

ONE

WALNUT



CLASS A OFFICE & RETAIL

WALNUT STREET, CARY, NC 27511

LOCATION

Located in the heart of historic downtown Cary, adjacent to the Town of Cary's approved 7-acre park and new library. Just minutes from both Raleigh and Durham and a quick walk to local restaurants, bakeries, parks and art venues. One Walnut is 15 minutes from Research Triangle Park and Raleigh-Durham International Airport.

PROPERTY

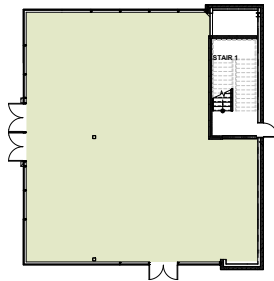
- Downtown Cary's newest five-story Class A modern mixed-use development
- Approx. 102,000 SF available for lease
- Direct access to ample parking in the adjoining deck
- Amenities include planned rooftop restaurant, integrated patio and covered terrace areas
- Immediately adjacent to a state-of-the art Downtown Cary Park and outdoor area
- Within walking distance to various amenities including the Downtown Park, Cary's Art Center, Cary Regional Library, Cary Elementary, Bond Brothers Beer Company, Sidebar, Ashworth Drug, La Farm Bakery & Brew Coffee
- Building signage for retailers and office anchor
- 35,000 SF of ground floor retail with restaurant capabilities
- Local, proven developer and owner
- Delivery Q1 of 2021



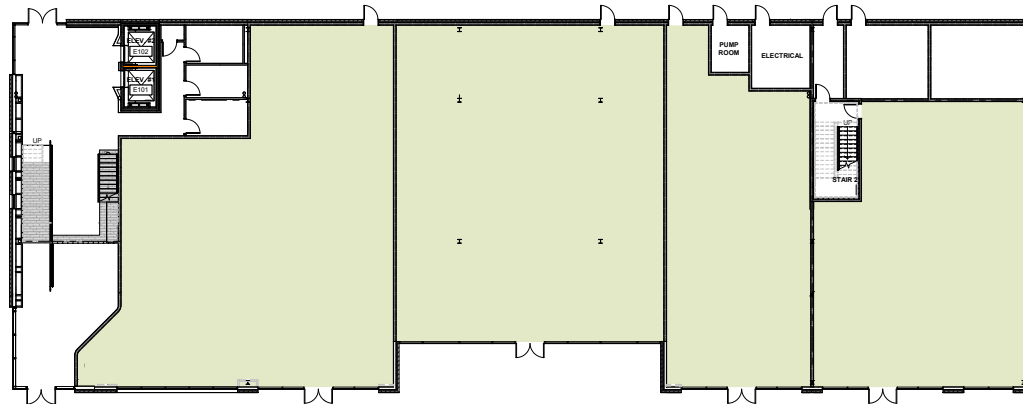


ONE
WALNUT

FIRST FLOOR



Suite 100
2,442 SF
RETAIL



Suite 101
4,000 SF
RETAIL

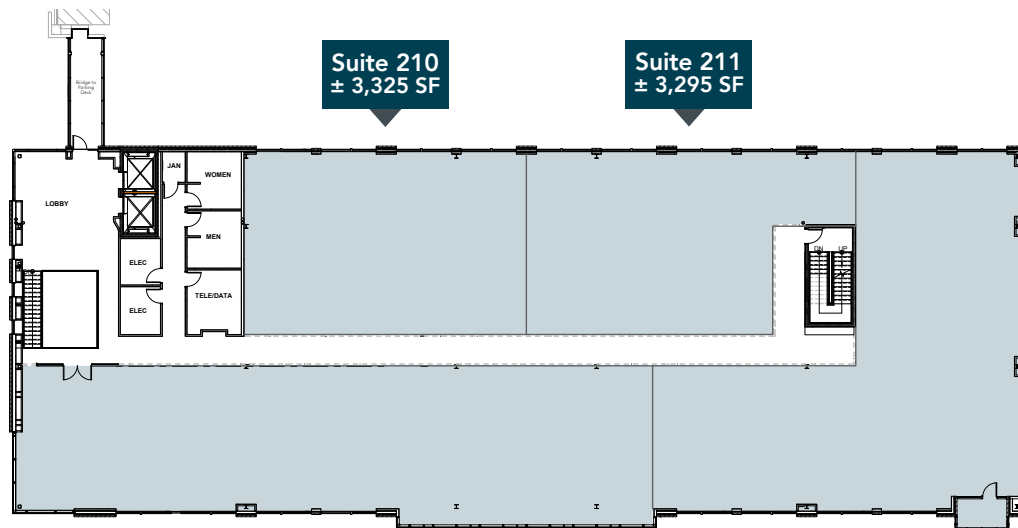
Suite 102
3,884 SF
RETAIL

Suite 103
2,181 SF
RETAIL

Suite 104
2,502 SF
RETAIL

SECOND FLOOR

± 3,325 SF - ± 16,180 SF
OFFICE AVAILABLE



Suite 210
± 3,325 SF

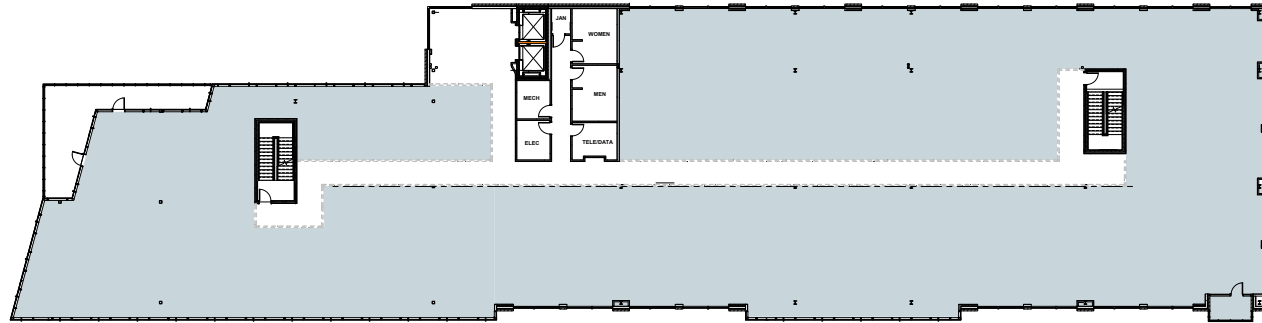
Suite 211
± 3,295 SF

Suite 213
± 4,775 SF

Suite 212
± 4,785 SF

THIRD FLOOR

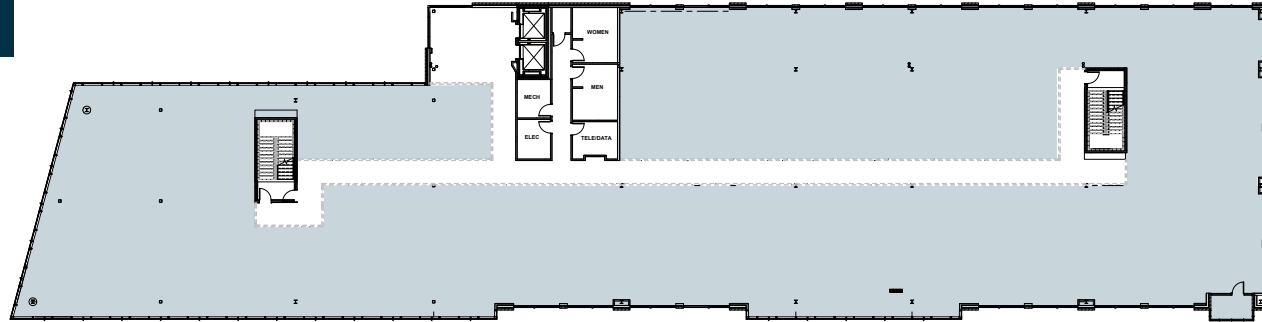
10,000 SF - 22,436 SF
OFFICE AVAILABLE



Suite 310
22,436 SF

FOURTH FLOOR

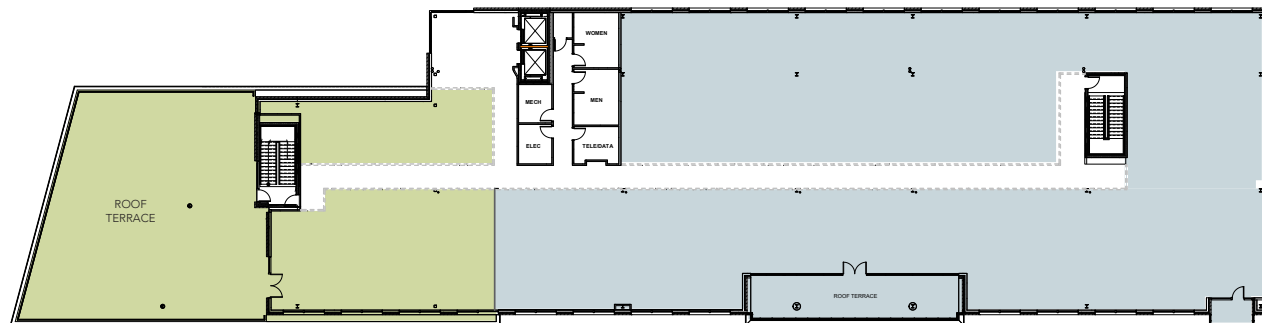
10,000 SF - 22,284 SF
OFFICE AVAILABLE



Suite 410
22,284 SF

FIFTH FLOOR

6,000 SF - 15,923 SF
OFFICE AVAILABLE



± 3,214 SF
TERRACE

Suite 511
± 2,028 SF
RETAIL

Suite 510
6,000 - 15,923 SF
OFFICE

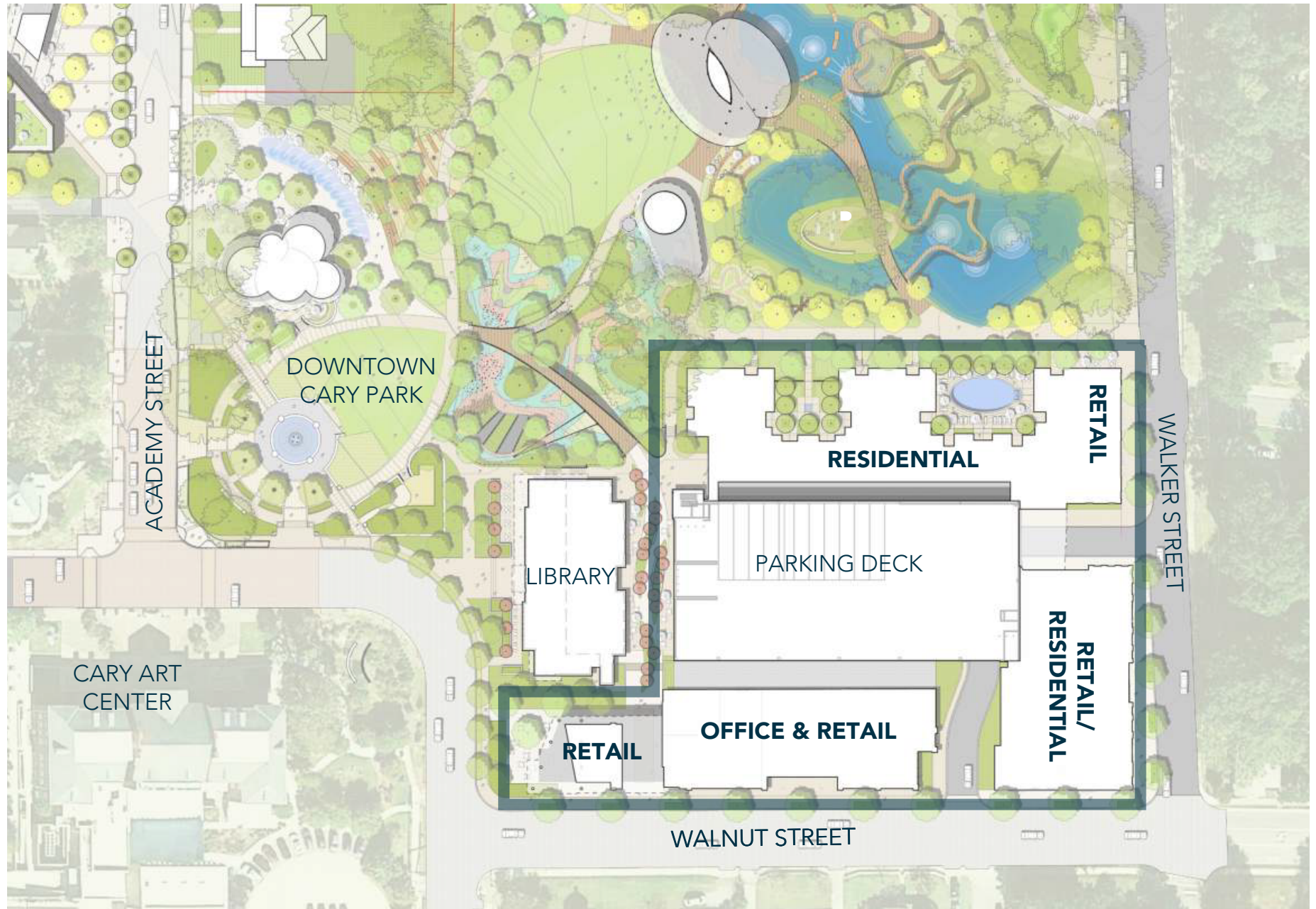
**±19,000 SF
GROUND LEVEL
RETAIL**



RETAIL SPACE



SITE PLAN



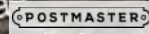


ONE
WALNUT

**600+ SPACE
PARKING DECK**

**35,000 SF
GROUND LEVEL
RETAIL SPACE**

DT CARY AMENITIES



WALKABLE AMENITIES



Downtown Cary Park

SIZE: 7 ACRES
TIMELINE: STARTS '19 WITH COMPLETION '22

FEATURES:
GREAT LAWN | PAVILION | STORMWATER FEATURE | UNIQUE SPACES OR "ROOMS" LINKED BY PAVED WALKING TRAILS | FOOD BEVERAGE FACILITIES | 4 INTERACTIVE WATER FEATURES | 4 RESTROOMS

CARY ART CENTER

CARY ELEMENTARY SCHOOL



CARY QUICK FACTS

#1

**SAFEST CITY IN
AMERICA**

HomeSnacks | 2019

#5

**BEST PLACES TO
LIVE IN AMERICA**

Money Magazine | 2018

#4

**BEST REAL
ESTATE MARKET**

WalletHub | 2017



POPULATION GROWTH
159,964 (2017)
22% GROWTH FROM '10 - '17



EDUCATION
64.3% HAVE A BACHELOR'S
DEGREE OR HIGHER



**MEDIAN HOUSEHOLD
INCOME**
\$95,374



UNEMPLOYMENT
3.6%
(Wake County, Feb. 2019)



**CARY HAS OVER 30 PUBLIC
PARKS AND NATURAL
AREAS AND A 70+ MILE
GREENWAY SYSTEM**



MEDIAN HOME PRICE
\$334,823
(ESRI, 2018)



**CONCEPTUAL RENDERING OF
DOWNTOWN SQUARE & PUBLIC LIBRARY**



ONE

WALNUT



PROJECT TEAM

ONE
WALNUT

OFFICE & RETAIL LEASING



COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM

Moss Withers, SIOR, MBA
mwithers@lee-associates.com
O: 919.576.2501
C: 919.810.2492

Hunter Stewart, MBA
hstewart@lee-associates.com
O: 919.576.2507
C: 919.548.3172

Karah Jennings McConnell
kjennings@lee-associates.com
O: 919.576.2502
C: 919.817.0705

Brian Farmer
bfarmer@lee-associates.com
O: 919.576.2503
C: 919.730.6584

DEVELOPER

ACADEMY PARK CARY, LLC

ARCHITECT



5430 Wade Park Boulevard, Suite 300 | Raleigh, NC 27607 | 919.576.2500 | leeraleigh.com

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