

FOR LEASE



## CRESCENT LAKESIDE II

1255 Crescent Green | Cary, NC 27518



CAPITAL  
ASSOCIATES®



# CRESCENT LAKESIDE II

1255 Crescent Green | Cary, NC 27518

PROPERTY TYPE	Office
BUILDING SIZE	146,442 SF
SPACE AVAILABLE	
Suite 116	1,971 SF
Suite 245	6,114 SF
Suite 270	2,928 SF
LEASING RATE	\$30.25/SF
LEASE TYPE	Full Service
YEAR BUILT	2008
COUNTY	Wake
LOCATION	Cary, NC
FLOORS	4
PARKING	772 total parking spaces for Crescent Lakeside I & II

**BRET MULLER**  
919.523.4200  
bmuller@capitalassociates.com

**WES JOHNSON**  
919.422.4853  
wjohnson@capitalassociates.com



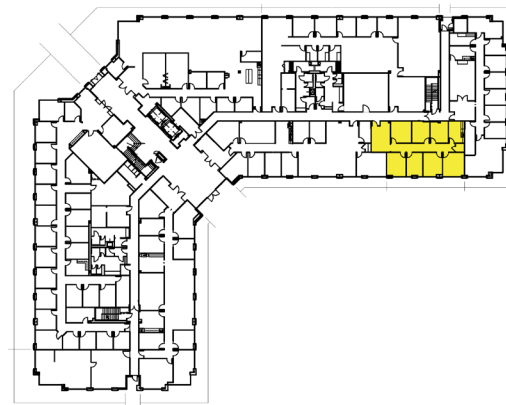
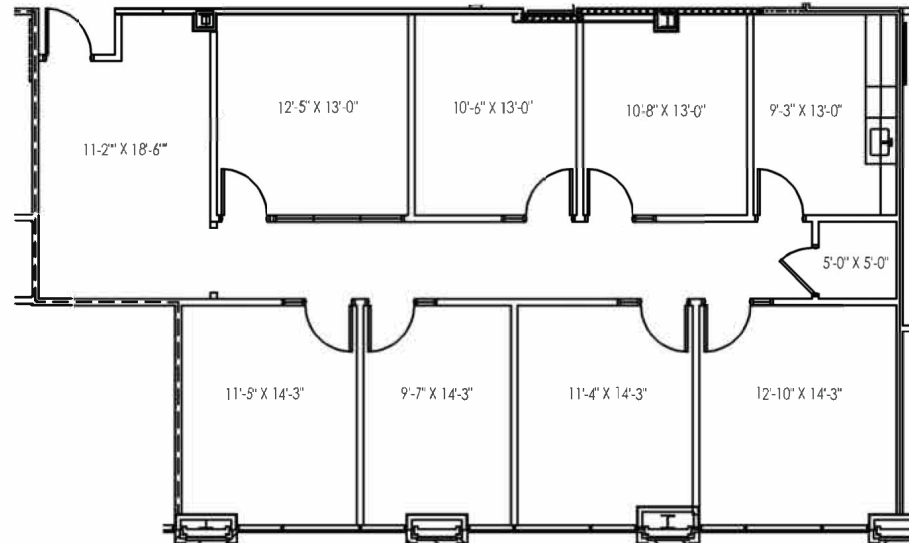
## CRESCENT LAKESIDE II

1255 Crescent Green | Cary, NC 27518

**AVAILABLE**  
August 1, 2025

First Floor  
Suite 116

1,971 SF



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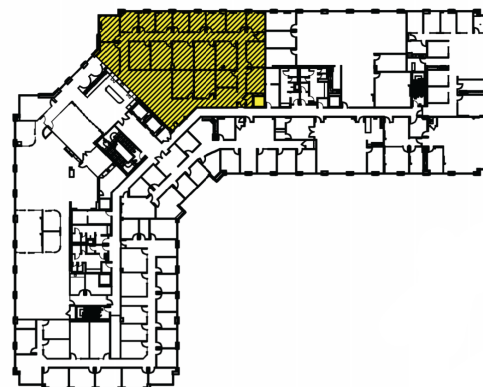
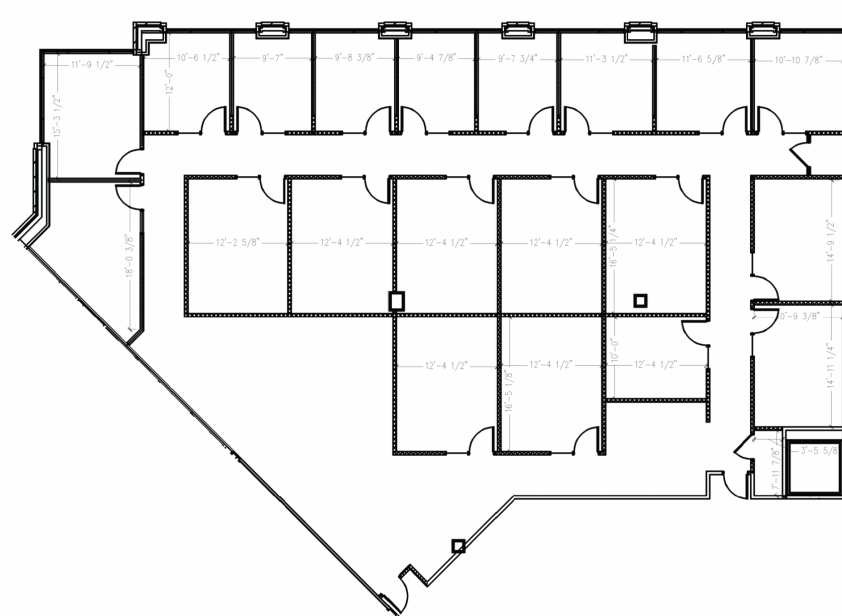


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## Second Floor Suite 245

6,114 SF



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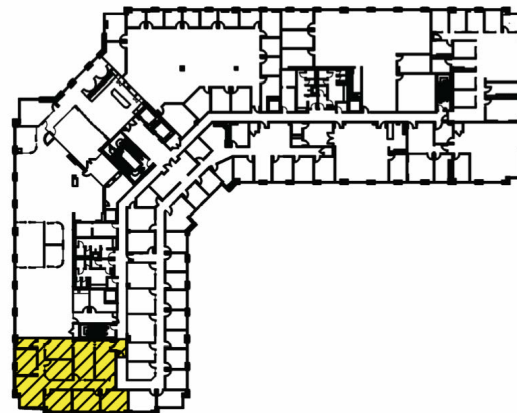
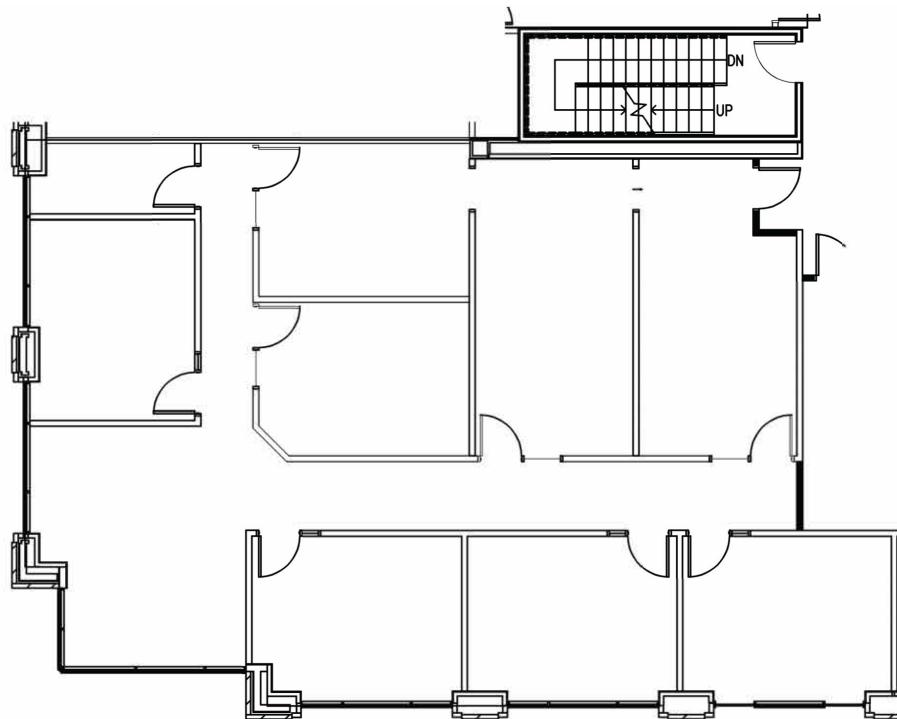
## CRESCENT LAKESIDE II

1255 Crescent Green | Cary, NC 27518

**AVAILABLE**

Second Floor  
Suite 270

2,928 SF



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## CRESCENT LAKESIDE II

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### LOCATION

Nearby amenities include shopping, banking, hotels, restaurants, the area's only Life Time 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.

### Walk Score®



**30**

#### CAR DEPENDENT

Most errands require a car.



**26**

#### SOME TRANSIT

A few nearby public transportation options.



**54**

#### BIKEABLE

Some bike infrastructure.



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ASSOCIATES.**

#### BRET MULLER

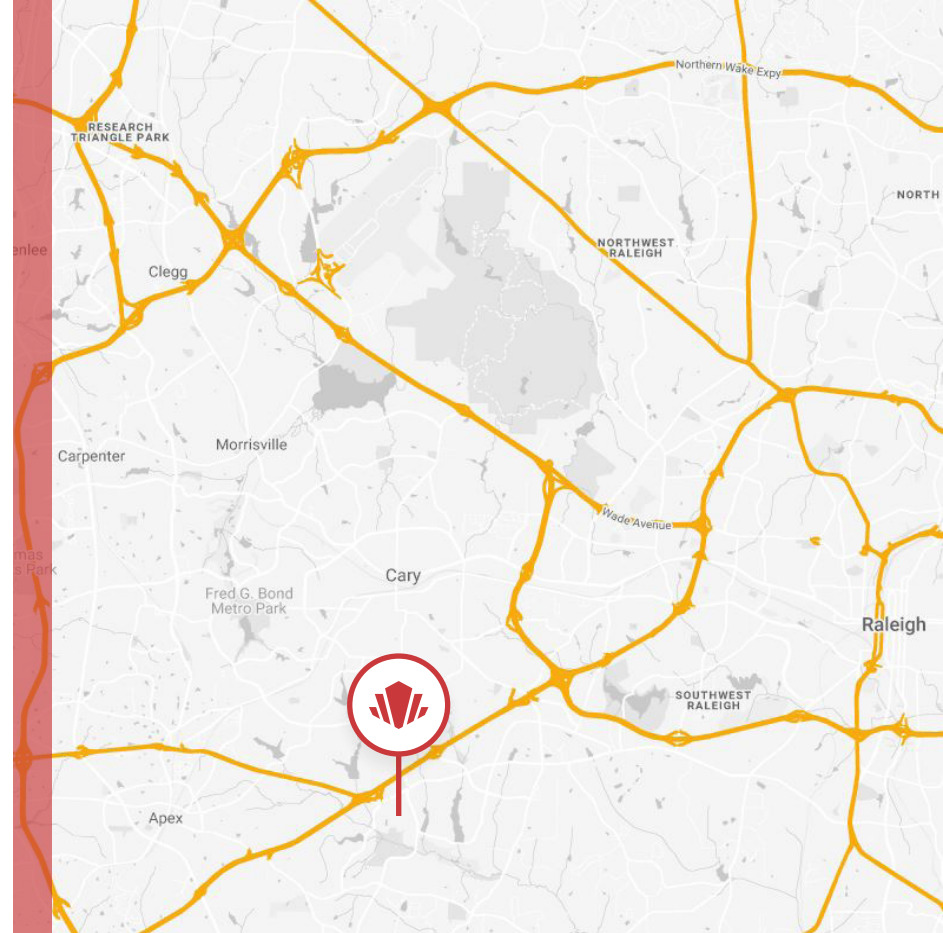
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## DINING

- Chick-Fil-A
- Whole Foods
- Burger King
- Subway
- Tropical Smoothie Cafe

- Shake Shack
- Lucky 32 Southern Kitchen
- Pizza Hut
- Starbucks
- Chicken Salad Chick

## CONVENIENCE

- Lifetime Fitness
- Harris Teeter
- Walmart
- Walgreens

## BANKING

- Bank of America
- Wells Fargo
- PNC Bank
- Chase Bank



# CRESCENT LAKESIDE II

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## ABOUT

Crescent Lakeside II is a 146,000 SF four-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 first-class workout facility. 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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