

NOW PRE-LEASING



CRESCENT OVERLOOK

155 Crescent Commons | Cary, NC 27518



CAPITAL
ASSOCIATES.®

155 CRESCENT COMMONS

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PROPERTY TYPE Class A Office

BUILDING SIZE 40,000 SF

ASKING RATE \$39.50/SF NNN

TENANT IMPROVEMENT ALLOWANCE \$100.00/SF

COUNTY Wake

LOCATION Cary, NC

FLOORS 2

PARKING ~5/1,000 SF

DELIVERY DATE Q2 2024



BRET MULLER
919.523.4200
bmuller@capitalassociates.com

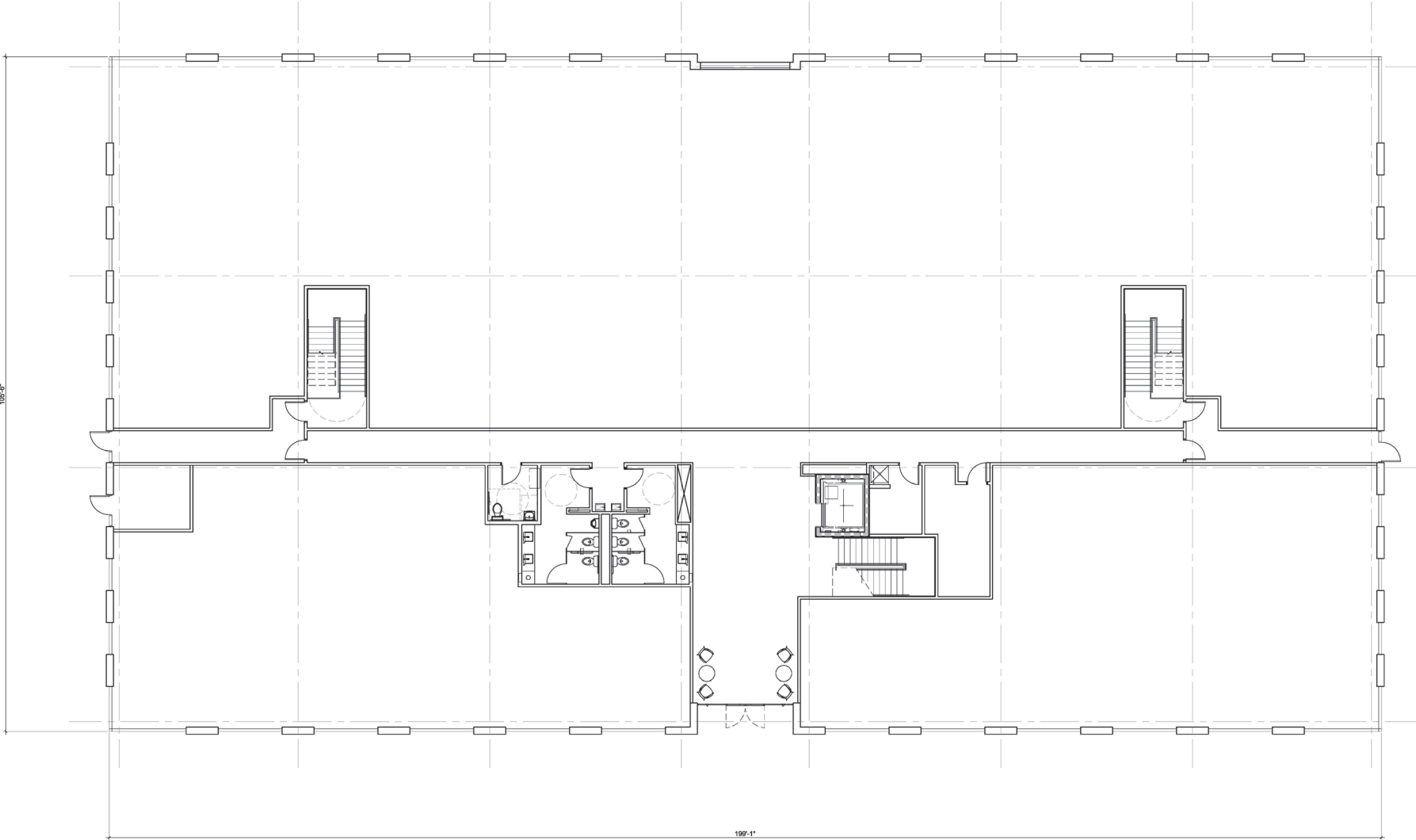
WES JOHNSON
919.422.4853
wjohnson@capitalassociates.com



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FIRST FLOOR



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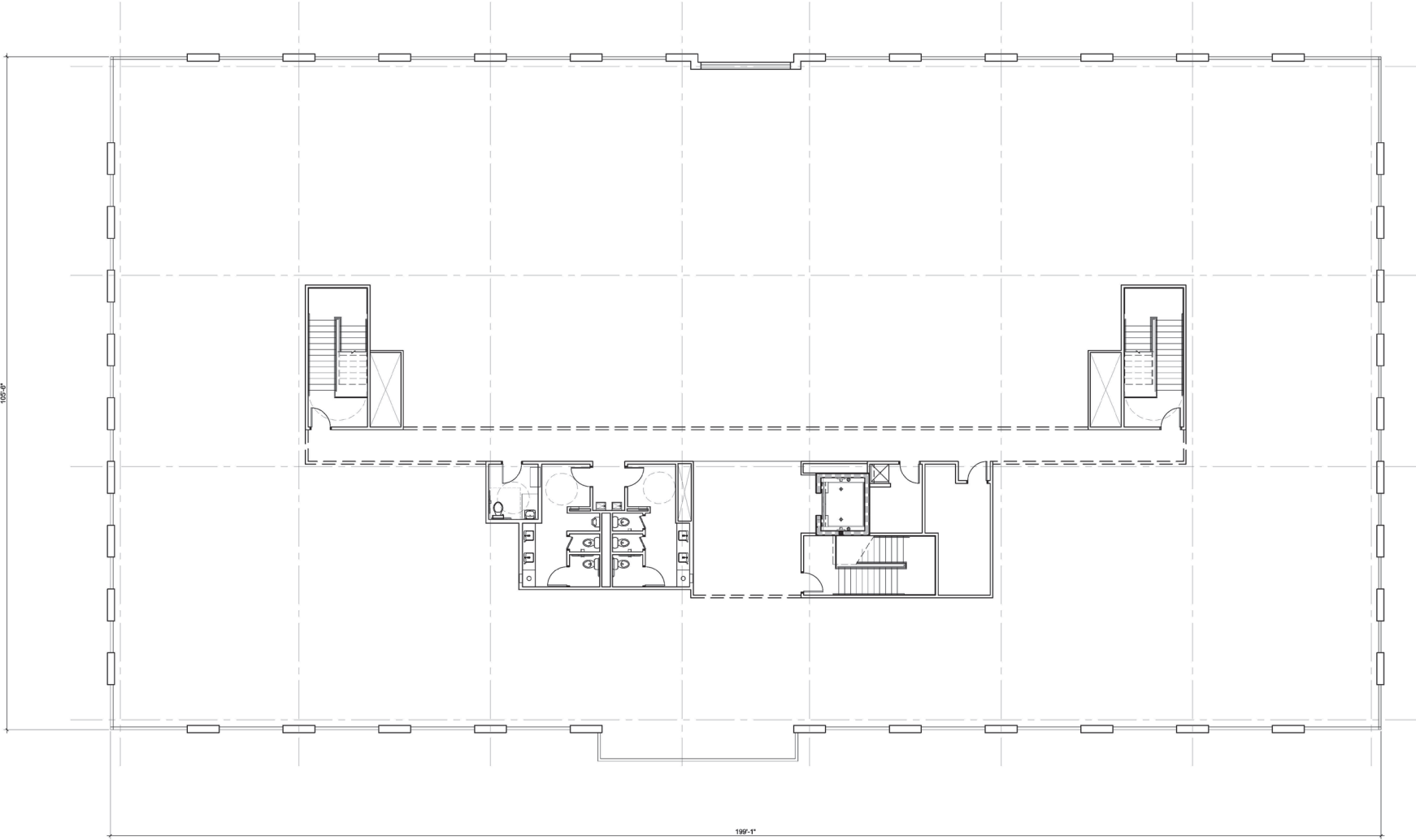
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SECOND FLOOR



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ABOUT

- New 2-story Class A office building in the exclusive Crescent Office Park
- State-of-the-art construction materials and building systems
- Efficient 20,000 SF floor plates
- Building and monument signage available
- Array of walkable amenities including retail, grocery, restaurants, hotels, WakeMed Hospital and residential housing
- Easy access/egress via I-440, Hwy 64, Tryon Road, Kildaire Farm Road, Crescent Green Drive, and Crescent Commons Drive



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ELEGANTLY MODERN LOBBY

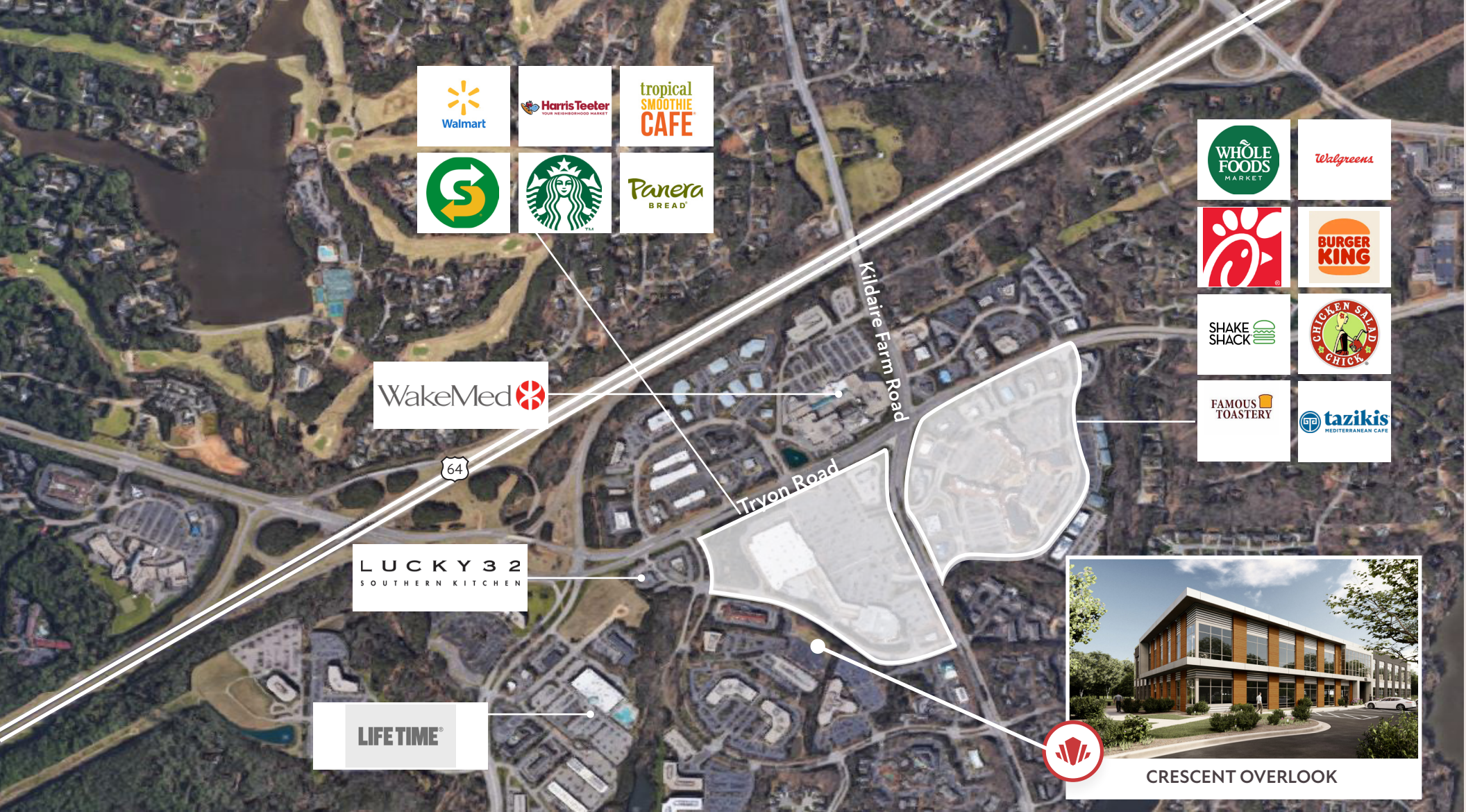
SITE PLAN

CRESCENT COMMONS DRIVE

OFFICE BUILDING
45,227 GSF
2 STORY



EXISTING PARKING DECK



POINTS OF INTEREST

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