

FOR LEASE

CRESCENT LAKESIDE I

1225 Crescent Green | Cary, NC 27518



CAPITAL
ASSOCIATES®

CRESCENT LAKESIDE I

1225 Crescent Green | Cary, NC 27518

PROPERTY TYPE	Office
BUILDING SIZE	109,000 SF
SPACE AVAILABLE	
Suite 121	3,089 SF
Suite 123	2,215 SF
Second Floor Spaces**	2,042 SF - 24,442 SF
Entire Third Floor **	4,264 SF - 37,065 SF
LEASING RATE	\$30.25/SF
LEASE TYPE	Full Service
YEAR BUILT	2001
COUNTY	Wake
LOCATION	Cary, NC
FLOORS	3
PARKING	772 total parking spaces for Crescent Lakeside I & II

**The spaces on the 2nd and 3rd floors can be combined for a total of 61,507 SF.



BRET MULLER
bmuller@capitalassociates.com
919.523.4200

WES JOHNSON
wjohnson@capitalassociates.com
919.422.4853



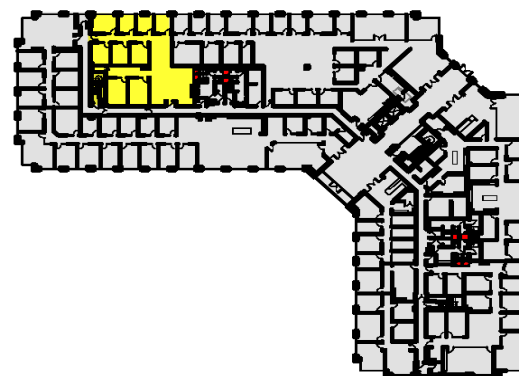
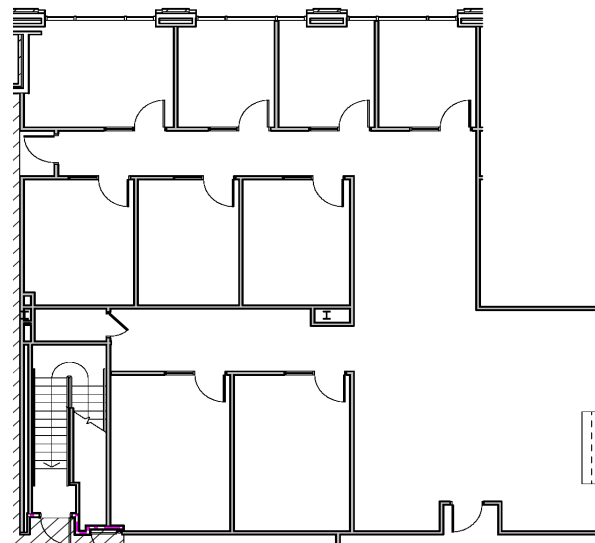
CRESCENT LAKESIDE I

1225 Crescent Green | Cary, NC 27518

AVAILABLE

First Floor
Suite 121

3,089 SF



BRET MULLER

bmuller@capitalassociates.com
919.523.4200

WES JOHNSON

wjohnson@capitalassociates.com
919.422.4853



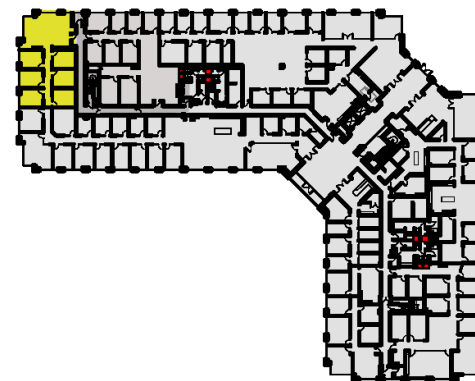
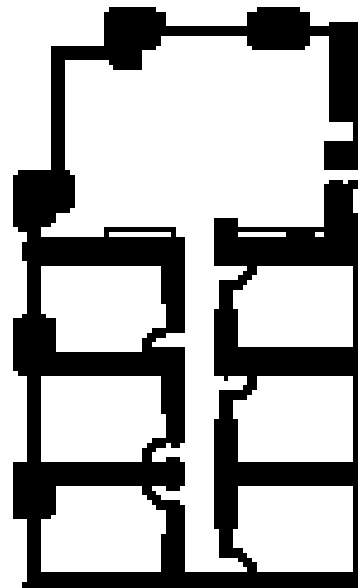
CRESCENT LAKESIDE I

1225 Crescent Green | Cary, NC 27518

AVAILABLE

First Floor
Suite 123

2,215 SF



BRET MULLER

bmuller@capitalassociates.com
919.523.4200

WES JOHNSON

wjohnson@capitalassociates.com
919.422.4853



CRESCENT LAKESIDE I

1225 Crescent Green | Cary, NC 27518

AVAILABLE

Second Floor

2,042 SF - 24,442 SF
Subdividable

POTENTIAL SUITE OPTIONS



BRET MULLER

bmuller@capitalassociates.com
919.523.4200

WES JOHNSON

wjohnson@capitalassociates.com
919.422.4853



CRESCENT LAKESIDE I

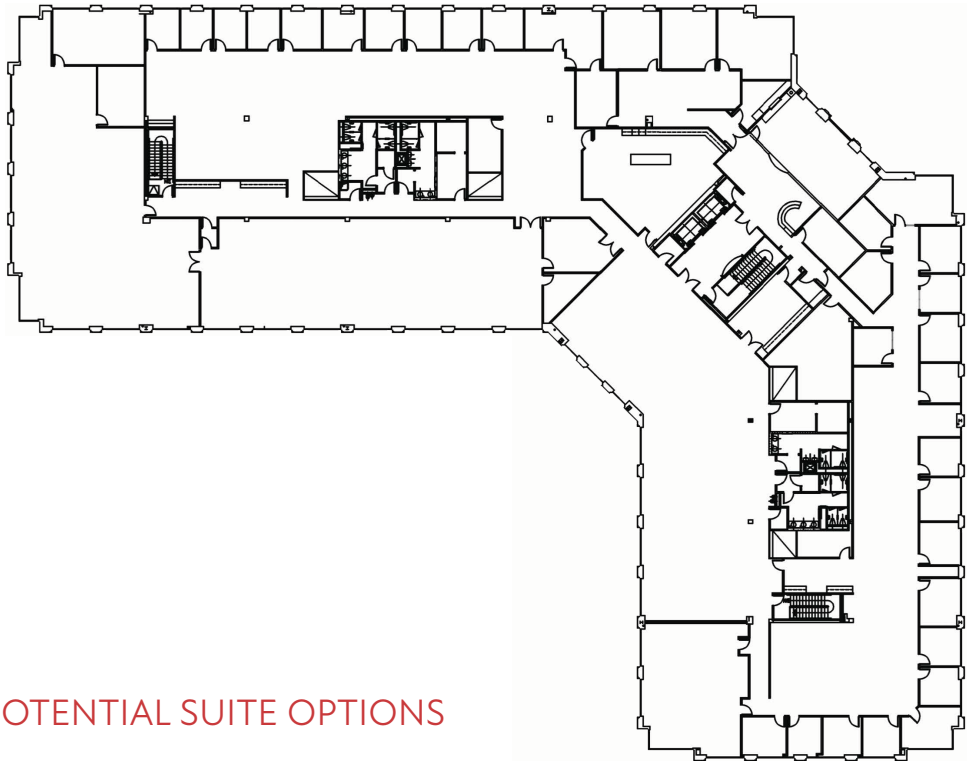
1225 Crescent Green | Cary, NC 27518

AVAILABLE

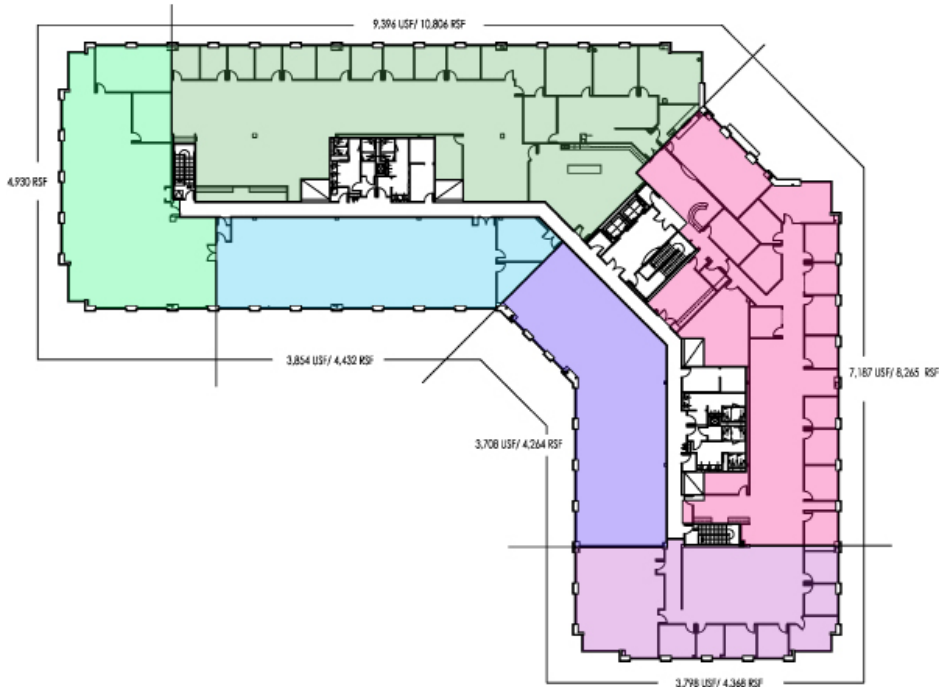
Entire Third Floor
Suite 300

4,264 SF - 37,065 SF
Subdividable

CURRENT LAYOUT



POTENTIAL SUITE OPTIONS



BRET MULLER
bmuller@capitalassociates.com
919.523.4200

WES JOHNSON
wjohnson@capitalassociates.com
919.422.4853



CRESCENT LAKESIDE I

1225 Crescent Green | Cary, NC 27518

LOCATION

Nearby amenities include shopping, banking, hotels, restaurants, the area's only Lifetime Fitness facility, and housing in all price ranges within close proximity to the site.

ON SITE AMENITIES

On-site amenities include vending, express mail drop, an on-site first-class workout facility, showers in one set of men's and women's restrooms, shared conference room on the first floor of Crescent Lakeside II, a beautifully landscaped plaza with outdoor seating, and onsite property management at both buildings.

[CLICK TO WATCH SHARED CONFERENCE ROOM VIDEO TOUR](#)

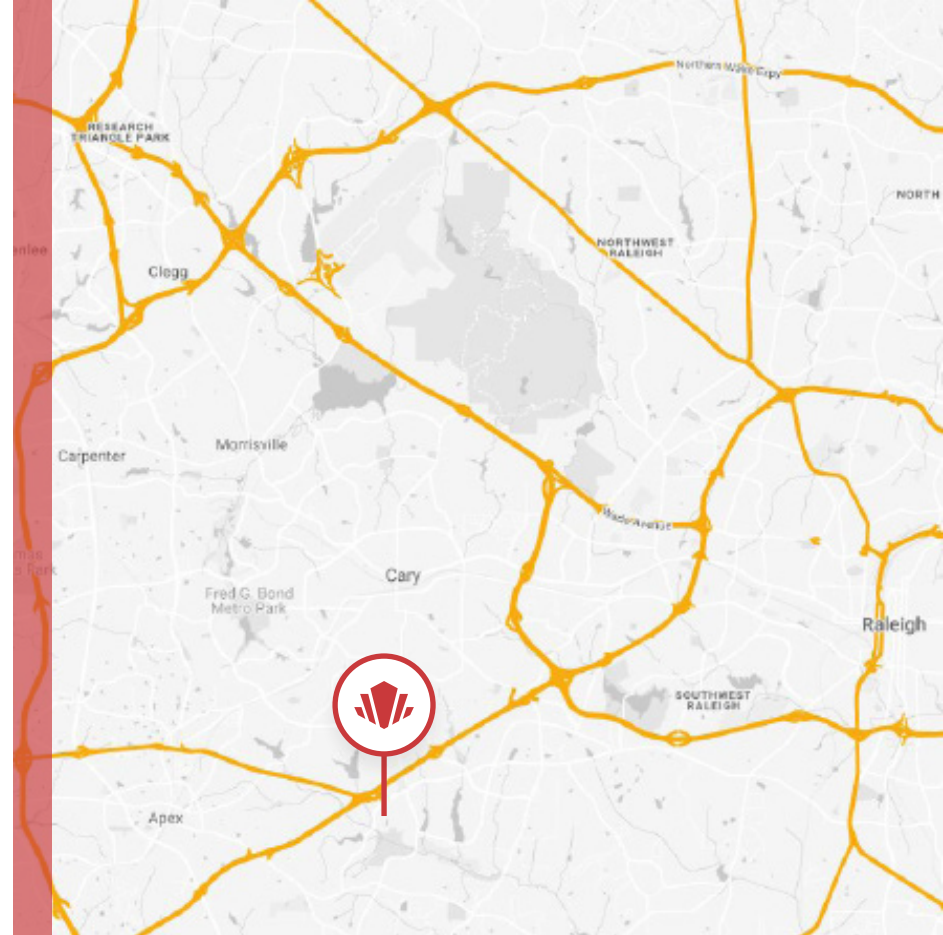


BRET MULLER

bmuller@capitalassociates.com
919.523.4200

WES JOHNSON

wjohnson@capitalassociates.com
919.422.4853



OUTDOOR SEATING



POINTS OF INTEREST

DINING

- Chick-Fil-A
- Tropical Smoothie Cafe
- Whole Foods
- Shake Shack
- Burger King
- Lucky 32 Southern Kitchen
- Subway
- Panera Bread

CONVENIENCE

- Lifetime Fitness
- WakeMed Cary Hospital
- Harris Teeter
- PetSound Animal Hospital
- Walmart
- Jiffy Lube
- Barre3
- Bank of America

LODGING

- Courtyard Marriot
- Homewood Suites by Hilton
- Comfort Suites
- Sonesta Es Suites

CRESCENT LAKESIDE I

1225 Crescent Green | Cary, NC 27518

ABOUT

Crescent Lakeside I is a 109,000 SF three-story, brick and glass Class A office building. Outdoor seating is among the beautifully landscaped plaza, and on-site amenities include vending, express mail drop, showers, and a fitness center located in Crescent Lakeside II. Four parking spaces are available per 1,000 SF including a substantial amount of covered parking spaces.

The Crescent buildings are located within the highly appealing and successful Crescent multi-use business park in Cary. South of Tryon Road and nestled between Kildaire Farm Road and Regency Parkway, the Crescent community offers shopping, banking, hotels, restaurants, a lifetime fitness facility, and a range of housing options all within a one-mile radius. Easy access to WakeMed Cary Hospital and US Highways 1 and 64 connecting within minutes to Interstates 40, 440, and 540.



BRET MULLER

919.523.4200

bmuller@capitalassociates.com

WES JOHNSON

919.422.4853

wjohnson@capitalassociates.com

Walk Score® 



30

CAR DEPENDENT

Most errands require a car.



26

SOME TRANSIT

A few nearby public transportation options.



54

BIKEABLE

Some bike infrastructure.

