



## OCTOBER 2011 INVENTORY FEATURE LISTINGS



**FOR SALE  
CARY  
RETAIL**

6480 Tryon Road  
Cary, NC 27518  
Broker: John Powell

+/- 12,000 SF stand  
alone building on  
+/-1.17 AC out

parcel in Wellington Park Shopping Center. Great retail location at the corner of Cary Pkwy and Tryon Rd. Entire building heated and cooled. Approximately 75% showroom and 25% storage.



**FOR LEASE  
CARY  
OFFICE SUITE**

120 Preston  
Executive Drive,  
Suite 101  
Cary, NC 27513  
Broker: John Powell

Professional office suite on 1st floor with entrance just off lobby. Space contains 8 offices with windows plus large reception area, conference room, storage room and 2 restrooms. Near intersection of High House Rd & Cary Pkwy.



**SALE OR LEASE  
APEX  
FLEX BUILDING**

1229 Perry Road  
Apex, NC 27502  
Broker: John Powell

+/-22,500 SF stand

alone building with approximately 50% office & 50% warehouse. 4 bays range from +/-2,500 SF to +/-10,000 SF each. 12' drive in rear doors in each bay. Ample front door parking. Easy access to Hwy 55 and US 1.



**SALE OR LEASE  
CARY  
OFFICE CONDO**

203 New Edition Ct.  
Cary, NC 27511  
Broker: John Powell

Perfect for CPA, Attorney or other professional user. +/-1,681 SF end unit office condo with Class interior upfit. Ample parking, windows and signage. Just off Kildaire Farm Road in Cary.



**SALE OR LEASE  
CARY  
OFFICE CONDO**

15100 Weston Pkwy  
Suite 101-102  
Cary, NC 27513  
Broker: John Powell

Class A office condos totaling +/-4,132 SF. Located in prestigious Westridge at Weston. Lower level with private office, large conference room, break area, file storage and front door parking.



**FOR LEASE  
CARY  
OFFICE CONDO**

220 Towne Village Dr.  
Cary, NC 27513  
Broker: John Powell

+/-2,700 SF office condo in Parkway Place Offices. Lobby, 4 private offices, kitchenette, work room, mail room, storage and 2 restrooms. Great location behind Fresh Market off Cary Parkway.

The information materialized in this brochure has been obtained from sources believed secure. While we do not doubt its exactness we have not verified it and make no guarantee, warranty, or representation about it. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your records.



## OCTOBER 2011 LISTINGS

<b>OFFICE FOR LEASE</b>					
STREET ADDRESS	CITY	AVAIL. +/- SQ.FT.	PRICE PER SQ. FT.	BROKER	FEATURES
<b>105-D FOUNTAIN BROOK CIRCLE</b>	Cary, NC	1,050	\$15.50	John Powell	2 <sup>nd</sup> floor office condo fronting on Kilmayne & right off Kildaire Farm Rd. Available immediately. Reception area, 2 private offices, conference room & kitchenette.
<b>8000 REGENCY PARKWAY SUITE 485</b>	Cary, NC	1,131	\$2,122/mo <b>SUBLEASE</b>	John Powell	<b>LEASED</b>
<b>205 NEW EDITION COUT</b>	Cary, NC	1,288	\$1,595/mo	John Powell	<b>LEASED</b>
<b>164 QUADE COURT</b>	Cary, NC	1,500	\$14.50	John Powell	<b>SOLD</b>
<b>211 NEW EDITION COURT</b>	Cary, NC	2,010		John Powell	<b>LEASED</b>
<b>202 NEW EDITION COURT</b>	Cary, NC	2,100	\$13.50 NNN	John Powell Broker/ Owner	Single story end bay office condo located off Kildaire Farm Road. Two conference rooms, five private offices, two restrooms, kitchen, secure server room and security system. <b>ALSO FOR SALE!</b>
<b>220 TOWNE VILLAGE DR.</b>	Cary, NC	2,700	\$14.50 <b>REDUCED!</b>	John Powell	Office condo (end bay) just off Cary Parkway behind Fresh Market. Suite contains: lobby, four private offices, two restrooms, work room, mail room & storage.
<b>120 PRESTON EXECUTIVE DRIVE, SUITE 101</b>	Cary, NC	2,862	\$14.00 NNN	John Powell	1st floor professional office suite. Space contains 8 offices, all with windows plus large reception area, conference room, storage room and 2 restrooms.
<b>15100 WESTON PKWY SUITES 204-205</b>	Cary, NC	6,282	\$16.00 <b>REDUCED</b>	John Powell	Class A office condos with significant glass line and front door parking. Open floor plan allows high occupancy. Prominent Weston address. Lease rate includes TICAM. <b>ALSO FOR SALE.!</b>
<b>15100 WESTON PKWY SUITES 101-102</b>	Cary, NC	4,132	\$15.00 <b>REDUCED</b>	John Powell	Lower level office condo with private offices, large conference room, break area, file storage and front door parking. Flexible lease term. <b>ALSO FOR SALE!</b>
<b>1151 Executive Circle SUITE 102</b>	Cary, NC	2,165	\$18.00 <b>FURNISHED</b>	John Powell	Extremely nice "owner occupied" 1 <sup>st</sup> floor office condo with upgrades throughout. Open reception, 3 private offices, 1 has executive restroom with shower. Conference room, break room & 2 more restrooms. <b>ALSO FOR SALE!</b>

<b>FLEX/WAREHOUSE FOR LEASE</b>					
STREET ADDRESS	CITY	AVAIL. +/- SQ. FT.	PRICE PER SQ. FT.	BROKER	FEATURES
<b>2019 PRODUCTION DR PINNACLE PARK</b>	Apex, NC	2,360	\$9.50 NNN	John Powell	<b>LEASED</b>
<b>1010 CLASSIC ROAD PINNACLE PARK (Middle bay)</b>	Apex, NC	10,000	\$8.50 NNN	John Powell	<b>LEASED</b>
<b>1010 CLASSIC ROAD PINNACLE PARK (End bay)</b>	Apex, NC	5,000	\$8.50 NNN	John Powell	Flex space for lease in an owner occupied building. Ideal for manufacturing, showroom, light assembly or inventory storage. Dock high rear access. Truck court behind bldg.
<b>1229 PERRY ROAD</b>	Apex, NC	2,500 – 22,500	Call for Details	John Powell	+/-22,500 SF flex building with private suites of 2,500, 5,000 & 10,000 SF available with drive in access. Can combine sizes if needed. <b>ENTIRE BUILDING ALSO FOR SALE.</b>

<b>OFFICE/FLEX/WAREHOUSE FOR SALE</b>					
STREET ADDRESS	CITY	AVAIL.+/- SQ. FT.	PRICE	BROKER	FEATURES
<b>2019 PRODUCTION DR PINNACLE PARK</b>	Apex, NC	2,360	\$285,000	John Powell	<b>LEASED</b>
<b>1400 VISION DRIVE FORMERLY “MOJO’S”</b>	Apex, NC	5,020	\$775,000	John Powell	<b>SOLD</b>
<b>1229 PERRY ROAD</b>	Apex, NC	22,500	\$1,800,000 <b>(\$80/SF)</b>	John Powell	Stand alone flex bldg in great shape fronting along Perry Rd. Currently 50% office, 50% warehouse. Already divided into multiple suites: 2,500, 5,000 (2) & 10,000 SF <b>ALSO FOR LEASE!</b>
<b>164 QUADE COURT</b>	Cary, NC	1,500	\$219,500	John Powell	<b>SOLD</b>
<b>203 NEW EDITION CT</b>	Cary, NC	1,681	\$295,000	John Powell	Class A office condo, end bay, with glass wall offices, kitchenette and a ton of parking. <b>VERY, VERY NICE!</b>
<b>205 NEW EDITION COUT</b>	Cary, NC	1,288	\$199,500	John Powell	<b>LEASED</b>
<b>211 NEW EDITION CT</b>	Cary, NC	2,010		John Powell	<b>LEASED</b>
<b>202 NEW EDITION COURT</b>	Cary, NC	2,100	\$305,000	John Powell Broker/ Owner	Single story end bay office condo located off Kildaire Farm Road. 2 conference rooms, 5 private offices, 2 restrooms, kitchen, secure server room & security system. <b>ALSO FOR LEASE.</b>
<b>1009 CLASSIC ROAD PINNACLE PARK</b>	Apex, NC	3,050	\$363,500	John Powell	End cap flex space with +/-2,250 SF of upgraded office and balance is open warehouse with drive in door.

## OFFICE/FLEX/WAREHOUSE **FOR SALE** continued

STREET ADDRESS	CITY	AVAIL.+/- SQ. FT.	PRICE	BROKER	FEATURES
<b>1151 EXECUTIVE CIR SUITE 101</b>	Cary, NC	2,165	\$359,000 <b>REDUCED</b>	John Powell	1st floor office condo fronting on Executive Circle. Space contains reception area, five offices and a work room.
<b>1151 EXECUTIVE CIR SUITE 102</b>	Cary, NC	2,165	\$389,000 <b>FURNISHED</b>	John Powell	Extremely nice "owner occupied" 1 <sup>st</sup> floor office condo with upgrades throughout. Open reception, 3 private offices, 1 has executive restroom with shower. Conference room, break room & 2 more restrooms. <b>ALSO FOR LEASE!</b>
<b>701 CASCADE POINTE LANE SUITES 101-102</b>	Cary, NC	3,850	\$481,250	John Powell	Single story Class A office condo in "cold shell" condition right off Weston Pkwy. Ample glass line, front door parking and firewall already in place.
<b>15100 WESTON PKWY SUITES 101-102</b>	Cary, NC	4,132	\$640,460	John Powell	Lower level office condo with private offices, large conference room, break area, file storage and front door parking. Flexible lease term. <b>ALSO FOR LEASE!</b>
<b>15100 WESTON PKWY SUITES 204-205</b>	Cary, NC	6,282	\$1,036,530	John Powell	Class A office condos. Significant glass line and front door parking. Open floor plan allows high occupancy. <b>ALSO FOR LEASE.</b>
<b>6480 TRYON ROAD</b>	Cary, NC	12,000	\$2,195,000	John Powell	Stand alone bldg +/-1.17 AC out parcel in Wellington Park Shopping Center. Great retail location at the corner of Tryon Rd & Cary Pkwy. Approximately 75% showroom and 25% warehouse.
<b>110 TRADITION TRAIL HS INDUSTRIAL PARK</b>	Holly Springs, NC	8,500	\$895,000 <b>REDUCED</b>	Richard Ladd or John Powell	Stand alone flex/warehouse building with 4 bays. Upgraded finishes give office a Class A office look. Front door parking plus drive in rear access and storage yard.

## LAND **FOR SALE OR LEASE**

STREET ADDRESS	CITY	AVAIL.(+/-)	PRICE	BROKER	FEATURES
<b>LOT 14 PINNACLE PARK</b>	Apex, NC	1.34 acres	\$200,000	John Powell	ONLY small lot remaining in Pinnacle Park and this site fronts along Reliance Avenue. Ideal for a small building with a fenced in rear yard.
<b>LOT 46 PINNACLE PARK</b>	Apex, NC	2.70 acres	\$350,000	John Powell	Wooded parcel in Pinnacle Park fronting along Classic Road. Ideal for flex building requiring drive-in or dock high access and rear yard for storage.
<b>LOT 59 PINNACLE PARK</b>	Apex, NC	4.16 acres	\$519,584	John Powell	One of the last remaining lots in the Premier Industrial Park within Apex. Excellent access to US 1 South.
<b>LOT 4A KITTY HAWK BUSINESS PARK</b>	Cary, NC	2.42 acres	\$363,000	John Powell	Small wooded parcel along Kitty Hawk Drive. PEC Zoning and ideal for small stand-alone building or build-to-suit.
<b>LOT 17 KITTY HAWK BUSINESS PARK</b>	Cary, NC	34.50 acres	\$100K/acre	John Powell	Larger parcel within Kitty Hawk Business Park. Ideal for multi-building development or single user campus. Can be subdivided.

## INVESTMENT PROPERTY **FOR SALE**

STREET ADDRESS	CITY	AVAIL.(+/-)	PRICE	BROKER	FEATURES
<b>15300 WESTON PKWY SUITES 101-105</b>	Cary, NC	11,970	\$2,274,300	John Powell	Class A single story office condo that is currently leased to a strong credit Tenant with approximately 2 ½ years remaining on the term.