



INVESTMENT SUMMARY
MAY 2026



3001

WESTON PARKWAY CARY, NC



Executive Summary

Investment Highlights



PROPERTY AT A GLANCE

Address	3001 Weston Parkway, Cary, NC 27513
Total Size	50,494 SF
Wings	A (21,060 SF) · B (9,382 SF) · C (20,052 SF)
Stories	2 (Wings A & C) / 1 (Wing B)
Year Built	1987-1999 Renovated 2019
Parking	~245 Spaces (4.85/1,000)
Zoning	PDD-Major, Cary, NC
Status	Will Vacate At Closing





Owner Occupant & Investor Opportunity

Ideal for owner-occupants seeking a campus HQ or investors targeting a value-add repositioning play in one of the Triangle's top submarkets.



Center of Market

Positioned at the heart of the Raleigh-Durham office market, with direct access to I-40 and minutes from the Research Triangle's top employers.



Coveted Weston Parkway Address

Weston Parkway is the Triangle's premier suburban office corridor, commanding premium rents and attracting top-tier corporate tenants.



Minutes from RDU & RTP

8 minutes from RDU International Airport and the 7,000-acre Research Triangle Park — the Triangle's most powerful economic engine.



\$7M in Capital Improvements

Fully renovated in 2019 with a \$7,000,000 investment covering complete interior rebuild, electrical, mechanical, and new membrane roof.



Abundant Amenities

Surrounded by Cary's best dining, hotels, retail, and fitness. Embassy Suites and top restaurants all within walking distance.



Weston Outperforms Cary & Overall Market

Weston Parkway consistently achieves lower vacancy and higher rents vs. broader Cary and the overall Triangle office market.



Cary Demographics

Cary is one of the fastest-growing cities in the US, ranked among the safest and most educated — a prime talent recruitment story.



Discount to Replacement Cost

Offered well below estimated replacement cost, providing an immediate equity cushion and compelling risk-adjusted entry point for investors.

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50,494
Total Building
Area



\$7M
2019 Capital
Improvements



4.85
Parking Ratio



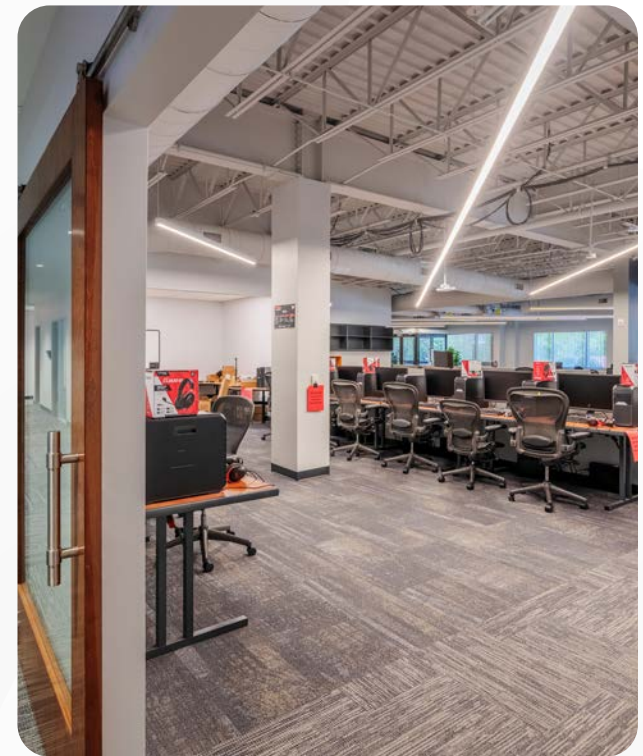
Roof Warranty
Through
2039



8 Min
To RDU
Airport



<1 Mile
To I-40
On-Ramp





3001 WESTON PARKWAY

INVESTMENT SALES ADVISORS

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