

POWELL PROPERTIES, INC.

15300 Weston Parkway
Cary NC 27513
919.467.1000 (p)
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www.powellproperties.com



JANUARY 2010 INVENTORY FEATURE LISTINGS



FOR SALE OR LEASE DOWNTOWN CARY OFFICES

120 Dry Avenue
Cary, NC
Broker: John Powell

Historic Heater House is on the national registry of historic homes. Great visibility, signage and plenty of parking. +/- 3700 SF fully renovated office building. Eight separate offices, conference room, kitchen and basement. www.120DryAve.com



SUBLEASE OFFICE SPACE IN REGENCY PARK

3500 Regency Parkway
Suite 240
Cary, NC 27518
Broker: Matt Winters

Up to 17,145 SF of single story Class A office space. Can be easily subdivided. Office furniture included. Sublease rate negotiable. Easy access to US-1, US-64 and I-40. Well maintained landscaping. Onsite management & maintenance.



FOR LEASE OFFICE SPACE IN PRESTON PLAZA

3701 NW Cary Parkway
Cary, NC 27513
Broker: John Powell

Prominent class "A" office building on Cary Parkway. Ideal for professional or medical user. Beautiful foyer with fountain and cathedral ceilings. Prime location with great visibility! **SMALL SUITES AVAILABLE!**



FOR LEASE PROFESSIONAL OFFICE CONDO

210 New Edition
Cary, NC 27511
Broker: Matt Winters

+/- 1680 SF of office space off Kildaire Farm Road. Three private offices, kitchenette, reception, copy/fax area. Wired for voice and data. Exterior signage available. New carpet and paint. Available for immediate occupancy.



FOR SALE DOWNTOWN HOLLY SPRINGS REDEVELOPMENT SITE

120 N. Main Street
Holly Springs, NC
Brokers: John Powell
and Matt Winters

1.7 Acres located on the corner of N. Main and Earp Street. Redevelopment site for commercial use. Close to Town Hall, Chamber of Commerce and other commercial buildings.



FOR SALE FLEX BUILDING IN PINNACLE PARK

1088 Classic Road
Cary, NC 27511
Broker: John Powell

Investment property: 13,000 SF stand alone flex building. Seven bays with drive in rear access for each; four bays leased. Good income potential. Large fenced in yard for storage and rental income. CALL FOR DETAILS!

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HIGHLIGHTED LISTING

Dillard Drive Offices

Class A Office for Lease in Crossroads Area



Class A office building adjacent to hotel, restaurants and retail. 1st floor available with +/-6000 SF cold shell. Exterior signage available for full floor Tenant. 2nd floor leased. Small 3rd floor suite available with +/-1200 SF cold shell. Beautifully landscaped with ample parking. Easy access to I-40, Hwy-64 & US-1.

CONTACT JOHN POWELL AT 919-467-1000 ext 109 TO SCHEDULE A TOUR.

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JANUARY 2010 LISTINGS

OFFICE FOR LEASE					
STREET ADDRESS	CITY	AVAIL. +/- SQ. FT.	PRICE PER SQ. FT.	BROKER	FEATURES
NORRIS PARK Perry Road & Apex Peakway (off Hwy 55 & US 1 S)	Apex, NC	2,400 to 4,950	Varies by Suite	John Powell	Multiple building developments for office/flex uses. Bays start at 2,400 SF. Located near intersection of US 1 & NC 55, along Apex Peakway. Flexible TECH-FLEX zoning allows most commercial uses, from Assembly to R & D and warehouse.
103-C Kilmayne Drive	Cary, NC	885	\$885/month	John Powell	Small 2 nd floor private office suite with reception area, 3 private offices, file storage & exterior signage. ALSO FOR SALE.
105-D Fountain Brook Circle	Cary, NC	1050	\$15.50	John Powell	2 nd floor office condo fronting on Kilmayne & right off Kildaire Farm Road. Available for immediate occupancy. Reception area, 2 private offices, conference room & kitchenette.
DILLARD DRIVE OFFICES 5640 Dillard Drive	Cary, NC	1,200 6,000	\$25.00 FULL SERVICE	John Powell	Class A office suites from +/-1200 SF to an entire floor of +/-6000 SF now available in Crossroads. Signage for full floor users. Beautifully landscaped with ample parking.
209 NEW EDITION CT	Cary, NC	1,288	\$16.00	John Powell	LEASED
162 QUADE COURT (Off Evans Road)	Cary, NC	1,500	\$15.50	Matt Winters or John Powell	Office condo with nice interior fit-up, wired for voice and data and ready to occupy. Located right off of Evan's Road. ALSO FOR SALE.
15300 WESTON PKWY Suite 106	Cary, NC	1,550	\$15.50 SUBLEASE	John Powell	SUBLEASE of a small Class A office suite with large reception desk, private offices and conference room plus restrooms and break area.
210 NEW EDITION CT	Cary, NC	1,680	\$17.00 includes TICAM	Matt Winters	End bay office condo in excellent condition with three private offices, fax/copy area, workstations, reception area, kitchenette and restroom. Wired for voice and data and ready to occupy!
15100 WESTON PKWY Suite 103	Cary, NC	1,801	\$16.50	John Powell	Small office condo on Weston Parkway with a large built in reception desk, 2 private offices, large open area for cubicles, kitchenette and restroom. Suite offers private security and is available for immediate occupancy.
PRESTON PLAZA 3701 NW Cary Parkway	Cary, NC	2nd 1,840 3rd 2,381	\$20.00 Full Service PRICE REDUCED	John Powell	Premier Class A Building in Preston area with suites available in 2nd and 3rd floor. Landlord will customize build-out to Tenant's requirements. Full service rate of \$20.00 per RSF includes \$40.00 per USF TI Allowance.
211 NEW EDITION CT	Cary, NC	2,100	\$17.50 SUBLEASE	John Powell	Private end bay office condo with numerous private offices, plenty of parking and signage. Phone system and some office furniture to remain.
15300 WESTON PKWY Suite 107	Cary, NC	3,116	\$16.50 NNN	John Powell	End bay office condo with upgrades throughout. 8 private offices, large conference room, 2 restrooms & large break area. ALSO FOR SALE.
120 DRY AVENUE	Cary, NC	3,700	\$15.75	John Powell	Office space in downtown Cary on the National Historic Registry. Includes full kitchen, 8 offices, conference and basement. Available immediately! www.120dryave.com. ALSO FOR SALE.

OFFICE FOR LEASE (continued)					
15100 WESTON PKWY Suite 206	Cary, NC	3,953	\$17.00	John Powell	Class A office condo, end bay, with significant glass line and front door parking. Open floor plan allows high occupancy with a prominent Weston address and lease rate includes TICAM. ALSO FOR SALE!
15100 WESTON PKWY Suites 101 & 102	Cary, NC	4,132	\$16.00	John Powell	Lower level office condo with private offices, large conference room, break area, file storage and front door parking. Flexible lease term. ALSO FOR SALE!
1020 SOUTH HILL DR Suite 350	Cary, NC	4,676	\$18.50	John Powell	Private office environment on 3 rd floor of class A building right off Weston Parkway. Private offices and open floor plan for work stations. Prominent suite with abundant glass line. Available immediately! CAN BE SUBDIVIDED.
211 & 221 COMMONWEALTH CT (off Kildaire Farm Rd)	Cary, NC	211: 8,400 221: 7,700	\$13.75 PRICE REDUCED	John Powell	Two stand alone buildings totaling 16,100 SF off Kildaire Farm Rd. Offers large open work areas, private offices, training rooms, and plenty of parking in a campus setting. Buildings can be leased independently or together. ALSO FOR SALE.
TRILLIUM CENTER 1405 Old Apex Road	Cary, NC	1,000 to 10,000	Call for Pricing	John Powell	We are pleased to announce Trillium Center. We are now Pre-leasing Phase I. Suites range from 1,000 to 10,000 S.F. Ideal for medical and professional uses.
3500 REGENCY PARKWAY, SUITE 240	Cary, NC	17,145	Sublease rate negotiable	Matt Winters	Class A single story office space located in Regency Parkway. Great access to major highways. Walking distance to retail, hotels, restaurants. SUBLEASE.
ARBOR CREEK 104 Osterville Drive	Holly Springs, NC	1,035	\$12.50 NNN	Matt Winters or John Powell	Small suite ideal for growing professional or retail organization. Abundant parking, permanent signage and adjacent to retail and preferred users. ALSO FOR SALE.

FLEX/WAREHOUSE FOR LEASE					
STREET ADDRESS	CITY	AVAIL. +/- SQ.FT.	PRICE PER SQ. FT.	BROKER	FEATURES
NORRIS PARK, BLDG. I 3468 Apex Peakway	Apex, NC	4,470	Call for Pricing	John Powell	LEASED
NORRIS PARK, BLDG. I 3452 Apex Peakway	Apex, NC	4,950	10.25 NNN	John Powell	+/- 4,950 SF with 90% warehouse in Norris Park. Drive-in access and is ready to occupy immediately! CAN BE SUBDIVIDED INTO 2,550 SF & 2,400 SF SUITES.
NORRIS PARK, BLDG. IV 3457 Apex Peakway	Apex, NC	2,400	\$12.50 NNN	John Powell	Showroom flex suite with two private offices, break room, large conditioned open showroom and +/- 800 SF of warehouse area with private dock access.
NORRIS PARK, BLDG IV 3473 Apex Peakway	Apex, NC	3,300	\$8.25 NNN SHELL	John Powell	LEASED
NORRIS PARK, BLDG IV Apex Peakway	Apex, NC	3,500	\$8.25 NNN SHELL	John Powell	Shell suite fronting along Perry Road. Suite will have entrance, can be built out to Tenant specs & has dock high access.
NORRIS PARK, BLDG. IV 3453 & 3455 Apex Peakway	Apex, NC	4,460	\$13.25 NNN	John Powell	Very nice end bay unit suite, formerly used as a showroom for regional client. High ceilings with showroom areas and warehouse area with dock high access.
NORRIS PARK, BLDG. V 3501 Apex Peakway	Apex, NC	4,200	\$8.25 NNN SHELL	John Powell	Bay adjacent to Bounce U fronting along Apex Peakway with drive in access. End bay offers windows and is ideal for a user who needs a little bit of storage area.
263 TOWERVIEW CT	Cary, NC	2,250	\$11.75	John Powell	LEASED
173 TOWERVIEW CT	Cary, NC	2,734	PRICE REDUCED	John Powell	Free standing building is the nicest in Preston East Industrial Park! +/- 2,734 SF with 50% office & 50% warehouse. Drive-in door plus opportunity for signage.
177 TOWERVIEW CT	Cary, NC	2,734	PRICE REDUCED	John Powell	Free standing building is the nicest in Preston East Industrial Park! +/- 2,734 SF with 50% office & 50% warehouse. Drive-in door plus opportunity for signage.

FLEX/WAREHOUSE FOR LEASE (continued)					
222 TOWERVIEW CT	Cary, NC	3,701	PRICE REDUCED	John Powell	Owner occupied class A office/flex suite completely furnished & upgrades throughout. End bay with private offices, workrooms, etc. plus conditioned warehouse area with drive in access. Can eliminate warehouse area and lease only office (2,700) if preferred.
270 TOWERVIEW CT	Cary, NC	5,000	\$12.00 NNN	John Powell	Large open area, 100% heated and cooled, adjacent to Life Experiences. Ideal for small church needing short term space.
6991 OLD US 1 SOUTH	New Hill, NC	15,000 +	\$15,000 PER MONTH	John Powell or Matt Winters	15,000 SF 2 story office building, large shop and maintenance facility with huge lay down yard on +/- 15 acres of land. Located 8 miles south of downtown Apex. ALSO FOR SALE.

RETAIL FOR LEASE					
STREET ADDRESS	CITY	AVAIL. +/- SQ. FT.	PRICE PER SQ. FT.	BROKER	FEATURES
ARBOR CREEK 104 Osterville Drive	Holly Springs, NC	1,035	\$12.50 NNN	Matt Winters or John Powell	Small suite ideal for growing professional or retail organization. Abundant parking, permanent signage and adjacent to retail and preferred users. ALSO FOR SALE. POSSIBLE OWNER FINANCING!
ARBOR CREEK 107 Hyannis Drive	Holly Springs, NC	2,050	\$12.50 NNN	Matt Winters or John Powell	Michelangelo's Pizzeria has moved out and space is ideal for new restaurant or sports bar. Double storefront with 100% glass line and ready to occupy. ALSO FOR SALE. POSSIBLE OWNER FINANCING!

OFFICE/FLEX/WAREHOUSE FOR SALE					
STREET ADDRESS	CITY	AVAIL. +/- SQ. FT.	PRICE	BROKER	FEATURES
1130 CLASSIC ROAD Suites 101-104	Apex, NC	5,500-11,000	\$1,050,000	John Powell	11,000 SF "shell" in Pinnacle Park with dock high access. Very nice flex building, 24' clear and ideal for showroom, R&D & corporate user. Can be sold as 5,500 or 11,000 SF
1107 CLASSIC ROAD (Pinnacle Park)	Apex, NC	3,667	\$367,000	John Powell	Owner occupied office condo/flex building in Pinnacle Park. Three bays sold & occupied with class A finishes. This is the only bay remaining. Great location, corner lot!
103-C Kilmayne Drive	Cary, NC	885	\$105,000	John Powell	Private 2 nd floor office condo fronting on Kilmayne with reception area, 3 private offices, file storage & exterior signage. ALSO FOR LEASE.
162 QUADE DRIVE	Cary, NC	1,500	\$219,500 PRICE REDUCED	John Powell	Nice office condo (single story interior suite) off Evans Road with four private offices, conference room, reception, restroom, kitchenette and storage. ALSO FOR LEASE.
120 DRY AVENUE DOWNTOWN CARY	Cary, NC	3,700	\$795,000	John Powell	Office space in downtown Cary on the National Historic Registry. Includes full kitchen, 8 offices, conference and basement. Available immediately! www.120dryave.com. ALSO FOR LEASE.
15100 WESTON PARKWAY, SUITES 101-102	Cary, NC	4132	\$640,460	John Powell	Lower level office condo with private offices, large conference room, break area, file storage and front door parking. Flexible lease term. ALSO FOR LEASE!
15300 WESTON PARKWAY, SUITES 106-107	Cary, NC	4,666	\$840,000	John Powell	Class A office condos located along Weston Parkway. Owner occupied with multiple private offices, open area for work stations, large conference room and built-ins throughout. ALSO FOR LEASE.
15100 WESTON PARKWAY, SUITES 203, 204, 205, 206	Cary, NC	9310	\$1,536,150	John Powell	Upper level offices with +/- 3953 SF vacant and +/- 5357 SF leased. Ideal owner/occupant property with tenant next door! ONE OFFICE FOR LEASE!

OFFICE/FLEX/WAREHOUSE FOR SALE (continued)

211 and 221 COMMONWEALTH CT (off Kildaire Farm Rd)	Cary, NC	211: 8,400 221: 7,700	\$129.00 PSF PRICE REDUCED	John Powell	Two stand alone buildings totaling 16,100 SF off Kildaire Farm Rd. Large open work areas, private offices, training rooms, & plenty of parking. Buildings can be purchased independently or together. POSSIBLE OWNER FINANCING! ALSO FOR LEASE.
ARBOR CREEK 107 Hyannis Drive	Holly Springs, NC	2,050	\$125.00 PSF	Matt Winters or John Powell	Michelangelo's Pizzeria has moved out and space is ideal for new restaurant or sports bar. Double storefront with 100% glass line and ready to occupy. POSSIBLE OWNER FINANCING! ALSO FOR LEASE
ARBOR CREEK 104 Osterville Drive	Holly Springs, NC	1,035	\$125.00 PSF	Matt Winters or John Powell	Small suite ideal for growing professional or retail organization. Abundant parking, permanent signage and adjacent to retail and preferred users. POSSIBLE OWNER FINANCING! ALSO FOR LEASE.
6991 OLD US 1 SOUTH	New Hill, NC	15,000 +	\$2,300,000	John Powell or Matt Winters	Improved property on +/- 30 Acres 8 miles south of downtown Apex. 2 story, 15,000 SF office/shop building with huge yard. Rental income from multiple tenants on adjoining property.

LAND FOR SALE OR LEASE

STREET ADDRESS	CITY	AVAIL.(+/-)	PRICE	BROKER	FEATURES
LOT 38 PINNACLE PARK	Apex, NC	2.62 acres	\$352,500	John Powell	Flat lot fronting along Classic Road with industrial zoning. Preliminary plan for 14,000 SF building, but Buyer can design own plans.
LOT 15 PINNACLE PARK	Apex, NC	3.22 acres	\$550,000	John Powell	Corner lot, high exposure within Pinnacle Park. Ideal for stand alone building with secure yard area. Zoned Industrial.
APEX PEAKWAY (off Old Apex Rd.)	Apex, NC	1.44 acres	\$465,000 PRICE REDUCED	John Powell	Small parcel adjoining the Old Mill Village Residential project with PUD zoning. Ideal for Owner Occupant.
LOT 71 & 72, PINNACLE PARK (Burma Drive)	Apex, NC	7.44 acres	Call for Details	John Powell	Master planned development with finished pads for 4 buildings. Each pad will support a building of 19,800 SF with dock or drive-in access. Ownership or build-to-suit.
LOT 60 PINNACLE PARK	Apex, NC	3.34 acres	\$124,900 /acre	John Powell	One of the last remaining lots in the Premier Industrial Park within Apex. Excellent access to US 1 South.
LOT 59 PINNACLE PARK	Apex, NC	4.76 acres	\$124,900 /acre	John Powell	One of the last remaining lots in the Premier Industrial Park within Apex. Excellent access to US 1 South.
LOT 4A, KITTY HAWK BUSINESS PARK	Cary, NC	2.42 acres	\$150K/acre	John Powell	Small wooded parcel along K.H. Drive. PEC Zoning and ideal for small stand-alone building or build-to-suit.
LOT 17, KITTY HAWK BUSINESS PARK	Cary, NC	35 acres	\$100K /acre	John Powell	Larger parcel within Kitty Hawk Business Park. Ideal for multi-building development or single user campus.
120 N. MAIN STREET	Holly Springs, NC	1.7 acres	\$500,000	John Powell	Prime corner redevelopment opportunity in downtown Holly Springs. Flat level parcel located near Town Hall & Chamber of Commerce.
SOUTH PAGE STREET	Morrisville NC	5.63 acres	\$650,000	Matt Winters	Intersection of Highway 54 and Morrisville Carpenter Road. Ideal location for MIXED-USE DEVELOPMENT. Highly visibility and high traffic counts.
6991 OLD US 1 SOUTH	New Hill, NC	14 acres	\$4,000 PER MONTH TO LEASE	John Powell or Matt Winters	Large flat fenced in yard being used as a mulch yard. All permits in place. ALSO FOR SALE WITH ADJOINING TRACT.

INVESTMENT PROPERTY FOR SALE

STREET ADDRESS	CITY	AVAIL.(+/-)	PRICE	BROKER	FEATURES
CLASSIC ROAD FLEX 1088 CLASSIC ROAD	Apex, NC	13,500	\$1,650,000	John Powell	13,500 SF stand alone flex building with drive in rear access for each bay. Good income potential with only 3 bays remaining to lease. Large fenced in yard for storage and rental income.
1081 CLASSIC ROAD Pinnacle Park	Apex, NC	18,000	\$1,960,000 PRICE REDUCED	John Powell	Stand alone flex building with AAA National Tenant in place. Almost 4 full years left on "renewal" term. Very good property located in the Premier Corporate Industrial Park in Apex, NC!

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