

FOR LEASE



201 SHANNON OAKS CIRCLE

Cary, NC 27511



**CAPITAL
ASSOCIATES®**

201 SHANNON OAKS CIRCLE

Cary, NC 27511

PROPERTY TYPE	Office
BUILDING SIZE	56,498 SF
SPACE AVAILABLE	12,453 SF
LEASING RATE	\$25.00/SF
LEASE TYPE	Full Service
YEAR BUILT	1998
COUNTY	Wake
LOCATION	Cary, NC
FLOORS	2
PARKING	4.00/1,000 SF

BRET MULLER
919.523.4200
bmuller@capitalassociates.com

WES JOHNSON
919.422.4853
wjohnson@capitalassociates.com



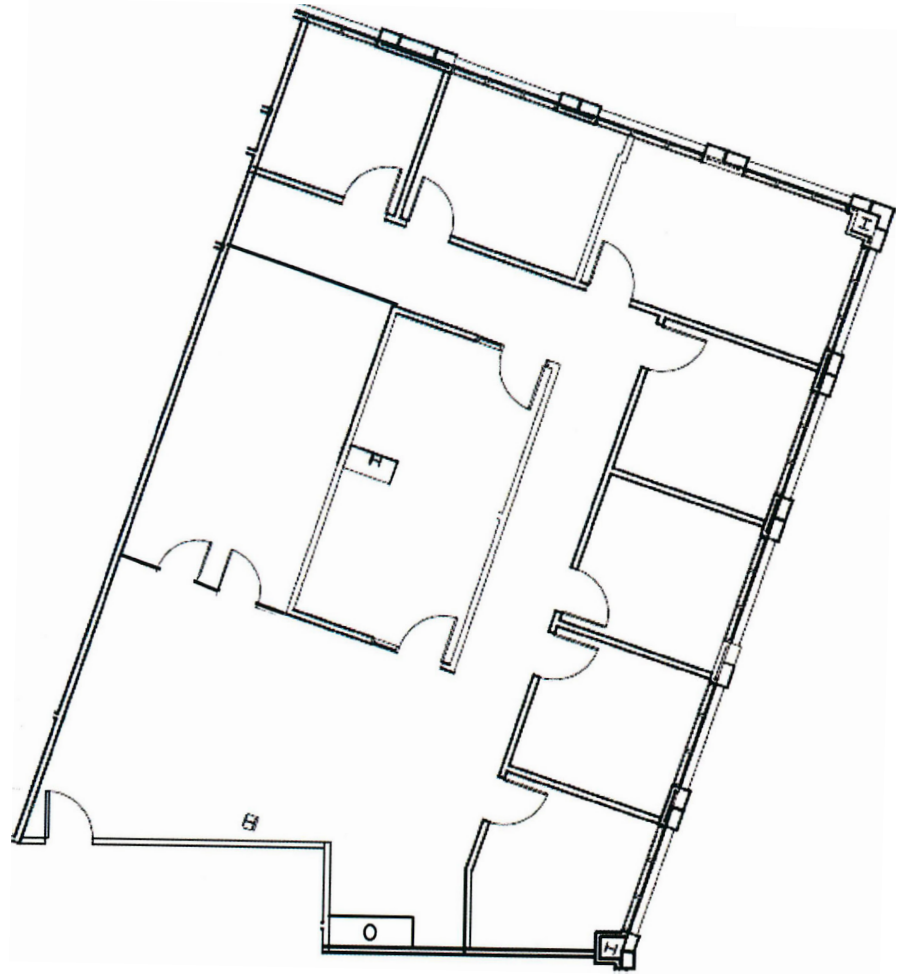
201 SHANNON OAKS CIRCLE

Cary, NC 27511

AVAILABLE
August 2024

First Floor
Suite 125

2,430 SF



BRET MULLER

919.523.4200

bmuller@capitalassociates.com

WES JOHNSON

919.422.4853

wjohnson@capitalassociates.com



Cary, NC 27511

Second Floor Suite 200

BRET MULLER

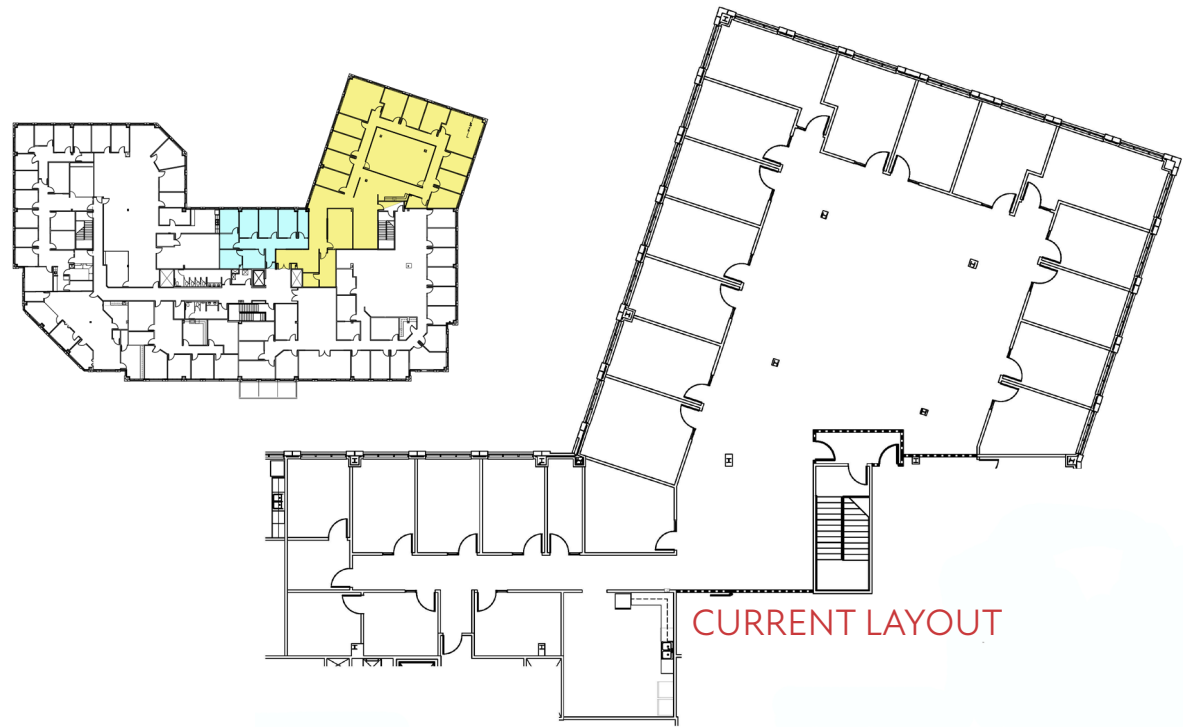
919.523.4200

bmuller@capitalassociates.com

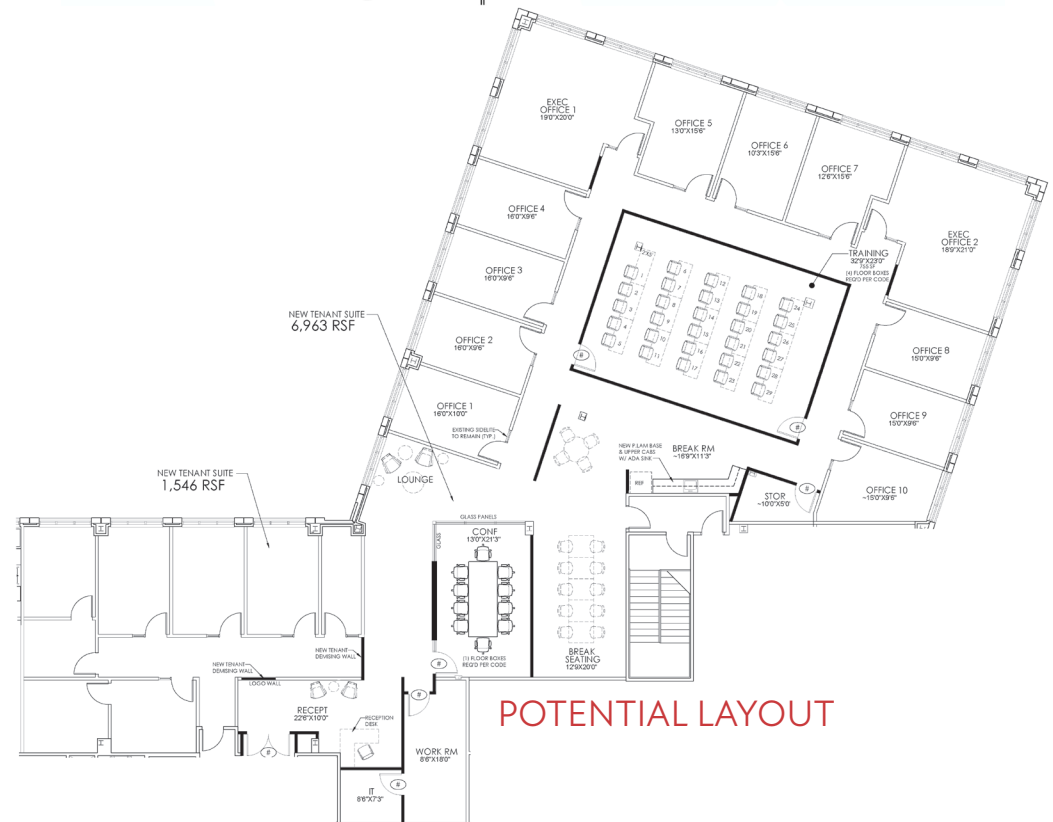
WES JOHNSON

919.422.4853

wjohnson@capitalassociates.com



CURRENT LAYOUT



POTENTIAL LAYOUT

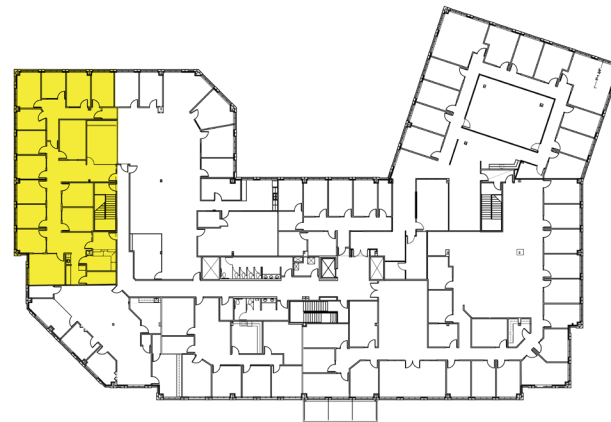
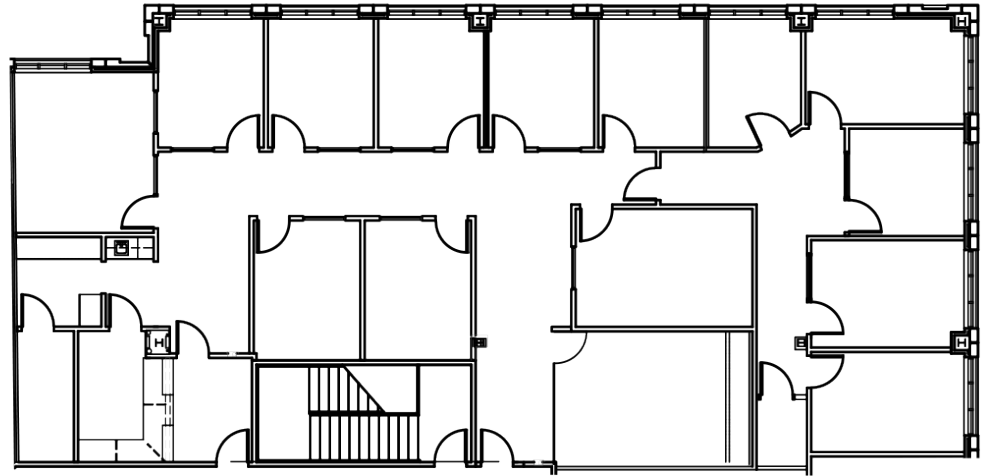
201 SHANNON OAKS CIRCLE

Cary, NC 27511

AVAILABLE

Second Floor
Suite 204

3,944 SF



BRET MULLER

919.523.4200

bmuller@capitalassociates.com

WES JOHNSON

919.422.4853

wjohnson@capitalassociates.com



201 SHANNON OAKS CIRCLE

Cary, NC 27511

PROPERTY HIGHLIGHTS

201 Shannon Oaks Circle is a 56,498 square foot two-story office building in Cary in close proximity to WakeMed Cary. There is abundant parking and an outdoor courtyard with seating available to tenants for lunches or meetings. Inside, you will find high-end finishes with granite floors, mahogany walls, updated restrooms and lighting.

- Walkable to numerous restaurants, banks, shops, and more
- Flexible suite sizes
- Building signage available
- Traffic light access
- Abundant parking
- Easy access to Cary Parkway, US-1, I-440, and other major highways

BRET MULLER

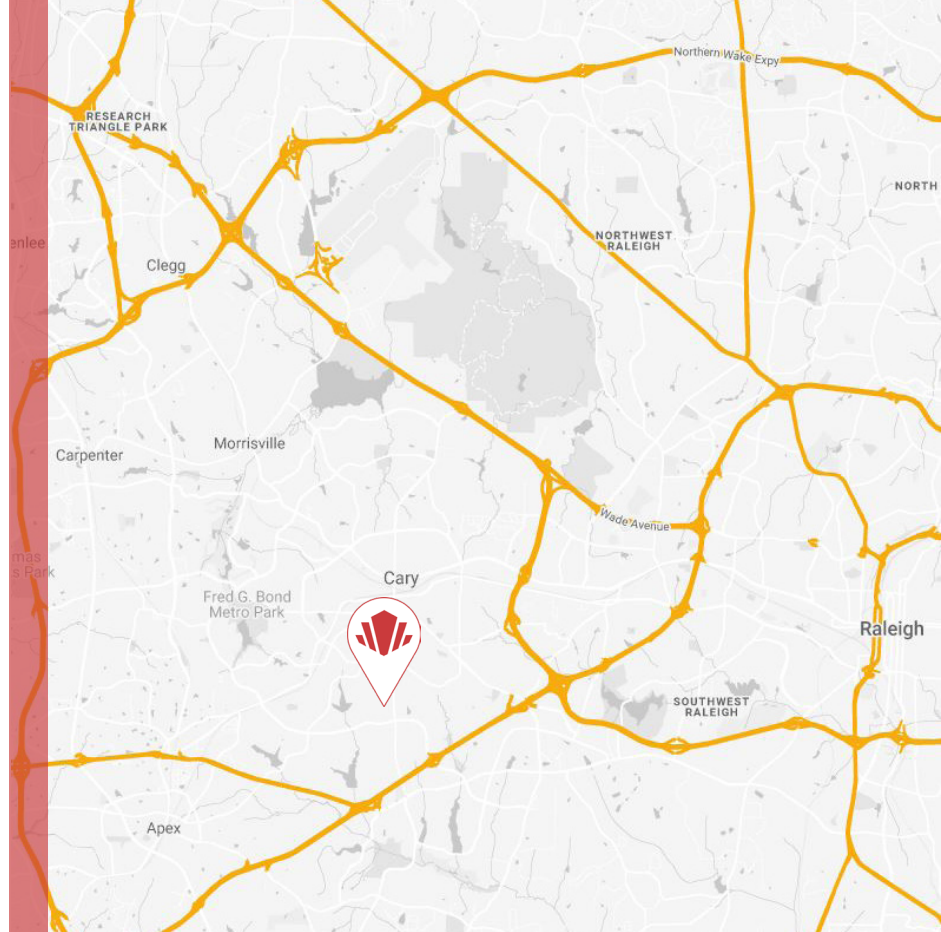
919.523.4200

bmuller@capitalassociates.com

WES JOHNSON

919.422.4853

wjohnson@capitalassociates.com





POINTS OF INTEREST

DINING

- Sassool
- Boston Market
- City Barbeque
- Diced
- Butcher's Market
- Papa Murphy's
- Tijuana Flats
- Torero's
- IHOP
- Totopos
- McDonalds
- Duck Donuts
- Buffalo Brothers
- Wendy's
- GoodBerry's

CONVENIENCE

- Walgreens
- Hallmark
- Staples
- Food Lion
- United State Postal Service

BANKING

- First Horizon
- First National Bank
- PNC Bank

ELEGANT LOBBY

A grand atmosphere with classic architectural elements

