



**Prime Cary Office Space**  
**Full-Service with New Renovations**  
*119 SW Maynard Road, Cary, NC 27511*



**Nikita Zhitov**

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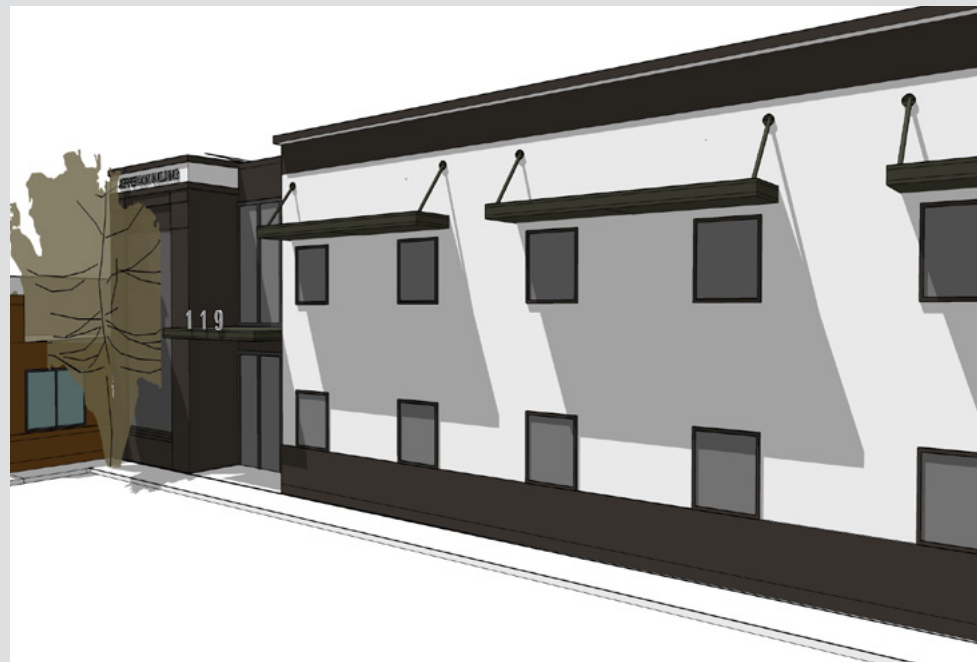
## Key Offering Highlights

Blue Sky Services is pleased to present newly renovated Full-Service Office Suites for Lease. This office building is undergoing extensive renovations including new roof, lobby, bathrooms and common areas; new finishes and fixtures, new facade and parking areas. Flexible suite sizes are available, including micro suites 375 sq ft and up. Generous parking is available and supportive Retail is within walking distance. Building is well-located with excellent exposure and visibility near the intersection of SW Maynard and Kildaire Farm Roads in Cary.

Consistently named as "The Safest Town in America," Cary is a much sought-after location to live and work with its' population growing by more than 20,000 in the last five years. Nearby Research Triangle Park ("RTP") is one of the largest in the country with a new, master development plan released in 2012 allowing room for more than 100,000 more employees. 2010 US Census placed the Raleigh-Cary MSA at 1,163,515 and according to a recent report by the Urban Institute, the greater Raleigh area is projected to grow by 50 percent percent between 2010 and 2030.

## Key Offering Highlights

- Full Service Office Suites in Prime Cary NC Location
- New Renovations including Bathrooms, Lobby and Common areas
- New Roof, Facade, Parking, Finishes and Fixtures
- Flexible Suite Sizes Available
- Intersection of SW Maynard (21,053 VPD) & Kildaire Farm Rd (23,312 VPD)
- 2-5 miles to Regional Shopping and Highways
- Excellent Exposure and Visibility
- **SEE PAGES 3 and 4 FOR AVAILABILITIES AND PRICING**



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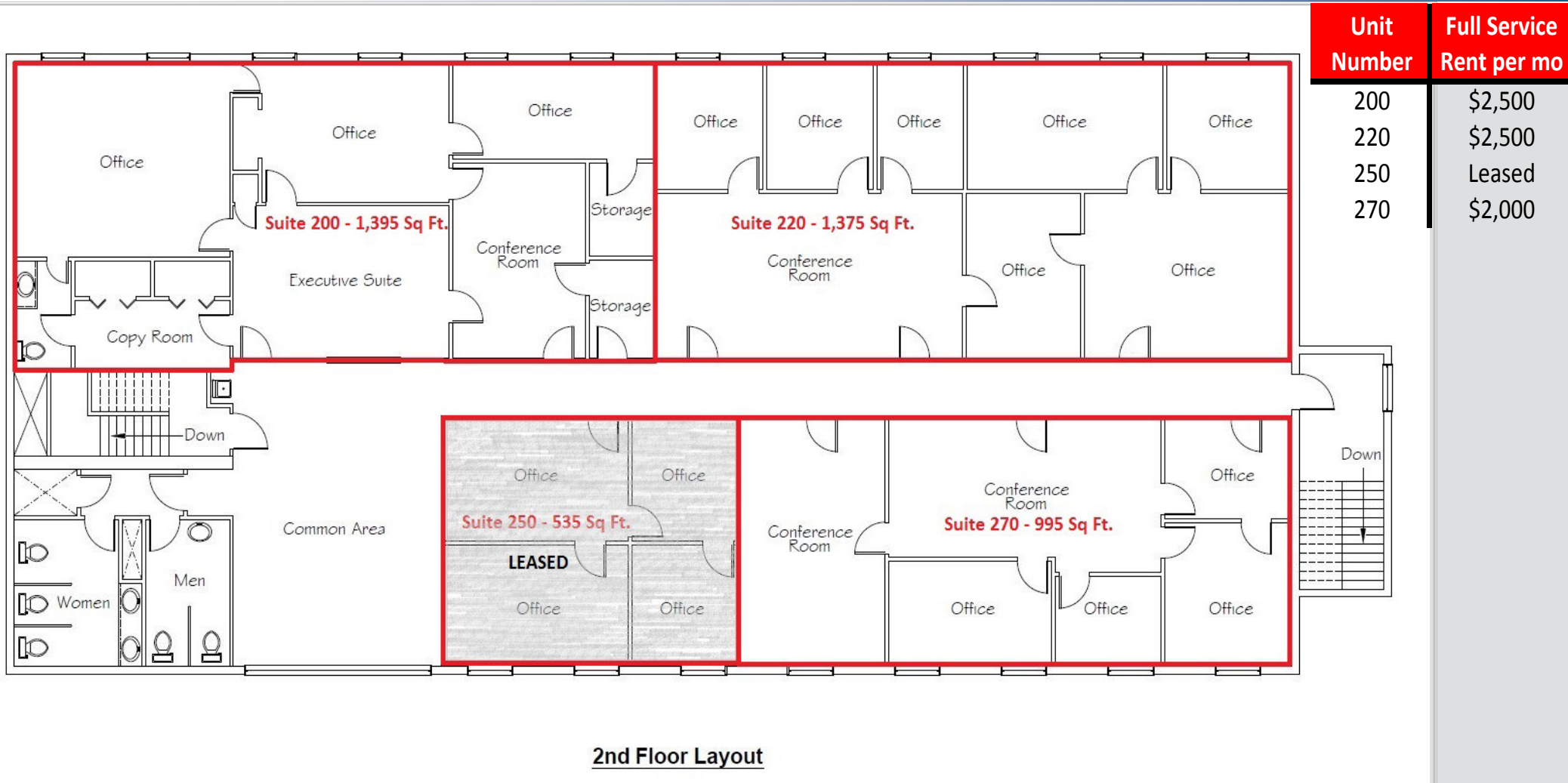
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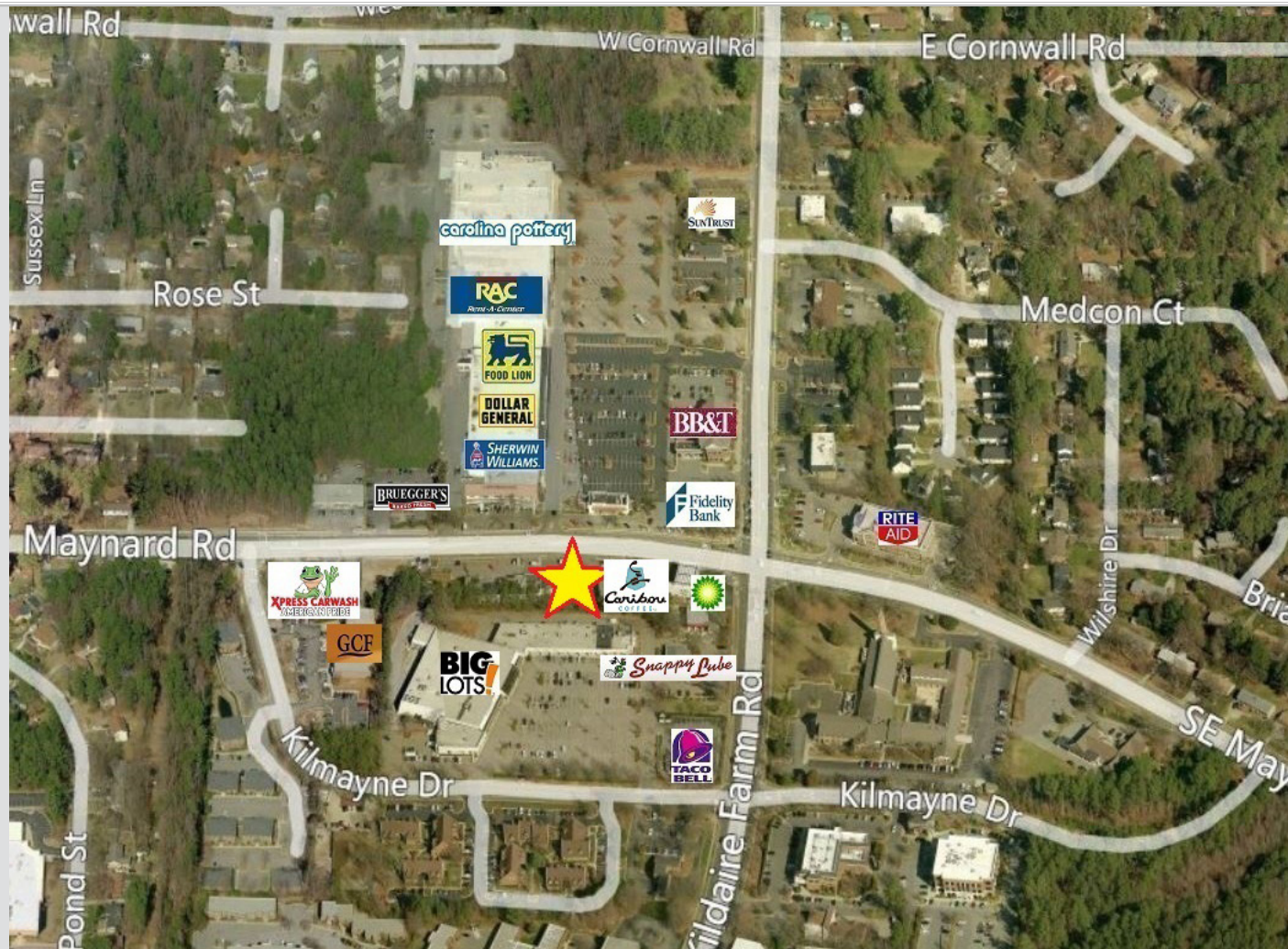
### Cary Towne Center - 1.9 Miles

One of North Carolina's most remarkable shopping, dining and entertainment destinations, including Dillard's, Belk, Dave & Busters, JCPenney and many additional shops and restaurants.



### McGregor Downs Country Club - 3 Miles

MacGregor Downs Country Club is a welcoming, private club nestled on the shores of Lake MacGregor within the tranquil setting of the prestigious MacGregor Downs community.



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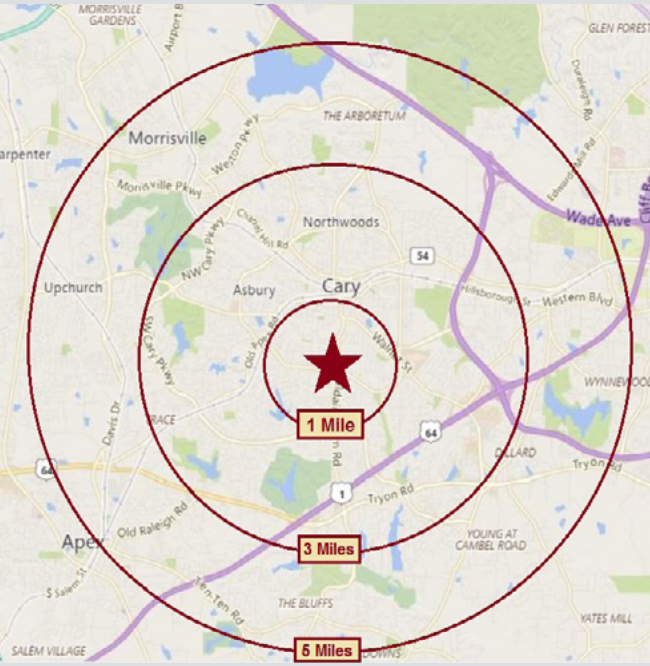
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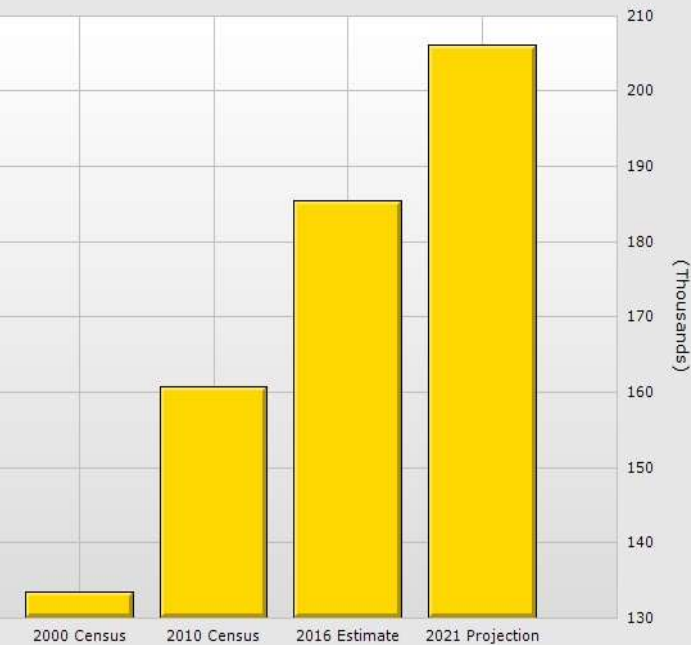


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<b>POPULATION (2015)</b>			
Cary	159,769		
Wake County	1,024,198		
<b>119 SW Maynard Rd</b>			
	1 mile	3 miles	5 miles
Population	11,504	85,708	185,407
Employees	9,349	68,468	147,161
Average Age	41.30	38.00	36.90
% Employed	66.50%	70.61%	70.43%
<b>HOUSEHOLDS</b>			
	1 mile	3 miles	5 miles
Total Households	5,150	35,571	74,931
Median HH Value	\$186,563	\$238,798	\$274,405



## RALEIGH-CARY and WAKE COUNTY ACCOLADES

- #1 Among Mid-Sized American Cities of the Future  
- The Financial Times, April 2015
- #3 Among Best Metro Areas for STEM (Science, Technology, Engineering & Math) Professionals - WalletHub, January 2015
- #1 Among The Best Places for Business and Careers  
- Forbes, July 2014
- Among Five American Cities You Should Visit in 2015  
- The Huffington Post, February 2015
- #7 Among America's Smartest Cities (Raleigh)  
- Forbes, November 2014
- #3 Among 10 Fastest Growing Cities  
- CNNMoney, March 2014
- Among World's 300 Largest Metropolitan Economies in 2014 - Brookings Institution, January 2015
- #1 Among The U.S. Cities Attracting The Most Families (Raleigh MSA) - Forbes, September 2014
- #2 Among America's 20 Fastest-Growing Cities  
- Forbes, February 2014

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### Demographic Detail Report

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2021 Projection	12,701	95,081	206,062
2016 Estimate	11,504	85,708	185,407
2010 Census	10,426	75,251	160,752
Growth 2016 - 2021	10.41%	10.94%	11.14%
Growth 2010 - 2016	10.34%	13.90%	15.34%
<b>2016 Population by Age</b>			
	<b>11,504</b>	<b>85,708</b>	<b>185,407</b>
Age 0 - 4	675 5.87%	5,446 6.35%	11,814 6.37%
Age 5 - 9	681 5.92%	5,357 6.25%	11,680 6.30%
Age 10 - 14	670 5.82%	5,377 6.27%	12,280 6.62%
Age 15 - 19	643 5.59%	5,300 6.18%	12,376 6.68%
Age 20 - 24	642 5.58%	5,289 6.17%	12,389 6.68%
Age 25 - 29	724 6.29%	5,970 6.97%	13,514 7.29%
Age 30 - 34	783 6.81%	6,341 7.40%	13,644 7.30%
Age 35 - 39	780 6.78%	6,205 7.24%	13,091 7.06%
Age 40 - 44	768 6.68%	6,185 7.22%	13,441 7.25%
Age 45 - 49	727 6.32%	6,068 7.08%	13,732 7.41%
Age 50 - 54	724 6.29%	6,164 7.19%	13,995 7.55%
Age 55 - 59	716 6.22%	5,827 6.80%	12,734 6.87%
Age 60 - 64	662 5.75%	4,932 5.75%	10,183 5.49%
Age 65 - 69	594 5.16%	3,956 4.62%	7,705 4.16%
Age 70 - 74	483 4.20%	2,783 3.25%	5,165 2.79%
Age 75 - 79	380 3.30%	1,837 2.14%	3,270 1.76%
Age 80 - 84	323 2.81%	1,245 1.45%	2,111 1.14%
Age 85+	530 4.61%	1,427 1.66%	2,282 1.23%
Age 65+	2,310 20.08%	11,248 13.12%	20,533 11.07%
Median Age	41.00	38.00	36.90
Average Age	41.30	38.00	36.90

### Demographic Detail Report

Radius	1 Mile	3 Mile	5 Mile
<b>2016 Population By Race</b>			
White	9,241 80.33%	65,730 76.69%	138,593 74.75%
Black	1,411 12.27%	9,566 11.16%	19,093 10.30%
Am. Indian & Alaskan	121 1.05%	848 0.99%	1,375 0.74%
Asian	423 3.68%	7,287 8.50%	21,573 11.64%
Hawaiian & Pacific Island	17 0.15%	69 0.08%	138 0.07%
Other	292 2.54%	2,208 2.58%	4,634 2.50%
<b>Population by Hispanic Origin</b>			
Non Hispanic Origin	9,732 84.60%	75,939 88.60%	169,781 91.57%
Hispanic Origin	1,772 15.40%	9,770 11.40%	15,626 8.43%
<b>2016 Median Age, Male</b>			
2016 Average Age, Male	38.00	36.80	35.90
<b>2016 Median Age, Female</b>			
2016 Average Age, Female	43.60	39.00	37.70
<b>2016 Population by Occupation Classification</b>			
Civilian Employed	6,217 66.50%	48,344 70.61%	103,649 70.43%
Civilian Unemployed	259 2.77%	1,651 2.41%	3,560 2.42%
Civilian Non Labor Force	2,865 30.64%	18,380 26.84%	39,693 26.97%
Armed Forces	8 0.09%	93 0.14%	259 0.10%
<b>Households by Marital Status</b>			
Married	2,181	17,624	30,804
Married No Children	1,384	9,609	19,183
Married w/Children	798	8,014	19,621
<b>2016 Population by Education</b>			
Some High School, No Diploma	795 8.76%	4,249 6.60%	7,174 5.33%
High School Grad (Incl Equivalency)	1,826 20.12%	8,697 13.51%	15,096 11.22%
Some College, No Degree	2,379 26.21%	15,553 24.16%	29,826 22.17%
Associate Degree	882 9.72%	5,441 8.45%	9,649 7.17%
Bachelor Degree	1,963 21.63%	18,622 28.92%	44,240 32.89%
Advanced Degree	1,230 13.55%	11,020 18.36%	20,532 21.21%

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Radius	1 Mile	3 Mile	5 Mile
<b>2016 Population by Occupation</b>	<b>11,326</b>	<b>89,853</b>	<b>195,303</b>
Real Estate & Finance	304 2.68%	2,586 2.88%	6,342 3.25%
Professional & Management	4,054 35.79%	35,377 39.37%	80,661 41.30%
Public Administration	402 3.55%	2,203 2.45%	4,266 2.18%
Education & Health Services	989 8.73%	9,996 11.12%	22,474 11.51%
Information	1,264 11.16%	7,870 8.76%	14,483 7.42%
Sales	143 1.26%	1,472 1.64%	3,532 1.81%
Transportation	1,305 11.52%	10,120 11.26%	21,659 11.09%
Retail	61 0.54%	672 0.75%	1,225 0.63%
Wholesale	841 7.43%	5,125 5.70%	10,544 5.40%
Manufacturing	54 0.48%	1,007 1.12%	2,382 1.22%
Production	532 4.70%	4,511 5.02%	11,014 5.64%
Construction	506 4.47%	2,752 3.06%	5,029 2.57%
Utilities	317 2.80%	2,210 2.46%	3,662 1.88%
Agriculture & Mining	207 1.83%	1,181 1.31%	2,628 1.35%
Farming, Fishing, Forestry	9 0.08%	155 0.17%	422 0.22%
Other Services	9 0.08%	95 0.11%	252 0.13%
	329 2.90%	2,521 2.81%	4,728 2.42%
<b>2016 Worker Travel Time to Job</b>	<b>5,799</b>	<b>45,201</b>	<b>96,333</b>
<30 Minutes	4,543 78.34%	35,026 77.49%	73,419 76.21%
30-60 Minutes	1,212 20.90%	8,990 19.89%	20,026 20.79%
60+ Minutes	44 0.76%	1,185 2.62%	2,888 3.00%
<b>2010 Households by HH Size</b>	<b>4,651</b>	<b>31,115</b>	<b>64,608</b>
1-Person Households	1,667 35.84%	9,000 28.92%	17,441 27.00%
2-Person Households	1,581 33.99%	10,669 34.29%	21,385 33.10%
3-Person Households	629 13.52%	4,915 15.80%	10,710 16.58%
4-Person Households	456 9.80%	4,129 13.27%	9,939 15.38%
5-Person Households	197 4.24%	1,551 4.98%	3,451 5.34%
6-Person Households	83 1.78%	558 1.79%	1,155 1.79%
7 or more Person Households	38 0.82%	293 0.94%	527 0.82%
<b>2016 Average Household Size</b>	<b>2.20</b>	<b>2.40</b>	<b>2.50</b>
<b>Households</b>			
2021 Projection	5,691	39,502	83,382
2016 Estimate	5,150	35,571	74,931
2010 Census	4,651	31,116	64,608
Growth 2016 - 2021	10.50%	11.05%	11.20%
Growth 2010 - 2016	10.73%	14.32%	15.98%

## Daytime Employment Report

Business Employment by Type	# of Businesses	# Employees	5 Mile Radius #Emp/Bus
<b>Total Businesses</b>	<b>9,581</b>	<b>108,511</b>	<b>11</b>
Retail & Wholesale Trade	1,389	24,615	18
Hospitality & Food Service	531	10,189	19
Real Estate, Renting, Leasing	640	3,904	6
Finance & Insurance	678	4,382	6
Information	185	2,970	16
Scientific & Technology Services	1,272	12,854	10
Management of Companies	11	50	5
Health Care & Social Assistance	2,098	13,121	6
Educational Services	281	8,202	29
Public Administration & Sales	148	4,525	31
Arts, Entertainment, Recreation	157	4,114	26
Utilities & Waste Management	384	3,391	9
Construction	676	6,051	9
Manufacturing	237	4,667	20
Agriculture, Mining, Fishing	8	18	2
Other Services	886	5,458	6

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Blue Sky Services Real Estate LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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All potential buyers must verify all of the information set forth herein.

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