

11000 REGENCY LAKEVIEW

±2,199 - 150,000 SF CLASS A OFFICE SPACE FOR LEASE

11000 REGENCY PARKWAY, CARY, NC 27518

FOUNDRY COMMERCIAL | BRIDGE INVESTMENT GROUP





11000 REGENCY LAKEVIEW

Regency Lakeview is a distinguished Class A Office park consisting of 2 five-story buildings totaling 376,131 SF situated on 27 acres. The picturesque office park adjacent to Cary's most affluent neighborhoods, is in an excellent Cary location within esteemed Regency Park at Tryon Road and US-1/Hwy 64 with convenient access to I-40, I-540, and Downtown Raleigh.

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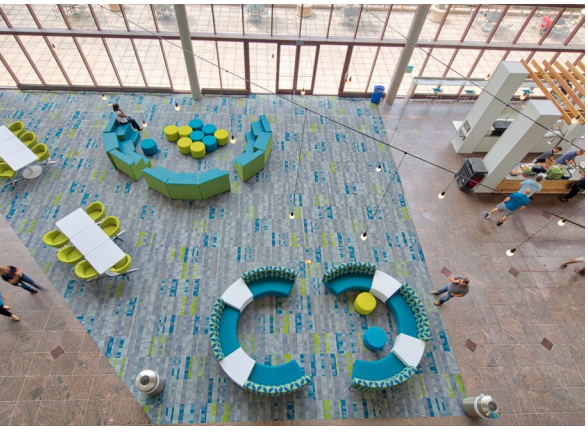
BUILDING FEATURES

PROPERTY TYPE	Class A Office
LOCATION	11000 Regency Parkway Cary, NC 27518
BUILDING SIZE	253,490 SF
FLOORS	Five (5)
PARKING	4.2/1,000 SF

AVAILABLE SPACE

- LAKE LEVEL — 66,788 SF
- SUITE 201 — 25,050 SF
- SUITE 300 — 25,050 SF
- SUITE 301 — 25,050 SF

Contiguous for a total of 50,100 SF

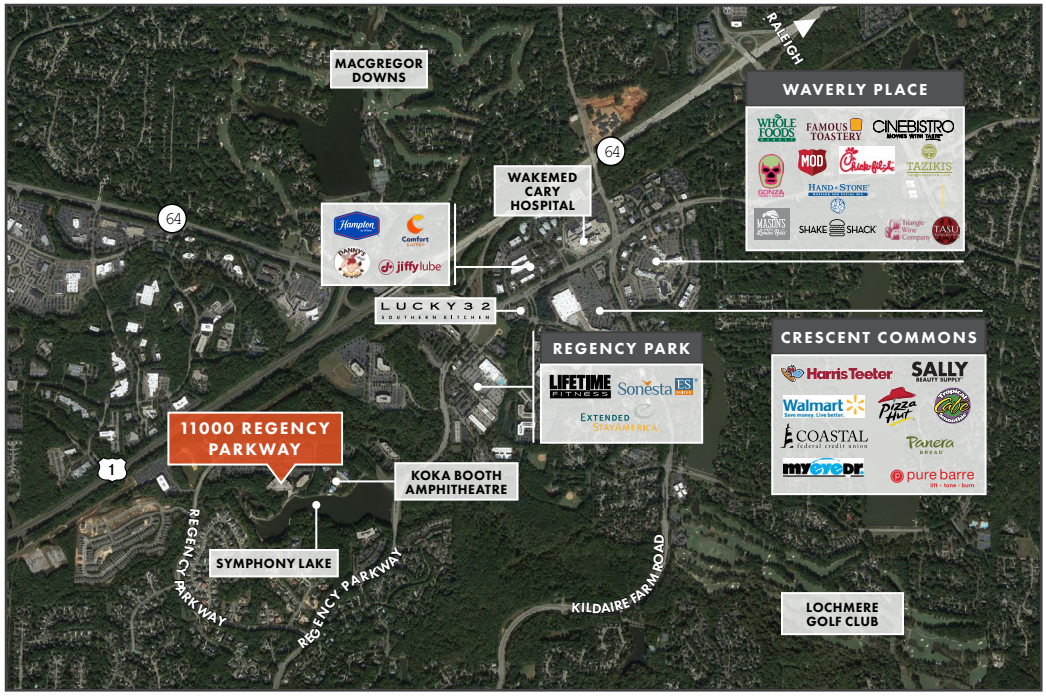






PROPERTY HIGHLIGHTS

- **Shared Training Room - Now Available!**
- Amenity-rich office space ensuring a competitive recruiting advantage (Lakeview deck area, lakeside jogging trails, four-story atrium lobby with collaborative seating and Wi-Fi, Grab 'N Go micro-mart)
- Attractive corporate campus setting with abundant outdoor lifestyle space (Symphony Lake and Koka Booth Amphitheatre)
- On-site fitness center with showers/lockers
- Exceptional amenity base nearby (Waverly Place, Crescent Commons, Lifetime Fitness, Macgregor Downs and Lochmere Golf Club, WakeMed Cary Hospital)
- 11000 Regency Parkway is a 2018 ENERGY STAR Certified Building



DOWNTOWN RALEIGH
15 MILES | 23 MINUTES

DOWNTOWN DURHAM
27 MILES | 30 MINUTES

US1 NORTH + HWY 64
1.3 MILES | 3 MINUTES

RDU INTERNATIONAL AIRPORT
17 MILES | 21 MINUTES

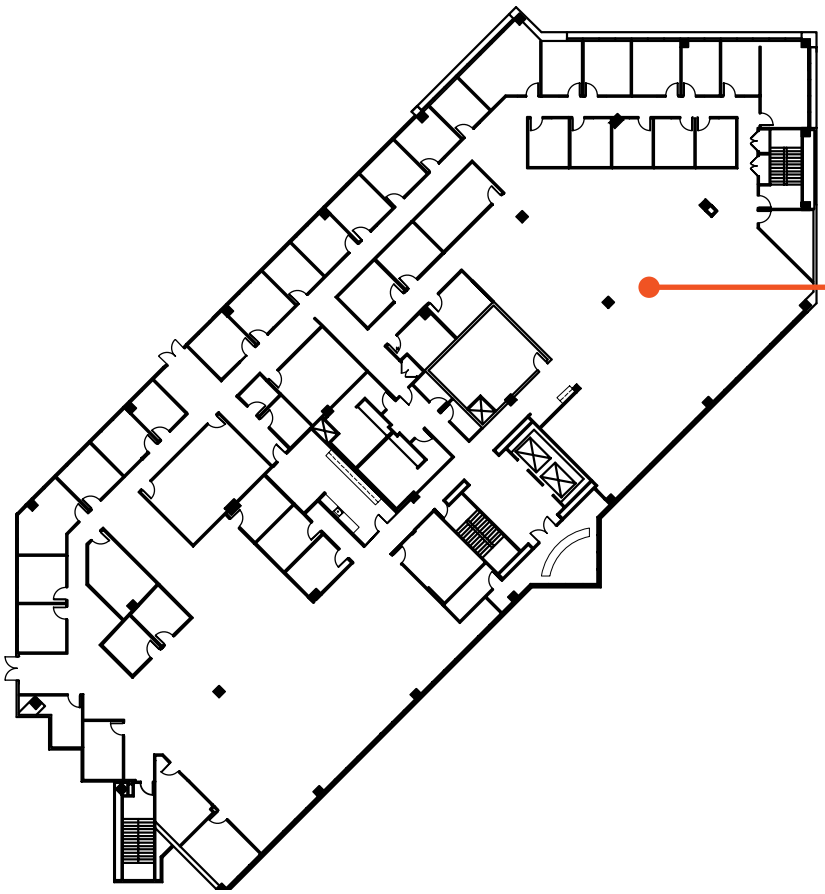




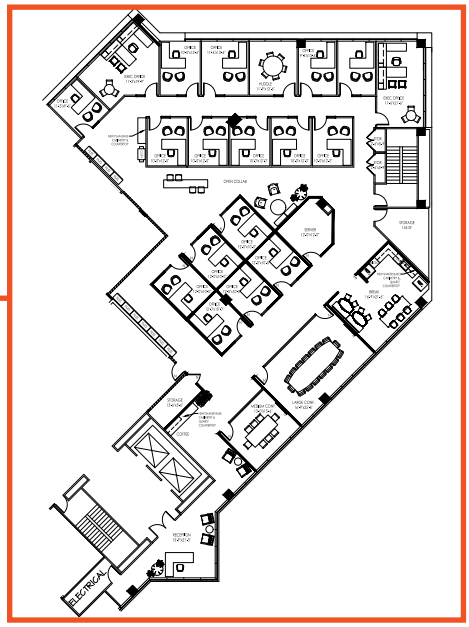


SECOND FLOOR
SUITE 201

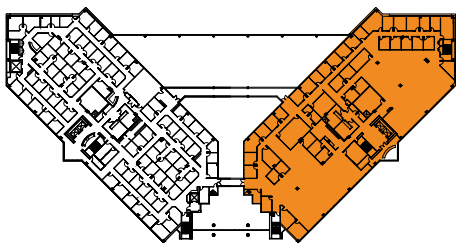
25,050 SF AVAILABLE



SUBDIVIDE TEST FIT:



*APPROX. 8,900 SF



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SUITE 201
TEST FIT

APPROX. 8,900 SF AVAILABLE

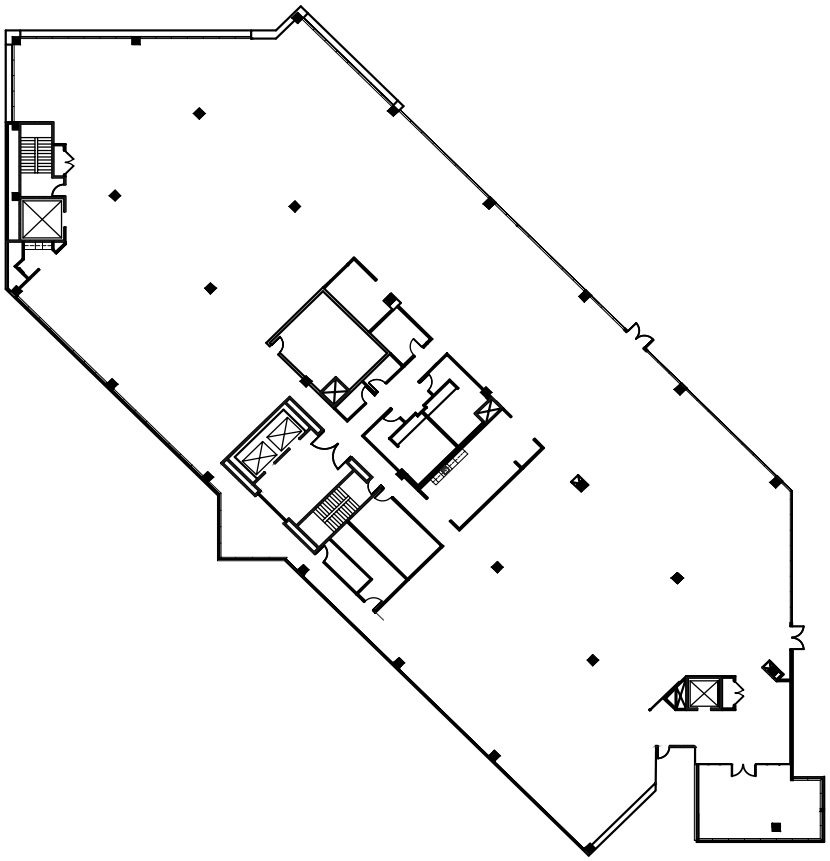


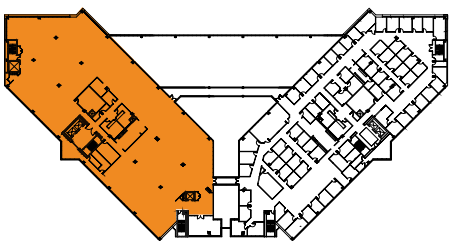
THIRD FLOOR SUITE 300

25,050 SF AVAILABLE

CONTIGUOUS WITH SUITE 301

FOR A TOTAL OF 50,100 SF





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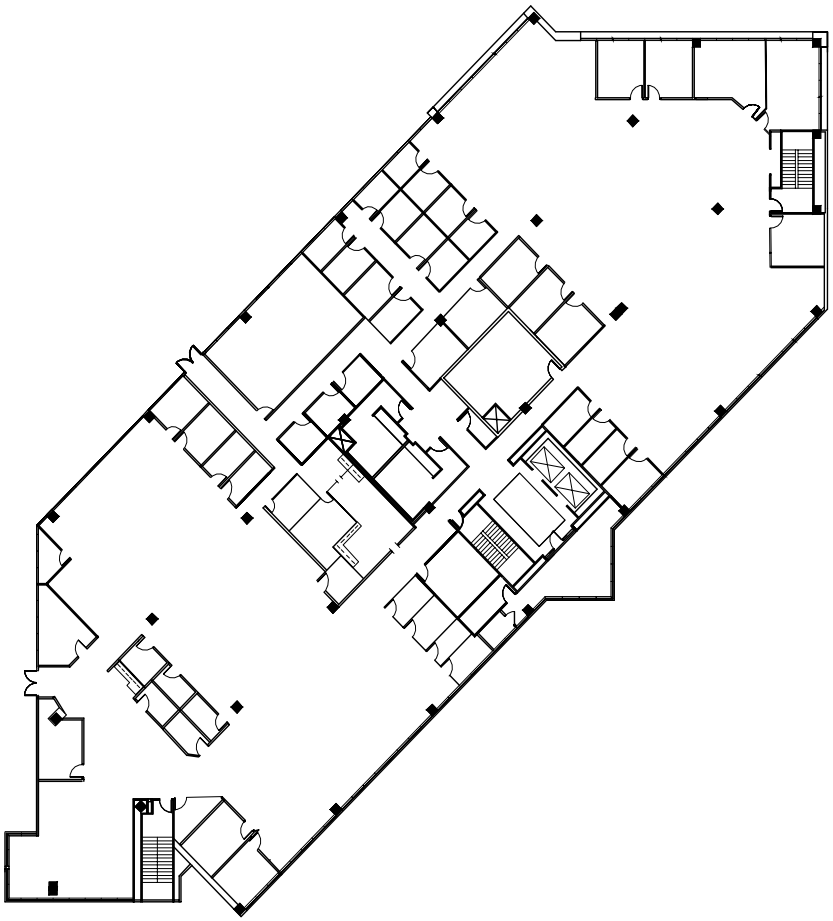
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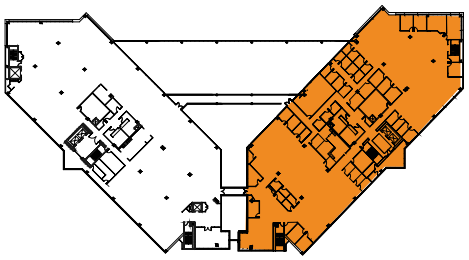
THIRD FLOOR
SUITE 301

25,050 SF AVAILABLE

CONTIGUOUS WITH SUITE 300

FOR A TOTAL OF 50,100 SF





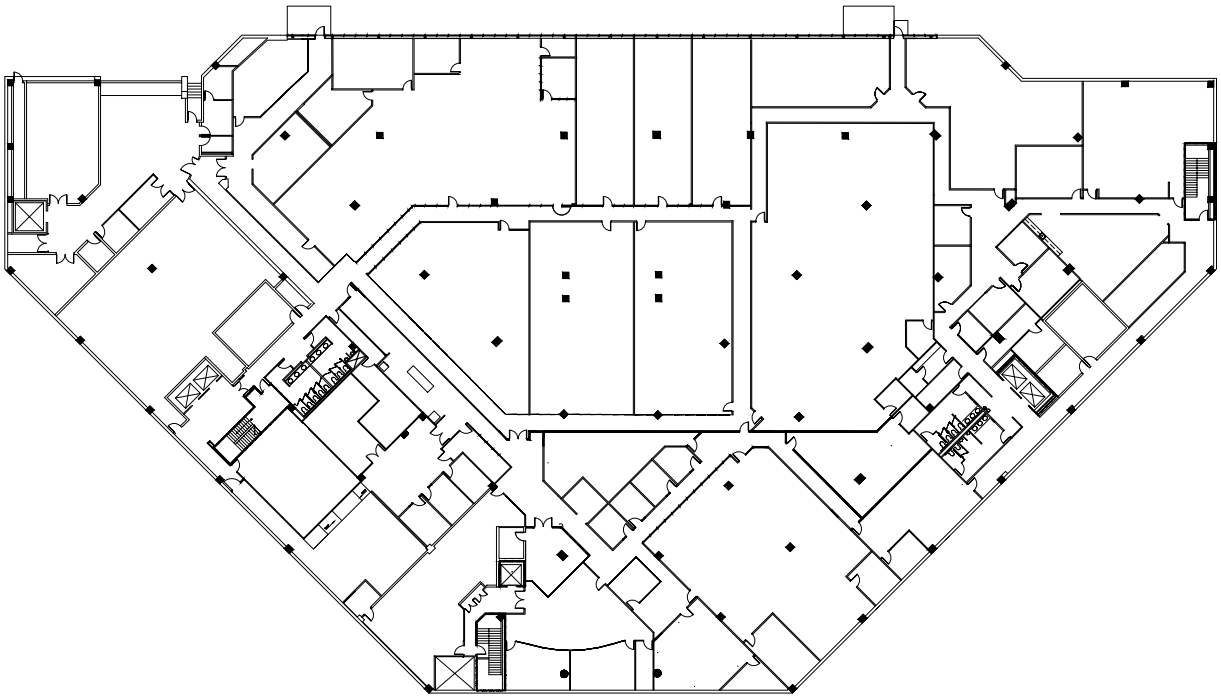
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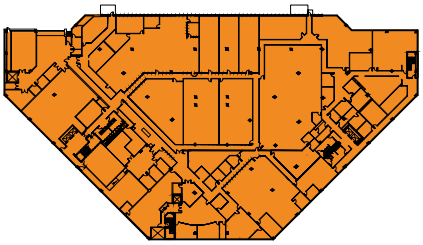
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LAKE LEVEL

66,788 SF AVAILABLE





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