

FOR LEASE



FOR LEASE

201 SHANNON OAKS CIRCLE

Cary, NC 27511



**CAPITAL
ASSOCIATES®**

201 SHANNON OAKS CIRCLE

Cary, NC 27511

PROPERTY HIGHLIGHTS

- High-end finishes with granite floors, mahogany walls, updated restrooms and lighting
- Outdoor courtyard with seating available to tenants for lunches or meetings
- Walkable to numerous restaurants, banks, shops, and more
- Close proximity to WakeMed Cary
- Flexible suite sizes
- Building signage available
- Traffic light access
- Abundant parking

BRET MULLER

bmuller@capitalassociates.com
919.523.4200

WES JOHNSON

wjohnson@capitalassociates.com
919.422.4853



201 SHANNON OAKS CIRCLE

Cary, NC 27511

PROPERTY TYPE	Office
BUILDING SIZE	56,498 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

bmuller@capitalassociates.com
919.523.4200

WES JOHNSON

wjohnson@capitalassociates.com
919.422.4853



201 SHANNON OAKS CIRCLE

Cary, NC 27511

LOCATION

- Numerous walkable amenities and restaurants
- Traffic light access
- Close proximity to WakeMed Cary
- Easy access to Cary Parkway, US-1, I-440, and other major highways

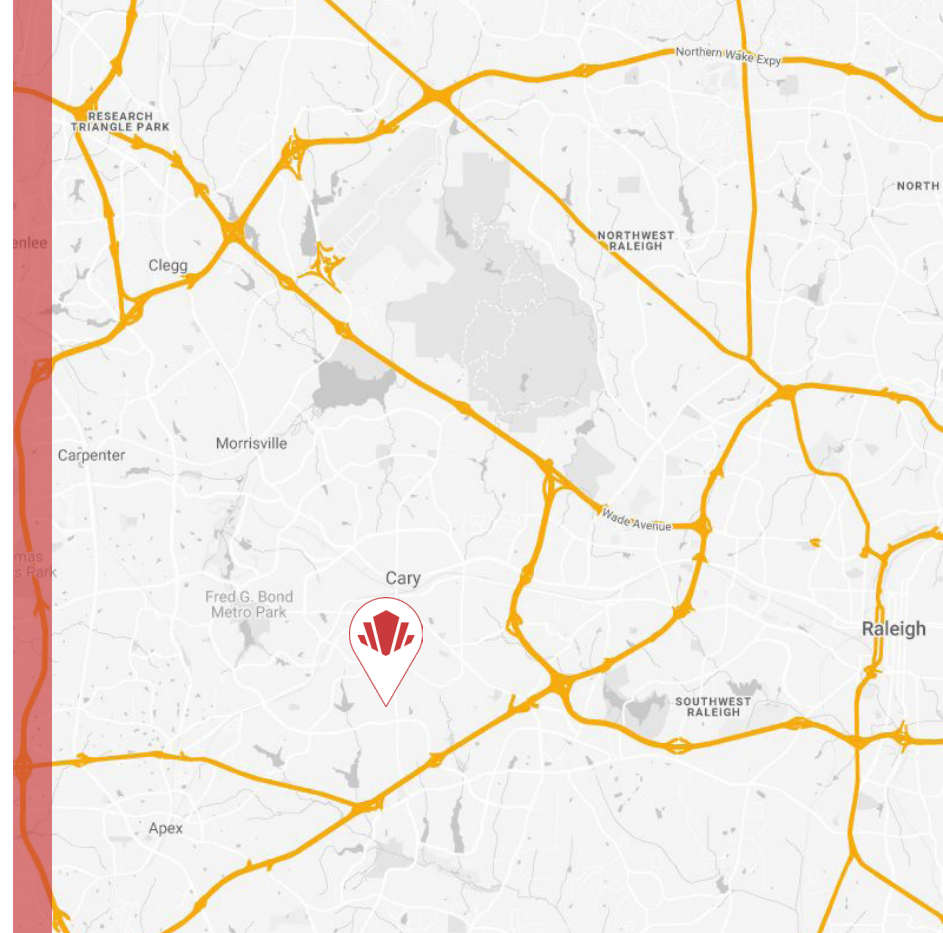


BRET MULLER

bmuller@capitalassociates.com
919.523.4200

WES JOHNSON

wjohnson@capitalassociates.com
919.422.4853





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

- CVS
- Walgreens
- Hallmark
- Staples
- Food Lion

BANKING

- First Horizon
- First National Bank
- PNC Bank
- Wells Fargo



ELEGANT LOBBY

High-end finishes throughout



201 SHANNON OAKS CIRCLE

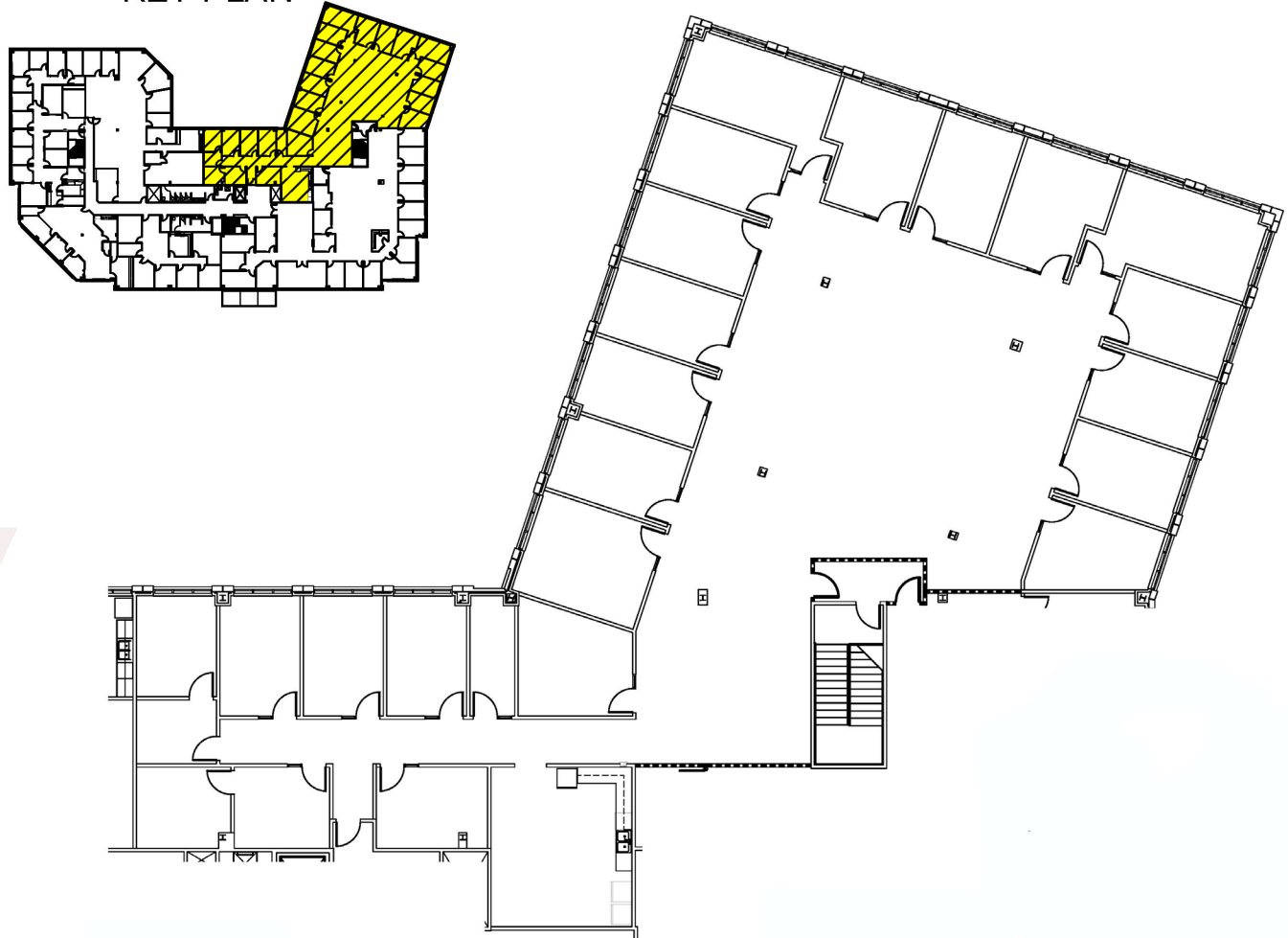
Cary, NC 27511

AVAILABLE

**Second Floor
Suite 200**

8,509 SF

KEY PLAN



BRET MULLER

bmuller@capitalassociates.com
919.523.4200

WES JOHNSON

wjohnson@capitalassociates.com
919.422.4853

