



GRUBB PROPERTIES

People who care. Places that matter.

121 Edinburgh South

MACGREGOR PARK | CARY, NC 27511

OFFICE SPACE FOR LEASE



- **\$21.50 Full Service**
- **21,199 SF Building**
- **2-Story brick & glass construction**
- **Walking trails & recreational areas**
- **Conveniently located to the intersection of US 1 and Hwy. 64**
- **On site professional property management & 24-hour emergency maintenance**
- **Under new management w/numerous capital improvements**
- **Within walking distance of:**

- Jimmy V's Steakhouse
- MacGregor Draft House
- Tony's Oyster Bar
- Wasabi
- One-to-One Fitness
- Orangetheory Fitness
- Omni Yoga
- Asali Bakery
- Homewood Suites
- Courtyard by Marriott

Capital Improvements:

- Resurfacing the parking lot
- New landscaping
- Renovated building siding
- New exterior glass
- New roofing
- New HVAC
- Renovated lobby finishes
- Renovated restrooms
- New Ceiling
- New LED lighting



Beautiful Park Setting





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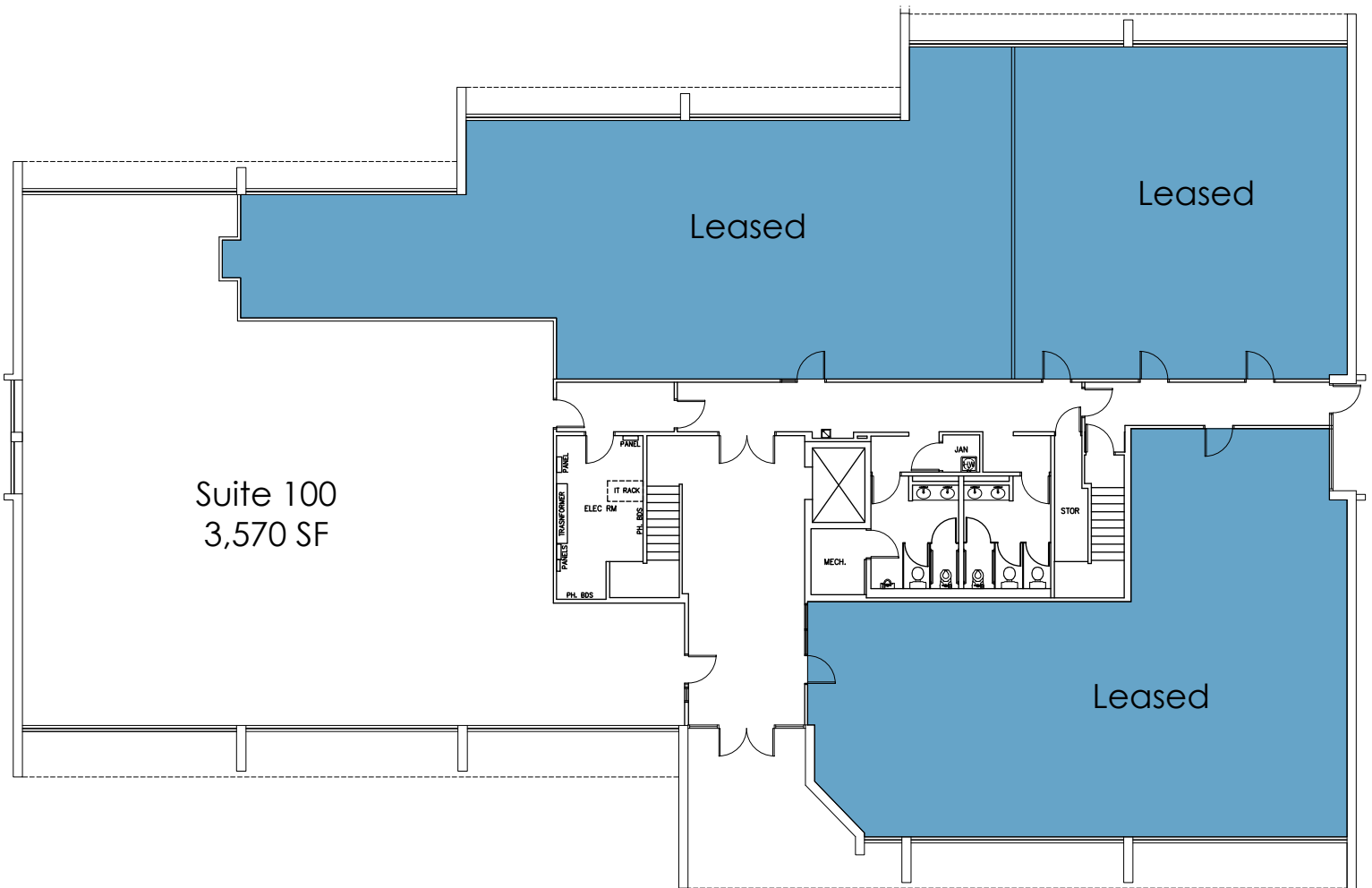
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Available: Suite 100

3,570 SF





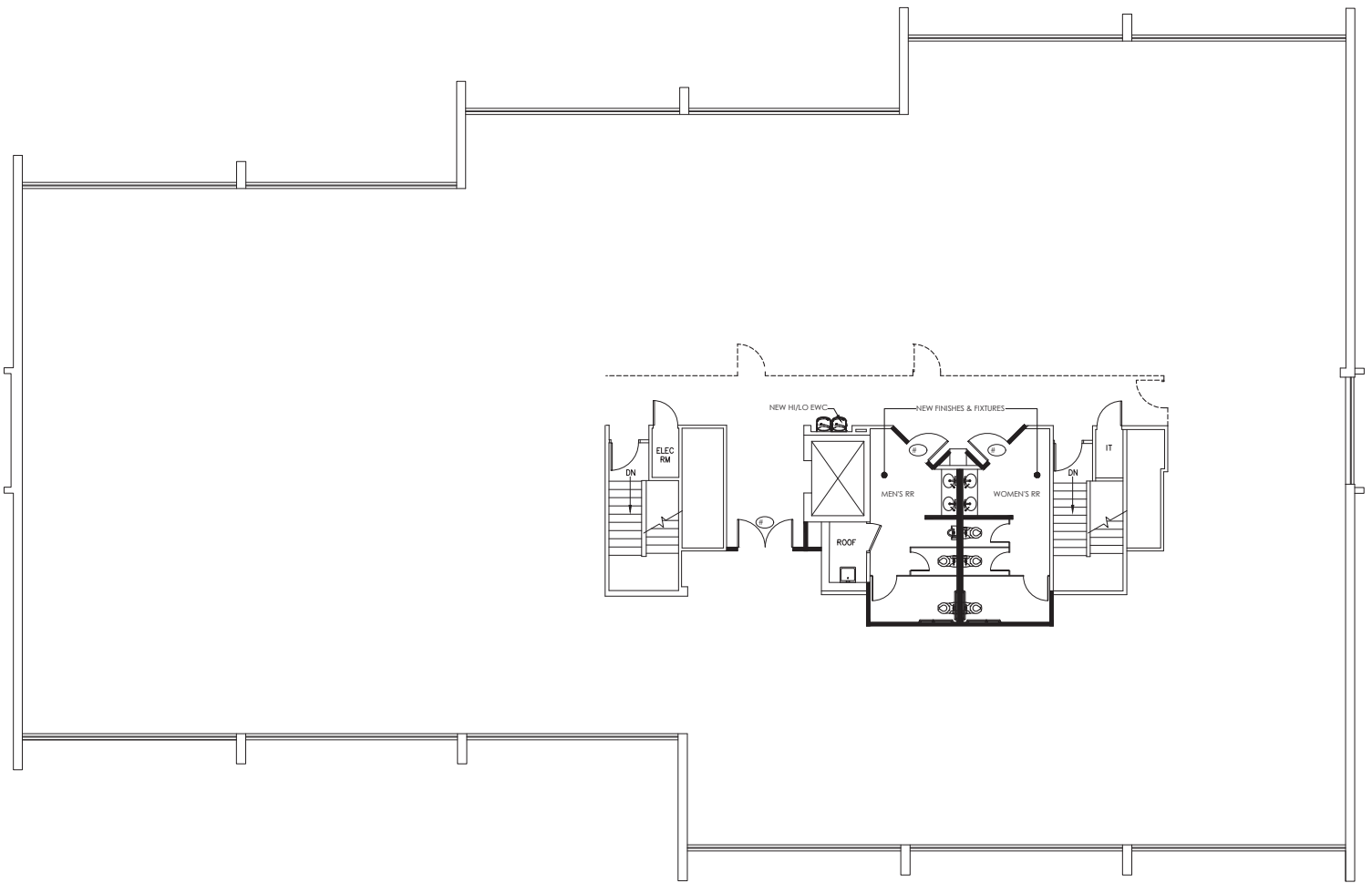
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Second Floor





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2nd Floor Potential Suites for Smaller Tenants

