

FOR LEASE



TRYON OFFICE CENTER I

1120 SE Cary Parkway | Cary, NC 27518



CAPITAL
ASSOCIATES®

TRYON OFFICE CENTER II

1120 SE Cary Parkway | Cary, NC 27518

PROPERTY TYPE	Medical Office
BUILDING SIZE	32,700 SF
LEASING RATE	\$36.50/SF
LEASE TYPE	Modified Gross
YEAR BUILT	2002
COUNTY	Wake
LOCATION	Cary, NC
FLOORS	2
PARKING	3.94/1,000 SF

BRET MULLER
919.523.4200
bmuller@capitalassociates.com

WES JOHNSON
919.422.4853
wjohnson@capitalassociates.com



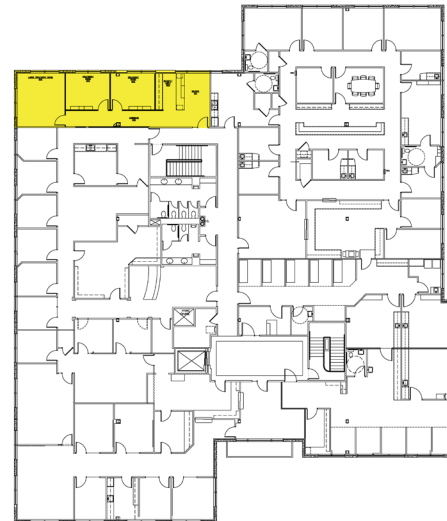
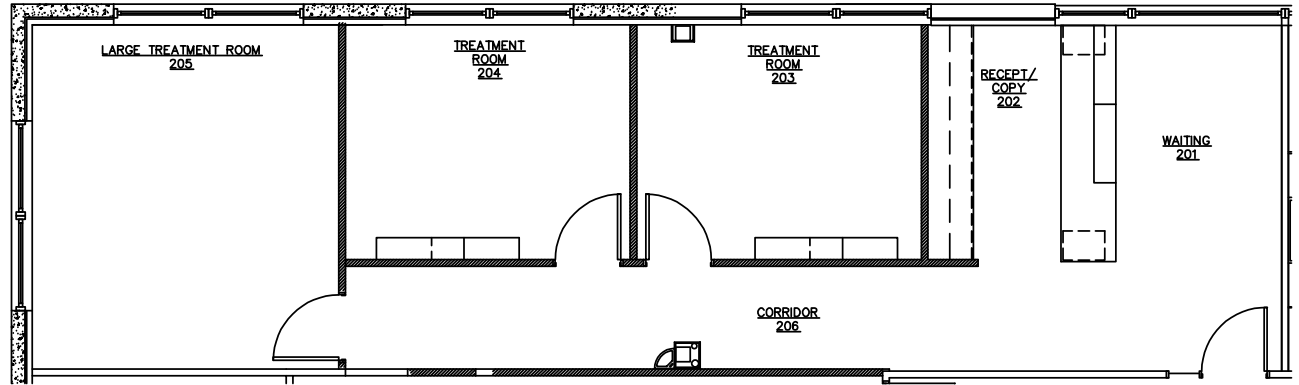
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AVAILABLE
October 1, 2024

Second Floor
Suite 207

1,074 SF



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PROPERTY HIGHLIGHTS

Tryon Office Center I is a two-story, Class B medical office building totaling 32,700 SF and located one mile from Cary's WakeMed Campus. It's situated in the heart of Cary's medical hub and home to a diverse mix of renowned Medical Practitioners and Specialists.

- Located near restaurants, RDU International Airport, and lodging
- Easily accessible from I-40, US-64, US-1, and the I-440 Beltline



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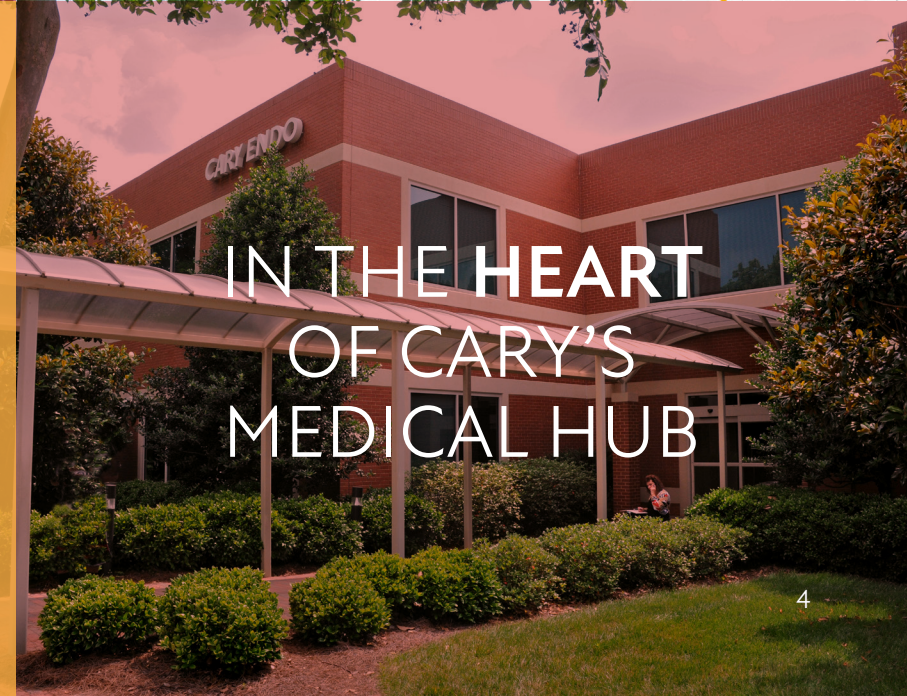
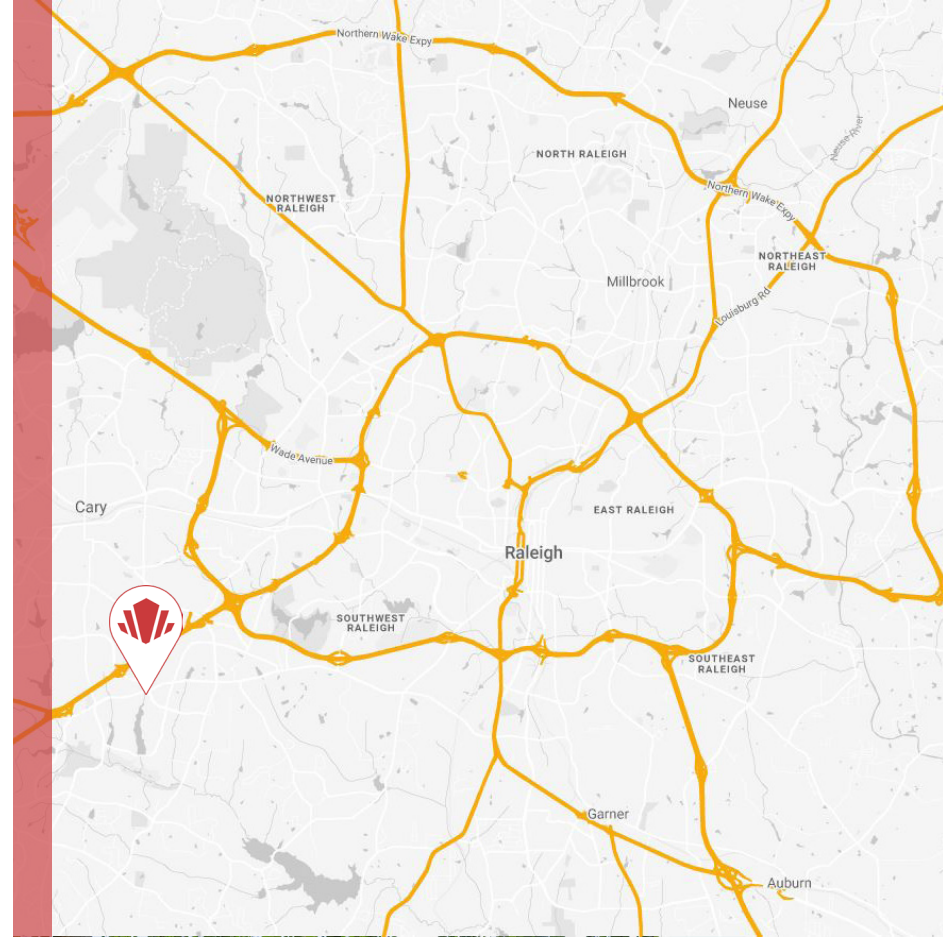
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IN THE HEART
OF CARY'S
MEDICAL HUB