



**MACGREGOR YARDS I**  
**114 MACKENAN DRIVE**  
CARY, NORTH CAROLINA 27511

**OFFICE/FLEX SPACE FOR LEASE**

**±6,224 - 10,109 SF**

**FOUNDRY**  
COMMERCIAL

# MACGREGOR YARDS I

## SPACE FOR LEASE

### LOCATION & NEARBY AMENITIES

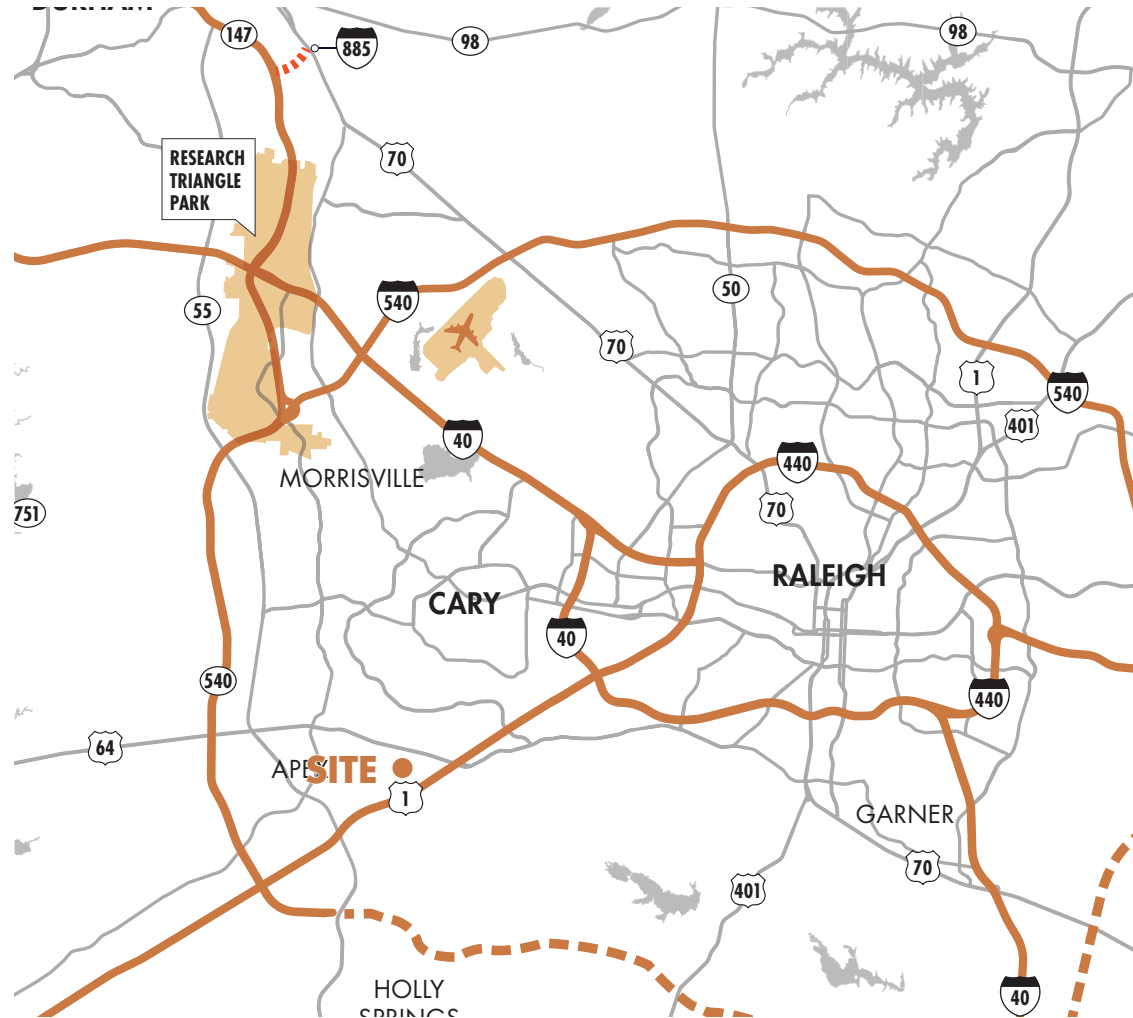
- Central Cary location with direct access to US-1 and Highway 64
- Close proximity to MacGregor Village, Waverly Place and Koka Booth Amphitheater

### PROPERTY FEATURES

- Attractive creative office/flex setting
- Property upgrades currently underway
- Functional space with loading doors and a well-designed truck court
- Strong ownership prepared to execute

### BUILDING STATS

PROPERTY TYPE	Flex
LOCATION	114 MacKenan Drive, Cary, NC 27511
BUILDING SIZE	39,801 SF
FLOORS	One (1)
LEASING RATE	\$18.50 NNN
TICAM	\$3.40/SF
LOADING DOCKS	One dock-high door
CLEAR HEIGHT	16'
PARKING	3.5/1,000 SF
AVAILABLE SPACE	Suite 250: 6,224 - 10,109 SF



For more information, please contact:

#### PATRICK BLACKLEY

Senior Vice President  
(919) 274 9323  
patrick.blackley@foundrycommercial.com

#### JANE DOGGETT, CCIM

Market Leader  
(919) 625 8828  
jane.doggett@foundrycommercial.com

#### JOHN KELLY, SIOR

Principal, Brokerage Services  
(919) 987 1005  
john.kelly@foundrycommercial.com

**FOUNDRY**  
COMMERCIAL

2301 Sugar Bush Road, Suite 220  
Raleigh, NC 27612

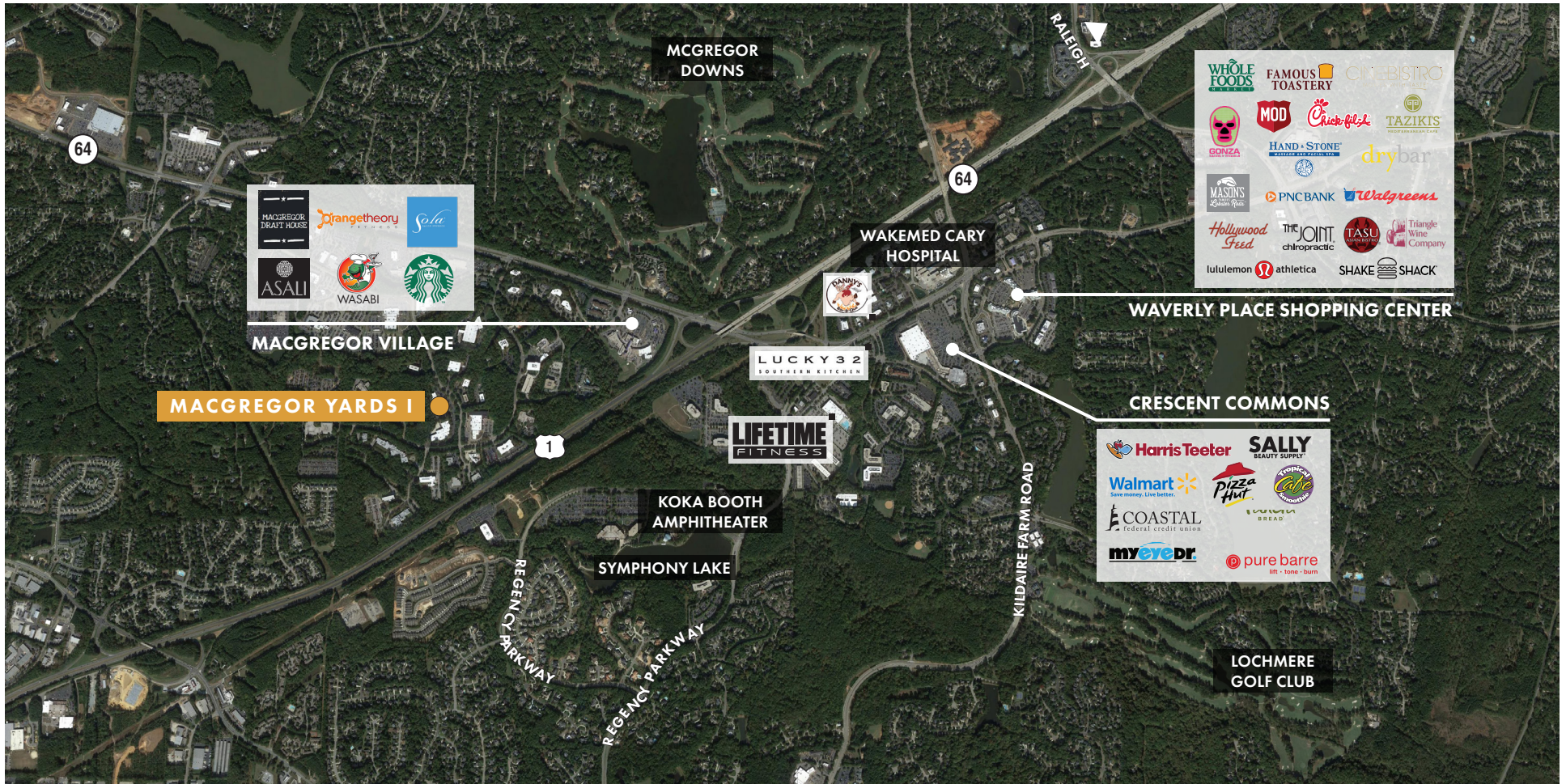
[foundrycommercial.com](http://foundrycommercial.com)

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

# MACGREGOR YARDS I

## SPACE FOR LEASE

### NEARBY AMENITIES



For more information, please contact:

#### PATRICK BLACKLEY

Senior Vice President

(919) 274 9323

patrick.blackley@foundrycommercial.com

#### JANE DOGGETT, CCIM

Market Leader

(919) 625 8828

jane.doggett@foundrycommercial.com

#### JOHN KELLY, SIOR

Principal, Brokerage Services

(919) 987 1005

john.kelly@foundrycommercial.com

**FOUNDRY**  
COMMERCIAL

2301 Sugar Bush Road, Suite 220  
Raleigh, NC 27612

[foundrycommercial.com](http://foundrycommercial.com)

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

# MACGREGOR YARDS I

## SPACE FOR LEASE

### PROPERTY UPGRADES

#### RECENTLY COMPLETED

- Painted exterior of buildings
- Suite entry awnings installed
- Upgraded monument and directional signage

#### COMING SOON

- The Pocket Park – An outdoor tenant amenity area between both buildings



For more information, please contact:

#### **PATRICK BLACKLEY**

Senior Vice President

(919) 274 9323

[patrick.blackley@foundrycommercial.com](mailto:patrick.blackley@foundrycommercial.com)

#### **JANE DOGGETT, CCIM**

Market Leader

(919) 625 8828

[jane.doggett@foundrycommercial.com](mailto:jane.doggett@foundrycommercial.com)

#### **JOHN KELLY, SIOR**

Principal, Brokerage Services

(919) 987 1005

[john.kelly@foundrycommercial.com](mailto:john.kelly@foundrycommercial.com)

**FOUNDRY**  
COMMERCIAL

2301 Sugar Bush Road, Suite 220  
Raleigh, NC 27612

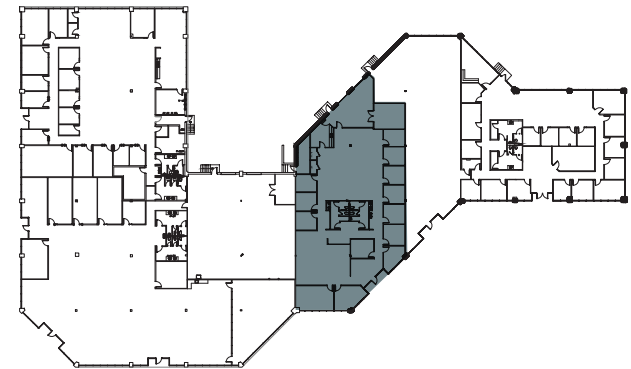
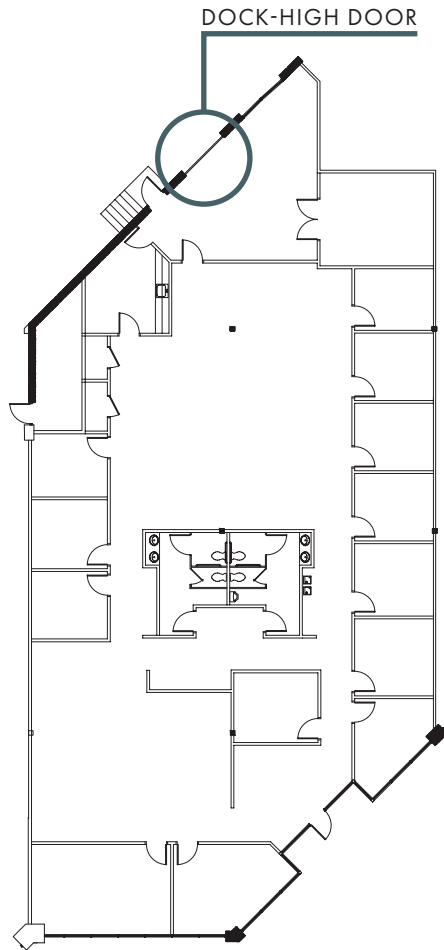
[foundrycommercial.com](http://foundrycommercial.com)

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

# MACGREGOR YARDS I

## SPACE FOR LEASE

SUITE 250 | ±6,224 SF



For more information, please contact:

**PATRICK BLACKLEY**

Senior Vice President

(919) 274 9323

[patrick.blackley@foundrycommercial.com](mailto:patrick.blackley@foundrycommercial.com)

**JANE DOGGETT, CCIM**

Market Leader

(919) 625 8828

[jane.doggett@foundrycommercial.com](mailto:jane.doggett@foundrycommercial.com)

**JOHN KELLY, SIOR**

Principal, Brokerage Services

(919) 987 1005

[john.kelly@foundrycommercial.com](mailto:john.kelly@foundrycommercial.com)

**FOUNDRY**  
COMMERCIAL

2301 Sugar Bush Road, Suite 220  
Raleigh, NC 27612

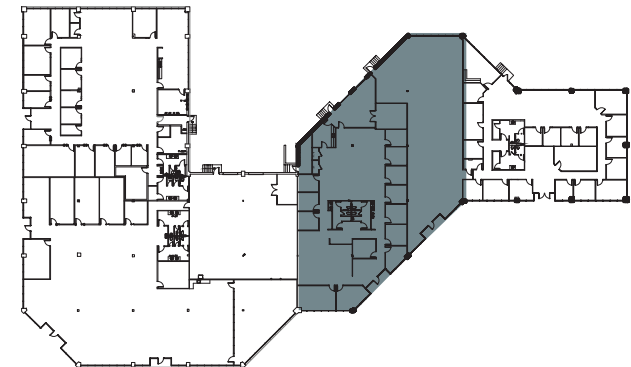
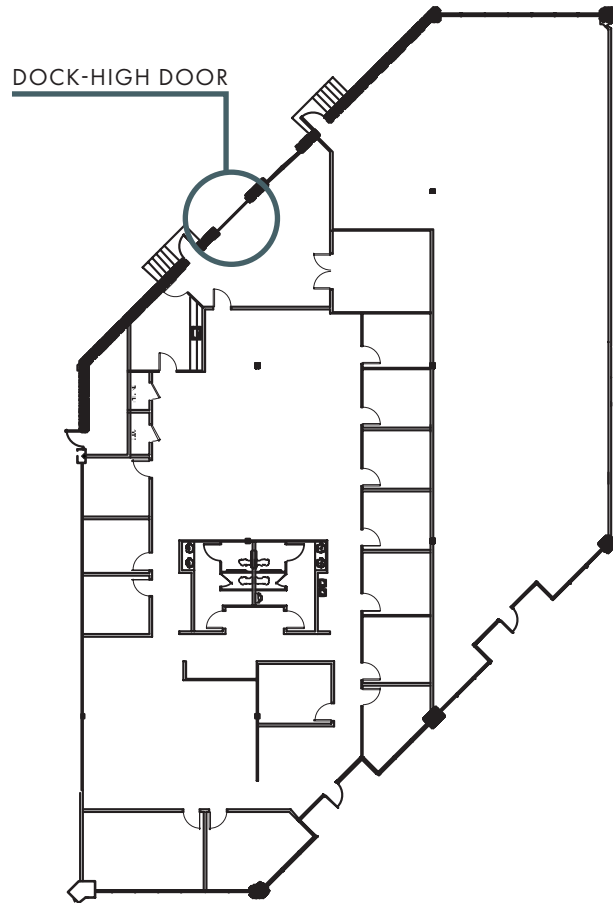
[foundrycommercial.com](http://foundrycommercial.com)

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

# MACGREGOR YARDS I

## SPACE FOR LEASE

SUITE 200 & 250 | ±10,109 SF



For more information, please contact:

**PATRICK BLACKLEY**

Senior Vice President

(919) 274 9323

[patrick.blackley@foundrycommercial.com](mailto:patrick.blackley@foundrycommercial.com)

**JANE DOGGETT, CCIM**

Market Leader

(919) 625 8828

[jane.doggett@foundrycommercial.com](mailto:jane.doggett@foundrycommercial.com)

**JOHN KELLY, SIOR**

Principal, Brokerage Services

(919) 987 1005

[john.kelly@foundrycommercial.com](mailto:john.kelly@foundrycommercial.com)

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

**FOUNDRY**  
COMMERCIAL

2301 Sugar Bush Road, Suite 220  
Raleigh, NC 27612

[foundrycommercial.com](http://foundrycommercial.com)