

POWELL
PROPERTIES, INC.
(919) 467-1000
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JUNE 2010 INVENTORY FEATURE LISTINGS



FOR LEASE
CARY OFFICE
CONDO

101 Brady Court
Cary, NC 27511
Broker: John Powell

1st floor office condo
with +/- 1,020 SF

ideal for professional user. Reception area, three offices,
kitchenette, 2 restrooms & storage area. Plenty of parking.
Exterior signage available.



SUBLEASE
REGENCY PARK
OFFICE SPACE

8000 Regency Pkwy
Suite 485
Cary, NC 27511
Broker: John Powell

Class A office space
overlooking the lake at Regency Park. +/- 1,131 SF includes four
offices, kitchenette and file room. Easy access to Hwy 64 & US-1.



SALE OR LEASE
CARY OFFICE
BUILDING

223 E. Chatham St.
Cary, NC 27511
Broker: John Powell

Two buildings on
+/- .62 acres in down

town Cary. Front bldg: 10 offices, conference room, 2 restrooms,
break room & large open work space. Rear bldg: office space, 2
restrooms, conference room plus warehouse with drive-in access.



FOR LEASE
WAREHOUSE/
FLEX IN APEX

2028 Production Dr.
Apex, NC 27539
Broker: John Powell

+/- 4,000 SF
warehouse area

includes two conditioned offices. +/- 1650 SF office area includes
reception area, break area, two offices plus two restrooms. Drive
in rear access. Located in Pinnacle Park.



FOR SALE
APEX OFFICE
CONDO

1930 N. Salem Street
Apex, NC 27523
Broker: John Powell

Enjoy the tranquil
landscaping at Salem
Street Arboretum.

+/- 1,109 SF condo includes: reception area, 3 offices and a
conference room. Office furniture conveys: L-shaped reception
desk, credenza, 3 L-shaped executive desks plus 2 tall bookcases.



FOR SALE
CARY OFFICE
CONDO

1151 Executive Cir.
Cary, NC 27511
Broker: John Powell

First floor office
condo includes
reception area, five

offices plus a work room. +/- 2,165 SF with ample parking just off
Kildaire Farm Road in Cary. Easy access to Cary Parkway, Hwy-
64 and US-1.

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HIGHLIGHTED LISTING

1130 Classic Road, Pinnacle Park, Apex, NC



UP TO 11,000 SF OF “COLD SHELL” FLEX SPACE FOR SALE!

4 “condo” bays (currently one open space) but can be sold together or as individual bays of +/- 2,700 SF each. Dock high access and building is designed to allow end user ability to add 2nd floor.

FOR MORE INFO CALL JOHN POWELL AT 919-467-1000.



JUNE 2010 LISTINGS

OFFICE FOR LEASE					
STREET ADDRESS	CITY	AVAIL. +/- SQ.FT.	PRICE PER SQ. FT.	BROKER	FEATURES
500 W. WILLIAMS STREET	Apex, NC	1,685	\$16.00	John Powell	Single story professional office suite available for immediate occupancy. 4 private offices, large conference room, work room, kitchenette, restroom + front door parking & exterior signage.
NORRIS PARK PERRY RD & APEX PEAKWAY	Apex, NC	2,400 - 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. TECH-FLEX zoning for most uses from assembly to R&D & warehouse.
1350 SE MAYNARD ROAD SUITE 203	Cary, NC	956	\$1035/mo	John Powell	LEASE PENDING
101 BRADY COURT	Cary, NC	1020	\$1250/mo	John Powell	1 st floor end bay office condo just off Kildaire Farm Road in Cary. Ideal for professional user.
105-D FOUNTAIN BROOK CIRLE	Cary, NC	1050	\$15.50	John Powell	2 nd floor office condo fronting on Kilmayne & right off Kildaire Farm Rd. Available immediately. Reception area, 2 private offices, conference room & kitchenette.
8000 REGENCY PARKWAY SUITE 485	Cary, NC	1131	\$21.85 SUBLEASE	John Powell	Class A office space has four separate offices with two overlooking the lake at Regency Park. Also has kitchenette and file room.
5640 DILLARD DRIVE DILLARD DRIVE OFFICES	Cary, NC	1,300 - 6,039	\$25.00 Full Service	John Powell	Class A office suites from +/-1300 SF to an entire floor of +/-6039 SF now available in Crossroads. Signage for full floor users. Beautifully landscaped with ample parking.
162 QUADE COURT	Cary, NC	1,500	\$15.50	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.
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.

OFFICE FOR LEASE (continued)

STREET ADDRESS	CITY	AVAIL. +/- SQ.FT.	PRICE PER SQ. FT.	BROKER	FEATURES
3701 NW CARY PARKWAY PRESTON PLAZA	Cary, NC	2nd 1,840 3rd 2,381	\$20.00 Full Service	John Powell	Premier Class A Building in Preston area with suites available on 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	2010	\$16.00	John Powell	End bay office condo. Seven private offices, conference room, two restrooms & kitchenette. Front door parking and exterior signage. ALSO FOR SALE.
303 S. ACADEMY STREET	Cary, NC	1,800 2,000	\$1400/ mo each	John Powell	Medical office space in downtown Cary right across from library. Exterior signage and plenty of parking at below market rates.
15100 WESTON PKWY SUITES 204 & 205	Cary, NC	204: 3,106 205: 3,176	\$17.00	John Powell	Class A office condos with significant glass line and front door parking. Open floor plan allows high occupancy. Prominent Weston address. Lease rate includes TICAM. ALSO FOR SALE!
223 E. CHATHAM STREET	Cary, NC	Front: 3,954 Rear: 1,936	\$12.00 NNN	John Powell	CONTRACT PENDING
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!
104 OSTERVILLE DRIVE ARBOR CREEK	Holly Springs, NC	1,035	\$12.50 NNN	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.
185 WINDCHIME COURT SUITE 201	Raleigh, NC	956	\$1200/mo	John Powell	Small office condo in excellent condition available for immediate occupancy. ALSO FOR SALE.

FLEX/WAREHOUSE FOR LEASE

STREET ADDRESS	CITY	AVAIL. +/- SQ.FT.	PRICE PER SQ. FT.	BROKER	FEATURES
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 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 APEX PEAKWAY	Apex, NC	4,460	\$13.25 NNN	John Powell	Very nice end bay unit suite, former 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.

FLEX/WAREHOUSE **FOR LEASE** (continued)

STREET ADDRESS	CITY	AVAIL. +/- SQ. FT.	PRICE PER SQ. FT.	BROKER	FEATURES
2028 PRODUCTION DR	Apex, NC	5,650	\$7.85 NNN	John Powell	Warehouse area includes two conditioned offices. Office area includes reception area, break area, two offices plus two restrooms. Drive in rear access.
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.
270 TOWERVIEW CT	Cary, NC	5,000	\$12.00 NNN	John Powell	LEASED
6991 OLD US 1 SOUTH	New Hill, NC	15,000 +	\$15,000 PER MONTH	John Powell	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
104 OSTERVILLE DRIVE ARBOR CREEK	Holly Springs, NC	1,035	\$12.50 NNN	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. OWNER FINANCING AVAILABLE.
107 HYANNIS DRIVE ARBOR CREEK	Holly Springs, NC	2,050	\$12.50 NNN	John Powell	UNDER CONTRACT

OFFICE/FLEX/WAREHOUSE **FOR SALE**

STREET ADDRESS	CITY	AVAIL., +/- SQ. FT.	PRICE	BROKER	FEATURES
1930 N. SALEM STREET SUITE 102	Apex, NC	1,109	\$199,500	John Powell	Office condo in lovely Salem Street Arboretum in Apex. Reception area, three offices and a conference room. Some office furniture to remain.
1107 CLASSIC ROAD PINNACLE PARK	Apex, NC	3,667	\$367,000	John Powell	Cold shell office/flex condo in Pinnacle Park. Three bays sold & occupied with class A finishes. This is the only bay remaining. Great location, corner lot!
1130 CLASSIC ROAD SUITES 101-104 PINNACLE PARK	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
162 QUADE DRIVE	Cary, NC	1,500	\$219,500	John Powell	Nice office condo (single story interior suite) off Evans Rd with four private offices, conference room, reception, restroom, kitchenette and storage. ALSO FOR LEASE.

OFFICE/FLEX/WAREHOUSE **FOR SALE** (continued)

STREET ADDRESS	CITY	AVAIL.+/- SQ. FT.	PRICE	BROKER	FEATURES
202 NEW EDITION CT	Cary, NC	2010	\$315,000	John Powell	End bay office condo with six private offices, large conference room, two restrooms and full kitchen. Building signage is available.
203 NEW EDITION CT	Cary, NC	1681	\$295,000	John Powell	Class A office condo, end bay, with glass wall offices, kitchenette and a ton of parking. VERY, VERY NICE!
211 NEW EDITION CT	Cary, NC	2010	\$330,000	John Powell	End bay office condo. Seven private offices, conference room, two restrooms & kitchenette. Front door parking and exterior signage. ALSO FOR LEASE.
1151 EXECUTIVE CIR SUITE 101	Cary, NC	2165	\$382,500	John Powell	1st floor office condo fronting on Executive Circle. Space contains reception area, five offices and a work room.
15100 WESTON PKWY 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!
15100 WESTON PKWY SUITES 204 & 205	Cary, NC	204: 3,106 205: 3,176	\$1,036,530	John Powell	Class A office condos with significant glass line and front door parking. Open floor plan allows high occupancy. Prominent Weston address. FOR SALE TOGETHER OR FOR LEASE SEPARATELY.
223 E. CHATHAM ST	Cary, NC	Front: 3,954 Rear: 1,936	\$695,000	John Powell	CONTRACT PENDING
104 OSTERVILLE DRIVE ARBOR CREEK	Holly Springs, NC	1,035	\$129,375	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.
107 HYANNIS DRIVE ARBOR CREEK	Holly Springs, NC	2,050	\$256,250	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
6991 OLD US 1 SOUTH	New Hill, NC	15,000 +	\$2,300,000	John Powell	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.
185 WINDCHIME COURT SUITE 201	Raleigh, NC	956	\$158,000	John Powell	Small office condo in excellent condition available for immediate occupancy. ALSO FOR LEASE.

LAND **FOR SALE OR LEASE**

STREET ADDRESS	CITY	AVAIL.(+/-)	PRICE	BROKER	FEATURES
LOT 14 PINNACLE PARK	Apex, NC	1.34 acres	\$200,000	John Powell	ONLY small lot remaining in Pinnacle Park and this site fronts along Reliance Avenue. Ideal for a small building with a fenced in rear yard.
APEX PEAKWAY	Apex, NC	1.44 acres	\$465,000	John Powell	Small parcel adjoining the Old Mill Village Residential project with PUD zoning. Ideal for Owner Occupant.
LOT 38 PINNACLE PARK	Apex, NC	2.62 acres	\$262,000	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 46 PINNACLE PARK	Apex, NC	2.70 acres	\$350,000	John Powell	Wooded parcel in Pinnacle Park fronting along Classic Road. Ideal for flex building requiring drive-in or dock high access and rear yard for storage.

LAND FOR SALE OR LEASE (continued)

STREET ADDRESS	CITY	AVAIL.(+/-)	PRICE	BROKER	FEATURES
LOT 15 PINNACLE PARK	Apex, NC	3.22 acres	\$425,000	John Powell	Corner lot, high exposure within Pinnacle Park. Ideal for stand alone building with secure yard area. Zoned Industrial.
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	4.16 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.
LOTS 71 & 72 PINNACLE PARK	Apex, NC	7.44 acres	\$1,300,000	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.
6901 JENKS ROAD	Cary, NC	2.46 acres	\$1,200,000	John Powell	+/- 2.46 acres located in the southwest quadrant of the intersection of Jenks Road and Hwy 55 in Cary with +/- 479 feet fronting along Hwy 55.
LOT 2 KITTY HAWK BUSINESS PARK	Cary, NC	4.87 acres	\$487,000	John Powell	Large lot fronting along Kitty Hawk Drive that is ideal for a flex building with outside fenced in yard.
LOT 4A KITTY HAWK BUSINESS PARK	Cary, NC	2.42 acres	\$150K/acre	John Powell	Small wooded parcel along Kitty Hawk 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.
6991 OLD US 1 SOUTH	New Hill, NC	14 acres	\$4,000 PER MONTH TO LEASE	John Powell	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
1088 CLASSIC ROAD PINNACLE PARK	Apex, NC	14,550	\$1,495,000	John Powell	14,550 SF stand alone flex building on 2.64. Drive in rear access for each bay. Good income potential with only 3 bays remaining to lease. Large fenced in yard for storage & additional rental income.
1071 CLASSIC ROAD PINNACLE PARK	Apex, NC	18,000	\$1,800,000	John Powell	Stand alone flex building on 1.52 acres. AAA credit national Tenant in place with 3 years left on lease term. Paved rear truck court with multiple high dock doors.
1081 CLASSIC ROAD PINNACLE PARK	Apex, NC	18,000	\$1,900,000	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!

The information materialized in this brochure has been obtained from sources believed secure. While we do not doubt its exactness we have not verified it and make no guarantee, warranty, or representation about it. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your records.