



HealthPark
at Kildaire

HEALTHPARK II
110 KILDAIRE PARK DRIVE
CARY, NC 27518





OVERVIEW

110 KILDAIRE PARK DRIVE

BUILDING: HealthPark at Kildaire II (HPKII) 86,172 SF
Delivering Q3 2020

AVAILABLE: HPKII - 5th Floor: 16,203 RSF (subdividable)

PARKING: Covered Parking included (Ratio-4:1,000)

RENTAL RATE: \$32.50/RSF, Full Service (includes janitorial, utilities & TICAM)
Full Service rate is the equivalent of \$24.35/SF, NNN

MEDICAL CAMPUS: Total Medical Park: 640,000 SF
177,400 SF - Medical Office (HPK I & II)
475,000 SF - Continuing Care Retirement Community (CCRC)

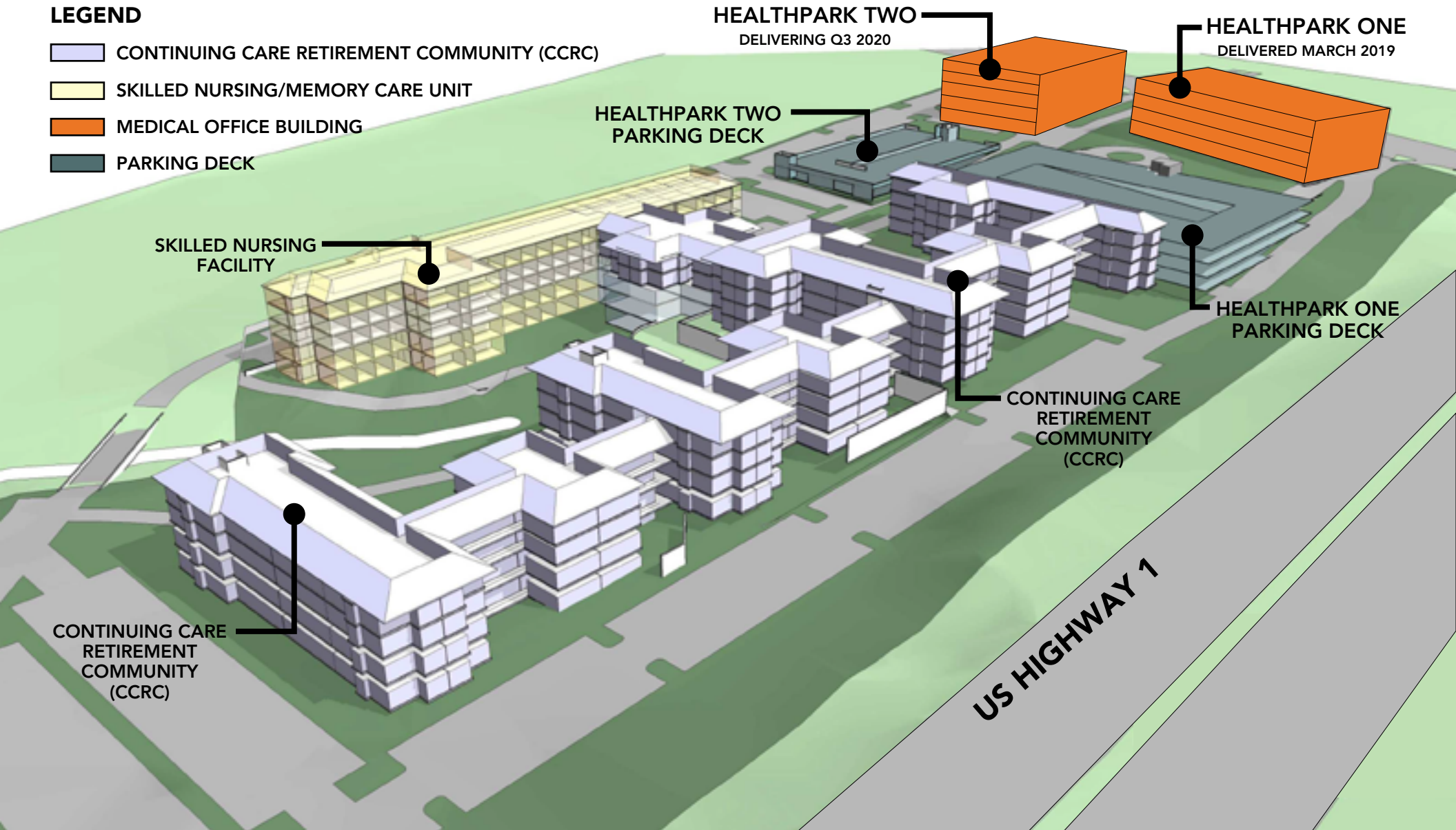
PROPERTY HIGHLIGHTS: Signalized intersection across from WakeMed Cary Hospital
Unparalleled exposure & visibility
Customized buildout & above market upfit allowance
Landlord provides warm-shell condition
Adjacent for-profit CCRC offers captive audience & large referral base

TENANTS: WakeMed Cary

- Orthopaedic Urgent Care
- Gastroenterology
- Rehab & Physical Therapy
- Cardio & Occupational Therapy
- Primary Care
- Lab Services

LEGEND

- CONTINUING CARE RETIREMENT COMMUNITY (CCRC)
- SKILLED NURSING/MEMORY CARE UNIT
- MEDICAL OFFICE BUILDING
- PARKING DECK





CONTINUING CARE RETIREMENT COMMUNITY

319-apartment continuing care retirement community (CCRC)

199 independent living apartments

70 assisted living apartments

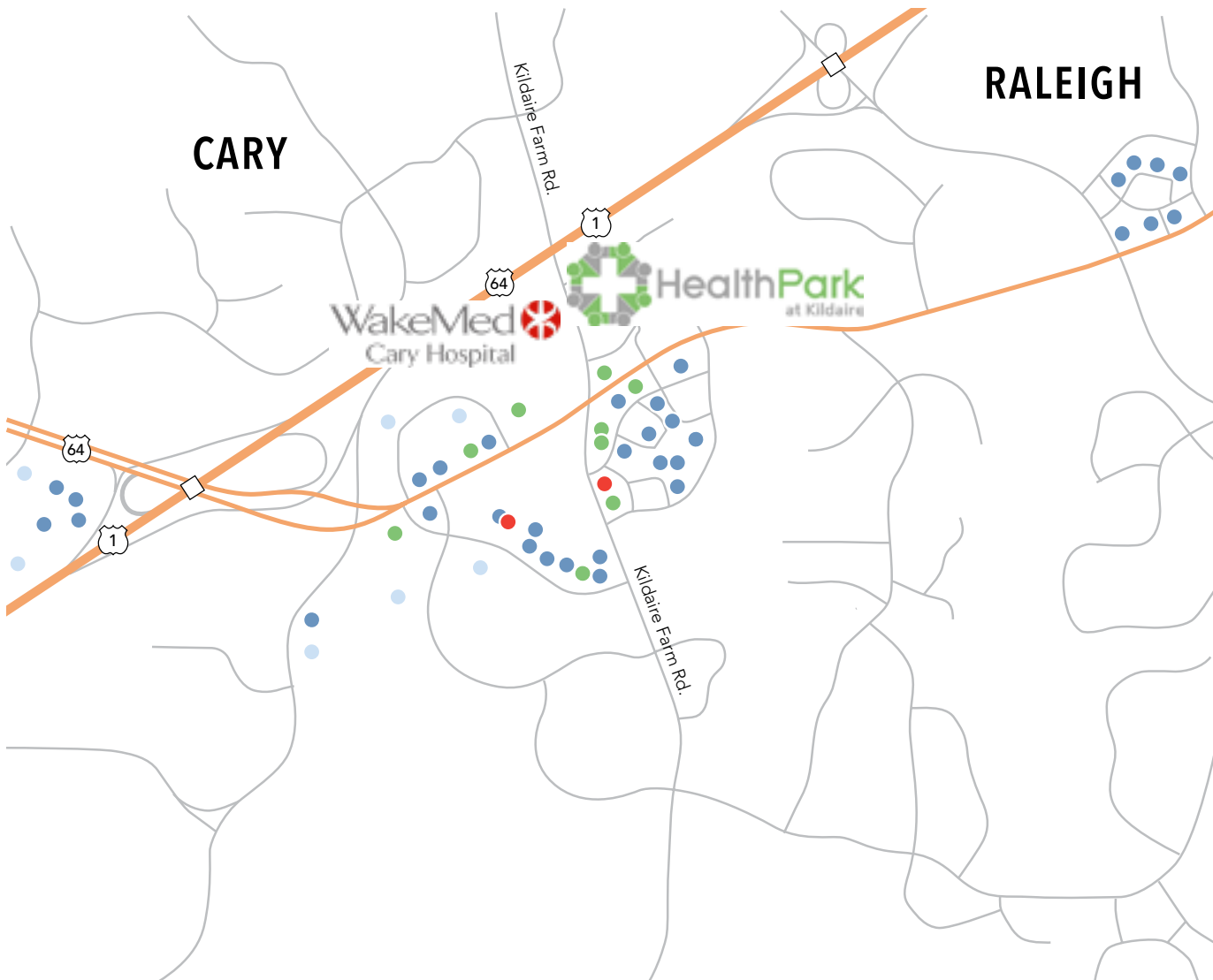
28 skilled nursing and rehabilitation rooms

22 memory rooms

Rent ranges between \$5,660 and \$8,200 per month for two (2) people

Minimum Age: 62. Median Age: 70.

40% prelease prior to opening April 2020 (all independent living)



RESTAURANTS, BARS, + COFFEE

- | | |
|-----------------------------------|--------------------------------|
| Asali Desserts & Café | Lucky 32 Southern Kitchen |
| Backstage Pub | MacGregor Draft House |
| Break Time Billiards & Sports Bar | MILKLAB |
| Burger King | MOD Pizza |
| Capi's Subs & Bakery | New York Bagel & Deli |
| Chanticleer Cafe & Bakery | O'Charley's Restaurant & Bar |
| Chick-fil-A | Papa John's Pizza |
| Cilantro Indian Cafe | Pizza Hut |
| Danny's Bar-B-Que | Shake Shack |
| Enrigo | Starbucks |
| Famous Toastery | Subway |
| First China Restaurant | Szechuan Taste |
| Fresca Cafe & Gelato | Tasu Asian Bistro, Sushi & Bar |
| Ginger Asian Cuisine | Taziki's Mediterranean Cafe |
| Harris Teeter | Tropical Smoothie Cafe |
| Lowes Foods | Wasabi Sushi & Thai |
| | Whole Foods Market |

BANKS/ATMS

- | | |
|---------------------|-------------------|
| Bank of America | PNC Bank |
| BB&T | Suntrust Bank ATM |
| Fifth Third Bank | Wells Fargo Bank |
| First Citizens Bank | |

HOTELS

- | | |
|-----------------------------|-----------------------------------|
| Comfort Suites Regency Park | Homewood Suites by Hilton |
| Courtyard by Marriott | La Quinta Inn & Suites by Wyndham |
| Extended Stay America | Residence Inn by Marriott |
| Hampton Inn | |

PHARMACY

- | | |
|-----------|---------------------|
| Walgreens | Walmart Supercenter |
|-----------|---------------------|

WAVERLY PLACE

KILDAIRE FARM RD

WakeMed Cary Hospital

HealthPark at Kildaire

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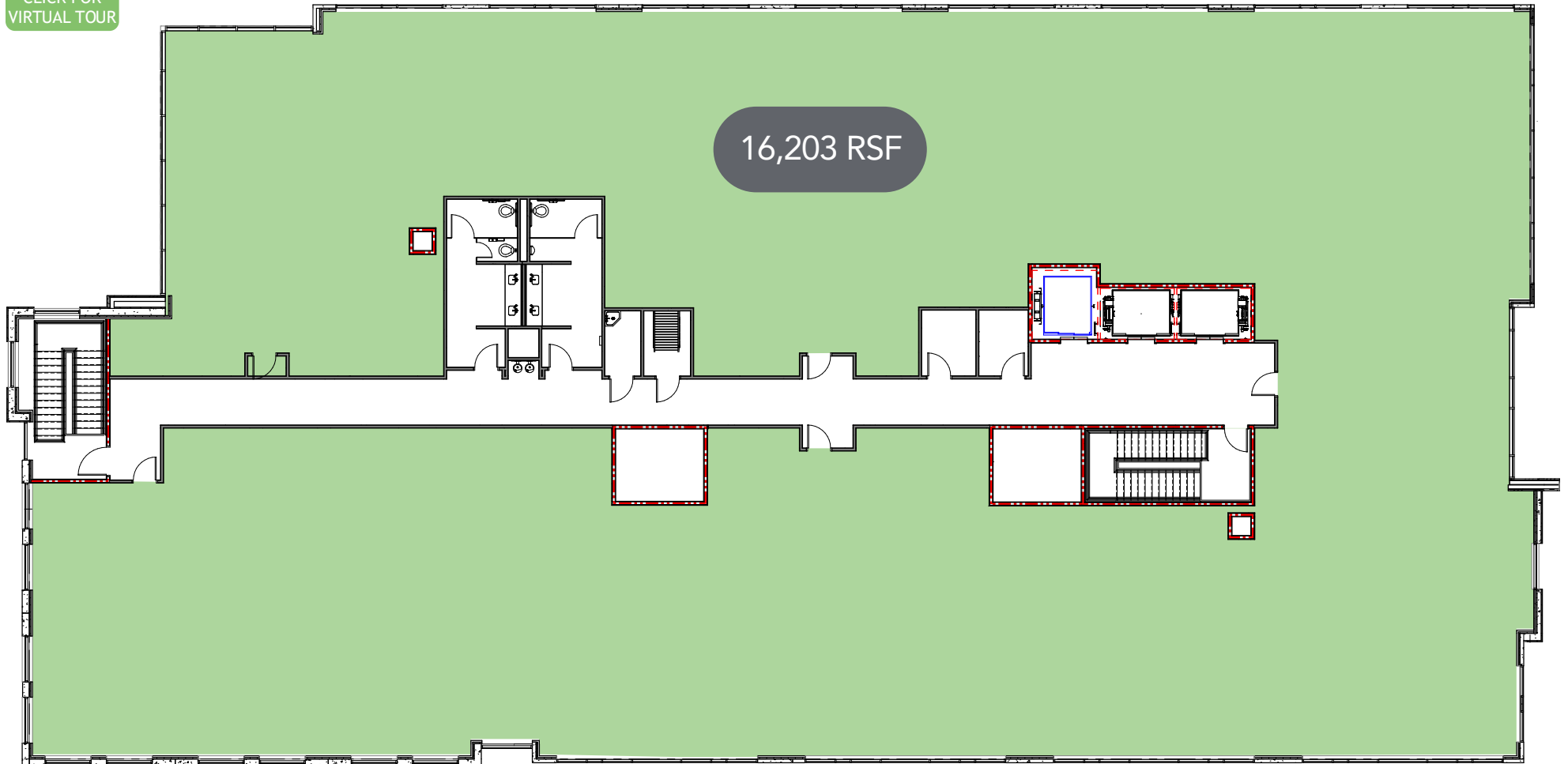
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KILDAIRE FARM RD

DISTANCE TO AREA HOSPITALS

WakeMed Cary	5 min	0.3 miles
UNC Rex Healthcare of Holly Springs	16 min	9.8 Miles
UNC Rex Hospital Raleigh	16 min	9.5 miles
Duke Raleigh Hospital	17 min	13.7 miles
Duke University Hospital	30 min	27.4 miles
UNC Chapel Hill Hospital	35 min	28.6 miles



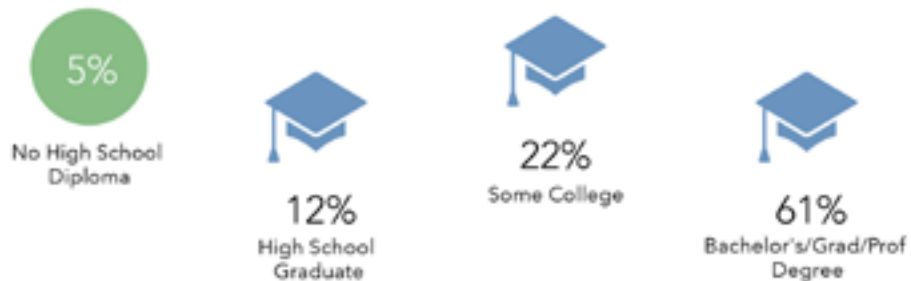
POPULATION



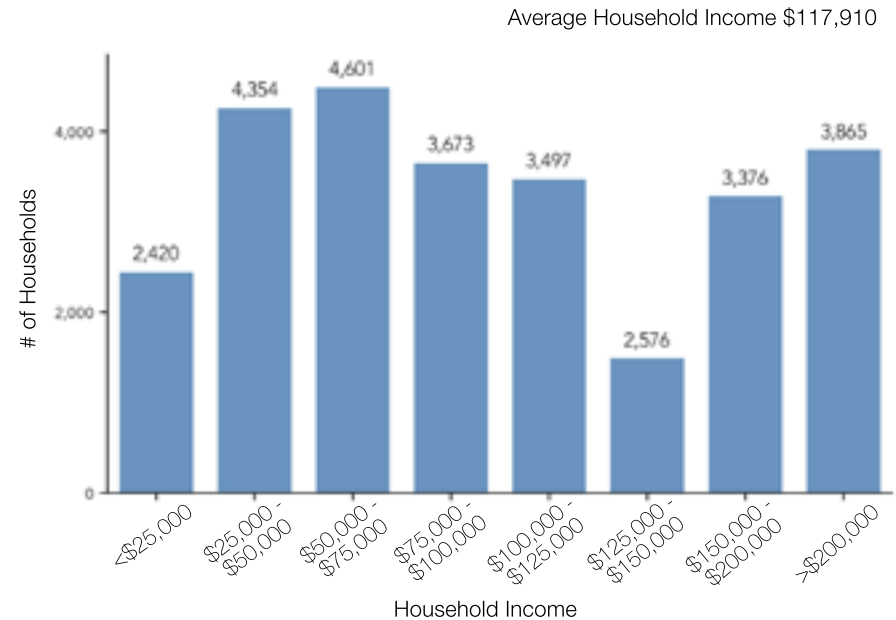
MEDIAN AGE GROWTH



EDUCATION



2020 HOUSEHOLD INCOME



POPULATION AGE

	2020		2025	
Age 0 - 14	16.9%	11,880	15.4%	12,605
Age 15 - 29	19.4%	13,576	18.5%	14,063
Age 30 - 44	18.7%	13,116	19.6%	14,285
Age 45 - 64	28.5%	18,984	26.6%	20,241
Age 65+	16.6%	11,618	19.7%	14,999

3 MILE RADIUS

TRI PROPERTIES | **NAI Carolantic Realty**

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