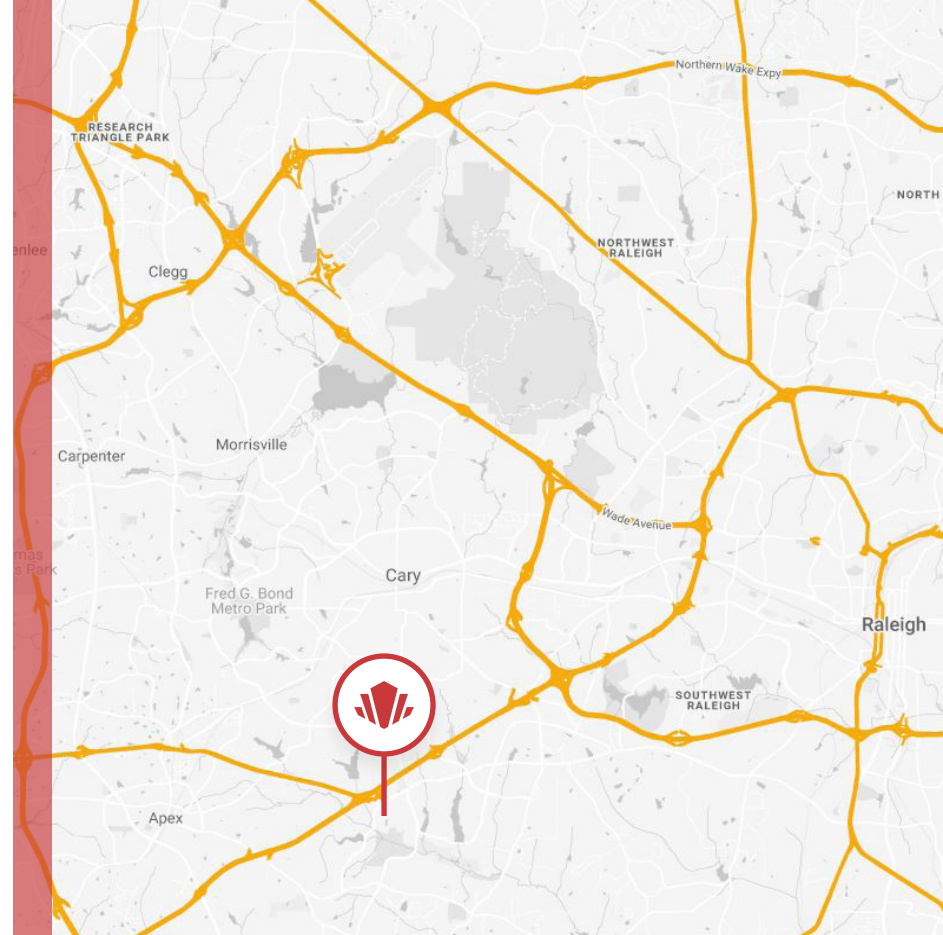


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POINTS OF INTEREST

DINING

- Chick-Fil-A
- Tropical Smoothie Cafe
- Whole Foods
- Shake Shack
- Burger King
- Lucky 32 Southern Kitchen
- Subway
- Panera Bread

CONVENIENCE

- Lifetime Fitness
- WakeMed Cary Hospital
- Harris Teeter
- PetSound Animal Hospital
- Walmart
- Jiffy Lube
- Barre3
- Bank of America

LODGING

- Courtyard Marriot
- Homewood Suites by Hilton
- Comfort Suites
- Sonesta Es Suites

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ABOUT

Crescent Lakeside I is a 109,000 SF three-story, brick and glass Class A office building. Outdoor seating is among the beautifully landscaped plaza, and on-site amenities include vending, express mail drop, showers, and a fitness center located in Crescent Lakeside II. Four parking spaces are available per 1,000 SF including a substantial amount of covered parking spaces.

The Crescent buildings are located within the highly appealing and successful Crescent multi-use business park in Cary. South of Tryon Road and nestled between Kildaire Farm Road and Regency Parkway, the Crescent community offers shopping, banking, hotels, restaurants, a lifetime fitness facility, and a range of housing options all within a one-mile radius. Easy access to WakeMed Cary Hospital and US Highways 1 and 64 connecting within minutes to Interstates 40, 440, and 540.



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Walk Score®



30

CAR DEPENDENT

Most errands require a car.



26

SOME TRANSIT

A few nearby public transportation options.



54

BIKEABLE

Some bike infrastructure.

