



FOR LEASE

WESTON I

1001 Winstead Drive -- Cary, NC 27513



ABOUT

Weston I is a 214,000 SF five-story, granite and limestone Class A office building featuring a two-story lobby with generous marble finishes and two grand marble staircases. The building overlooks a cascading, tree-lined parking area leading to Lake Crabtree. Unique building features include balconies, on-site café, shower facilities, and picnic area.



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PROPERTY TYPE	Office
BUILDING SIZE	213,000 SF
LEASING RATE	\$28.50/SF to \$29.50/SF
YEAR BUILT	1988
COUNTY	Wake
LOCATION	Cary, NC
FLOORS	6



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LOCATION

The Weston buildings offer an outstanding location situated in the Research Triangle area's premier office park. While on site, enjoy easy access to the Weston trail system designed to accommodate hiking, jogging, and biking which connects to the Cary greenway trails, Wake County's Lake Crabtree Park trail system and Umstead State Park.

The Arboretum and Harrison Square Shopping Center are located within walking distance of the Weston buildings and offer a variety of restaurant and retail services including Ruth's Chris Steakhouse, Bonefish Grill, and Carolina Café & Bakery. The Umstead Hotel & Spa, Marriott Towne Suites, Embassy Suites, and Studio Plus offer convenient lodging within the Weston area for clients and guests. Conveniently located near RDU International Airport, Research Triangle Park, and Raleigh via I-40 and NC 54.



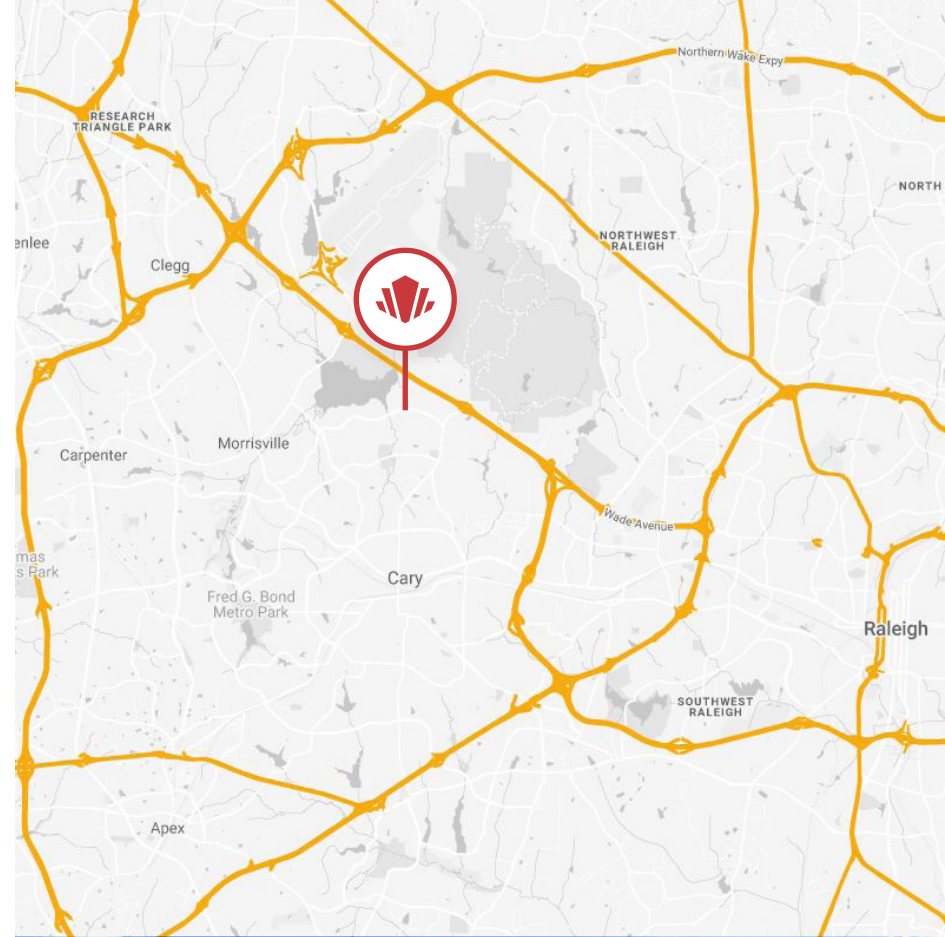
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ON-SITE PROPERTY MANAGEMENT

Professional on-site property management office is staffed by a full-time property manager, building engineer and day porter.

AMENITIES

Unique building features include balconies, on-site café, shower facilities, and picnic area. Three passenger elevators quickly service the five floors of office space. A separate freight elevator and shuttle elevator (servicing the lower parking levels) are provided. US Mail, FedEx and other overnight mail service providers have drop boxes located in the building on the ground floor.



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LOBBY

The building features the highest quality main lobby in the Research Triangle market comprised of 5,200 SF, two-stories with polished marble floors and two grand marble staircases.

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On-Site Cafe

No need to run to the store at lunch, come grab a snack from the on-site cafe!



 **accesso**

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CONVENIENT PARKING

Abundant covered and surface parking available.



WILLIAM B. UMSTEAD PARK



LAKE CRABTREE



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POINTS OF INTEREST

DINING

- Chick-Fil-A
- Starbucks
- Burger King
- Ruth's Chris
- Tropical Smoothie Cafe

CONVENIENCE

- Cafe Carolina & Bakery
- Wendy's
- Bonefish Grill

- BP Gas Station

HOTELS

- Extended Stay America
- Umstead Hotel and Spa
- Embassy Suites by Hilton

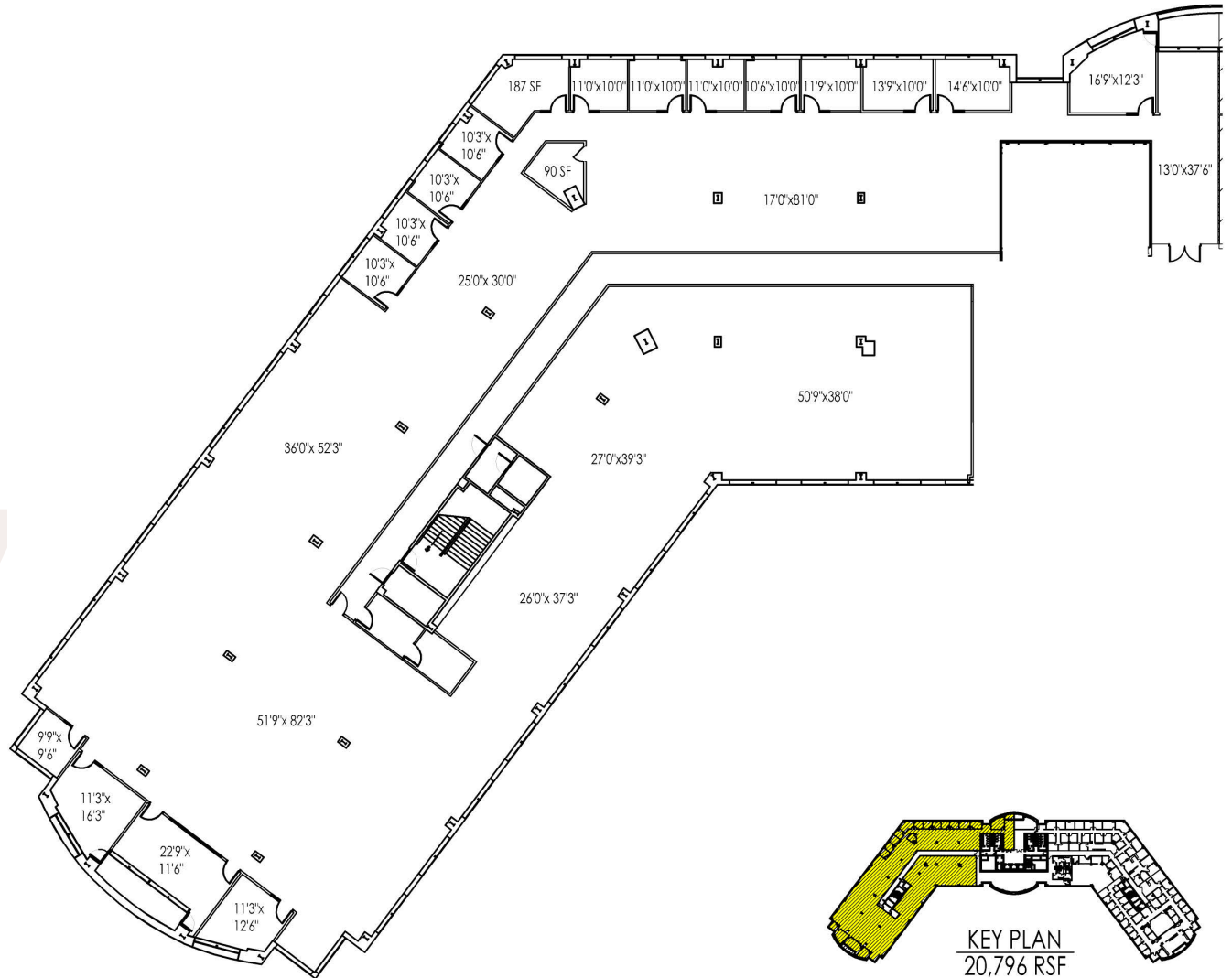
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1001 Winstead Drive -- Cary, NC 27513

AVAILABLE

Second Floor

20,796 SF



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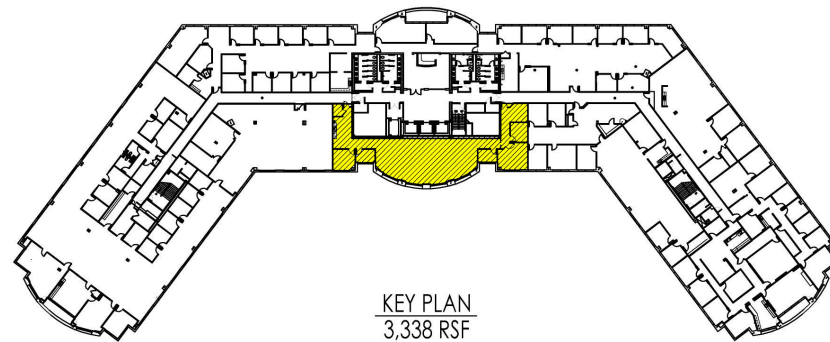
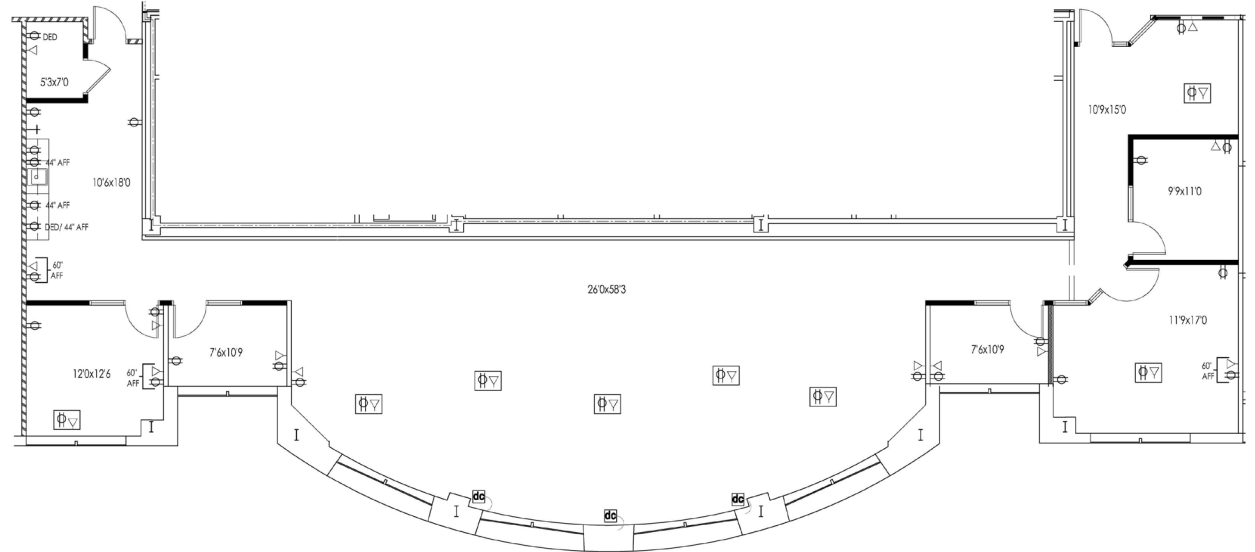
WESTON I

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**SUBLEASE
AVAILABLE**

**Third Floor
Suite 300**

3,338 SF



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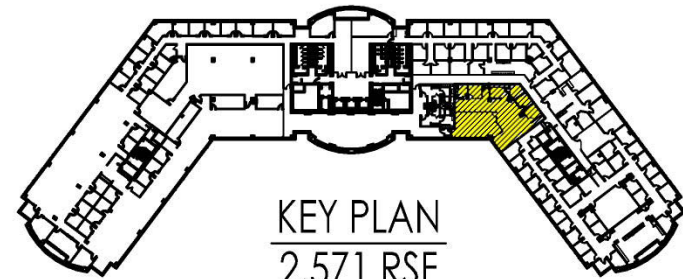
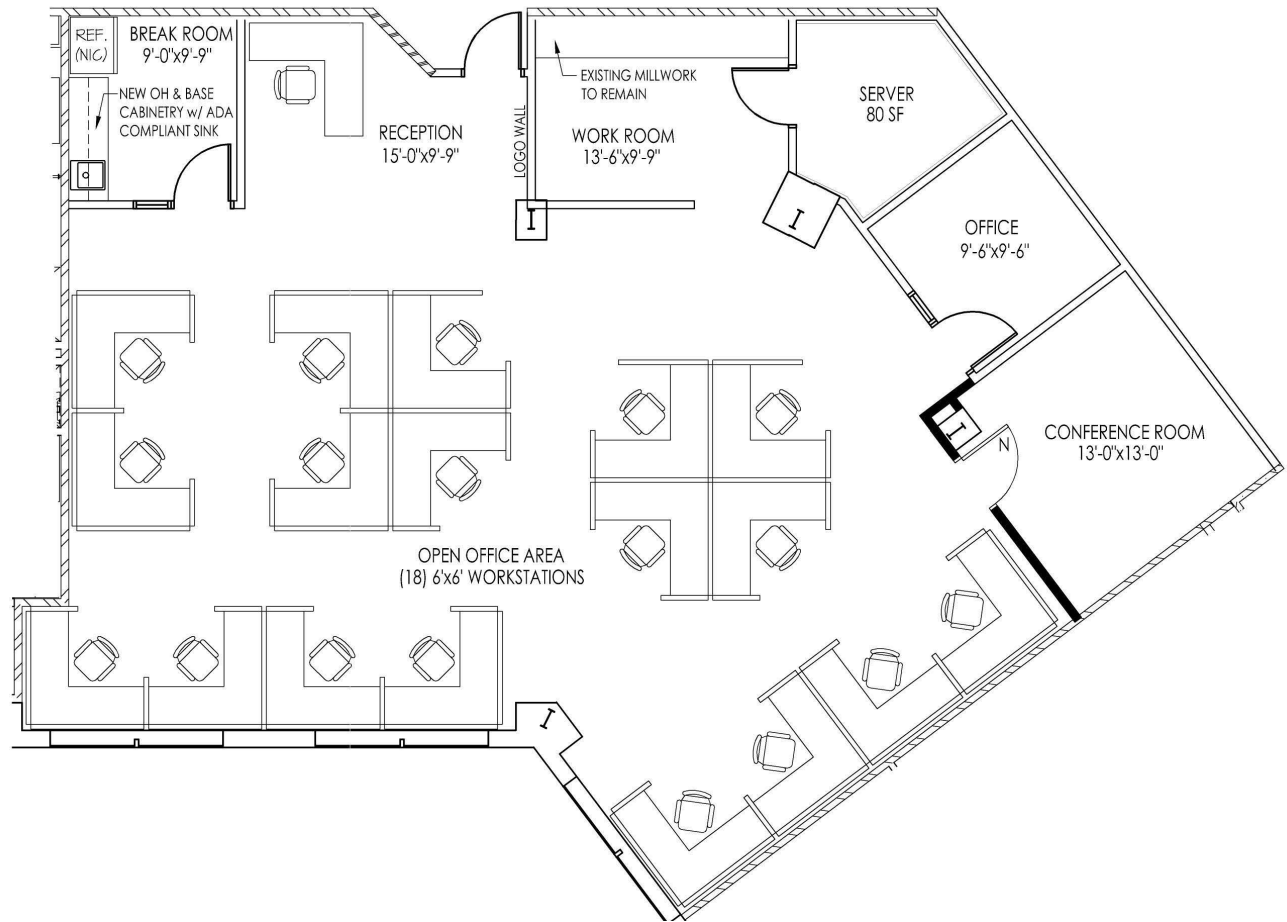
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AVAILABLE

Second Floor Suite 295

2,571 SF



KEY PLAN
2,571 RSF



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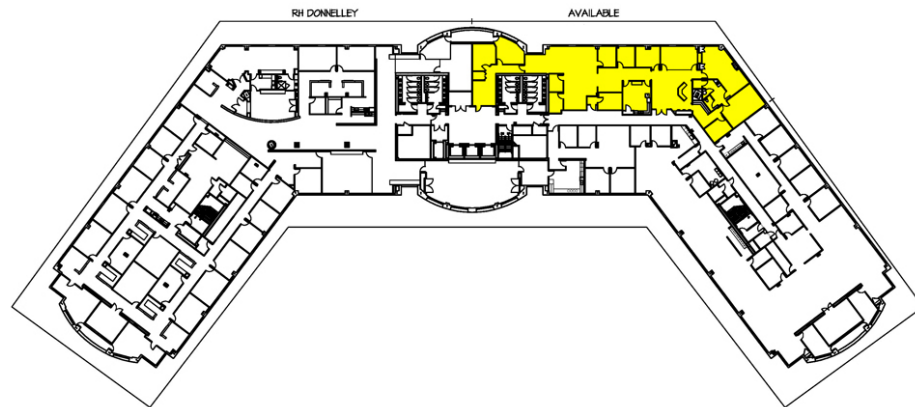
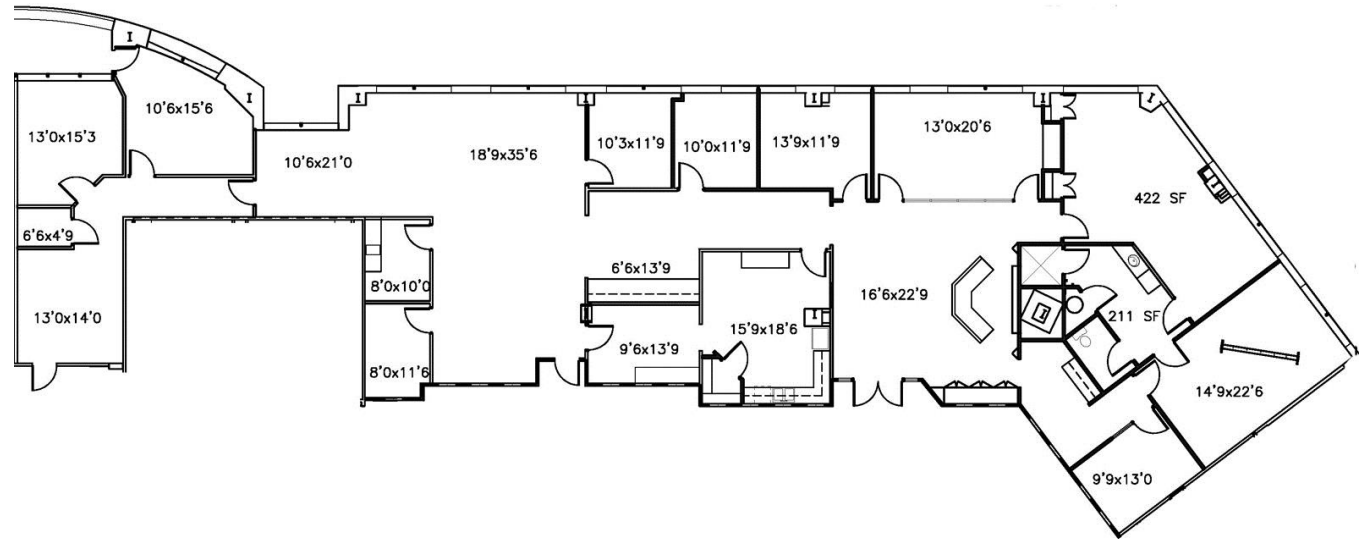
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AVAILABLE

Fourth Floor Suite 455

6,211 SF



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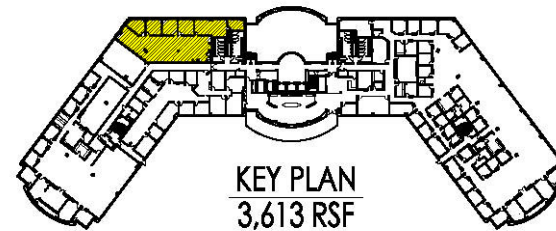
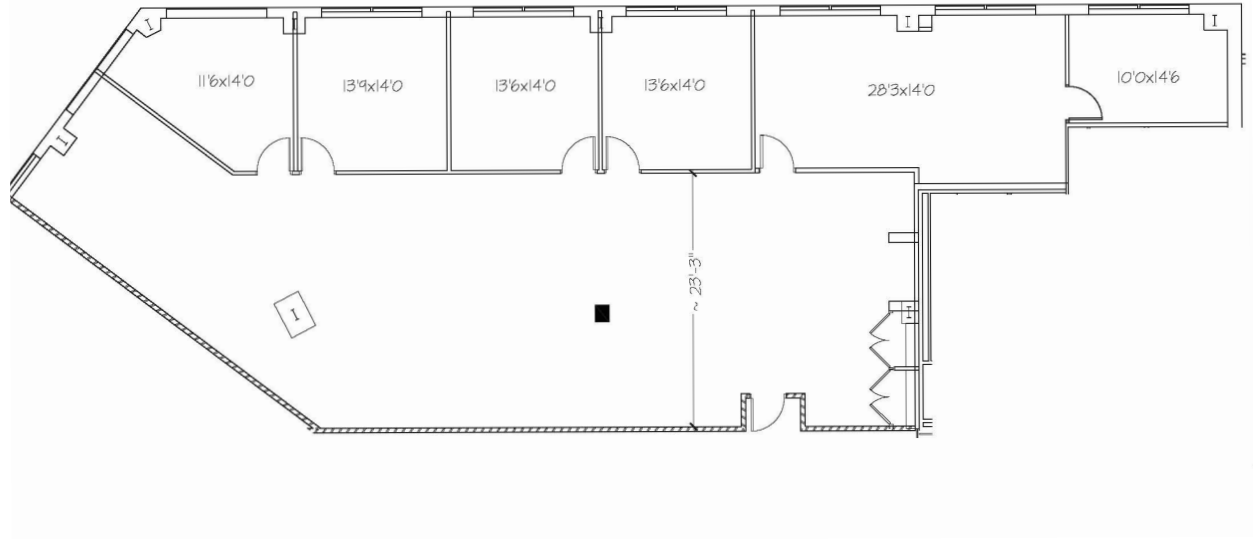
WESTON I

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AVAILABLE

**First Floor
Suite 105**

3,613 SF



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OWNED & MANAGED BY:



LEASED BY:



LEASING CONTACT:

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