

FOR SUBLEASE
Office Suites
2000 REGENCY PARKWAY
SUITES 300, 315, 335

Cary, NC 27518

PRESENTED BY:

JOHN POWELL

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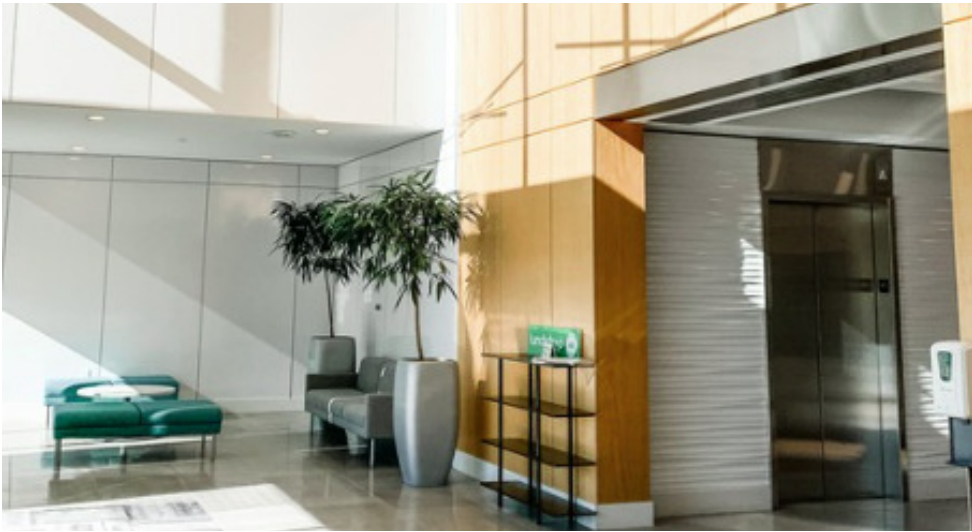
KARA BLUE

Phone: 919.760.4800

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PROPERTY SUMMARY



OFFERING SUMMARY

SIZE:	±24,498 RSF
AVAILABILITY:	Available Immediately
ACCESS:	Convenient Access to US-1, I-40, US-64 & Downtown Cary
LEASE RATE:	\$30.55/RSF Full Service Lease *Increases by 2.5% each March 1st
MASTER LEASE EXPIRATION:	December 31, 2028

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PROPERTY DESCRIPTION

Elevate your workday in a modern move-in ready office suite designed for both productivity and comfort. Spanning ±24,498 RSF square feet, this fully furnished third-floor space boasts expansive views and an ideal mix of private offices, open workstations, and collaborative zones perfect for a growing team.

Nestled in Regency Park, this prime location provides tenants with access to a fitness center, cafe, and shared conference center as well as nearby walking and biking trails around Symphony Lake and Koka Booth Amphitheater.

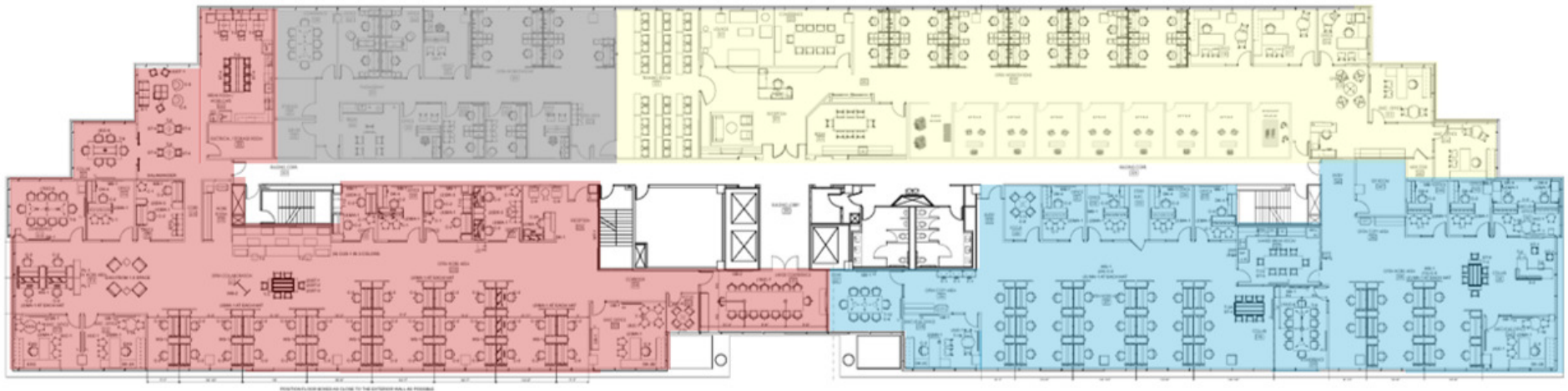
CONFIGURATION

- **Suite 300 ±7,780 RSF**
 - 12 Private offices (5 Executive, 7 Junior)
 - 22 Workstations + Podcast studio
 - 2 Conference rooms
 - Huge training room with technology seats 40
 - Kitchen café
- **Suite 315 ±9,166 RSF**
 - 9 Private offices (3 Executive, 6 Junior)
 - 38 Workstations
 - 3 Conference rooms
 - 3 Collaboration areas
 - Breakroom/work café
- **Suite 335 ±7,552 RSF**
 - 10 Private offices (3 Executive, 7 Junior)
 - 37 Workstations + Collaboration/lounge areas
 - 2 Conference rooms
 - Kitchen café
 - This suite can be subdivided if needed!

FLOOR PLAN THIRD FLOOR
±24,498 RSF TOTAL IN 3 ADJOINING SUITES

2000 REGENCY PARKWAY
THIRD FLOOR
±24,498 RSF FOR SUBLEASE THRU 12.31.28

SUITE 300
+/- 7,780 RSF



SUITE 315
+/- 9,166 RSF

SUITE 335
+/- 7,552 RSF
Can be demised

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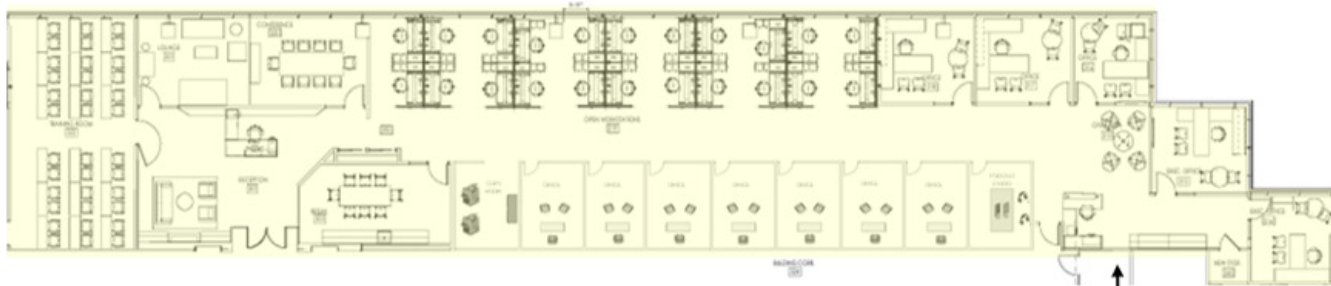
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FLOOR PLAN SUITE 300

±7,780 RSF

SUITE 300

±7,780 SF



- 12 Private offices (5 Executive, 7 Junior)
- 22 Workstations + Podcast studio
- 2 Conference rooms
- Huge training room with technology seats 40
- Kitchen café

Potential
connection to
combine with
Suite 335

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PHOTOS: SUITE 300



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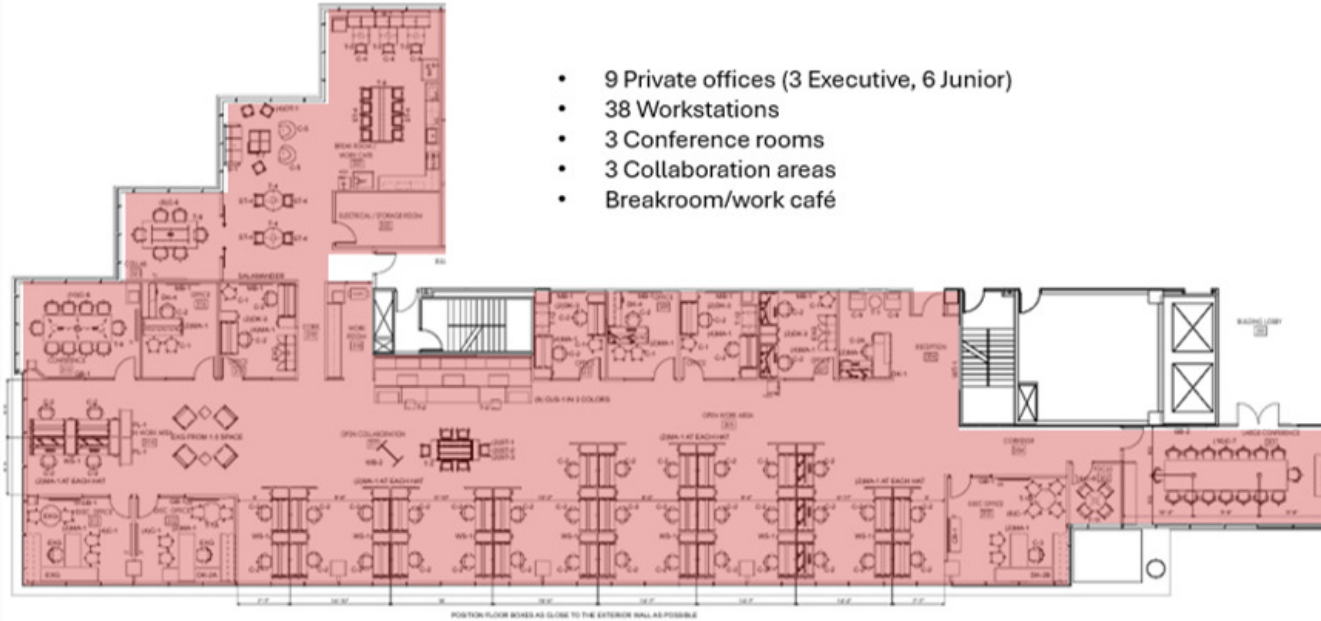
FLOOR PLAN SUITE 315

±9,166 RSF

SUITE 315

±9,166 SF

- 9 Private offices (3 Executive, 6 Junior)
- 38 Workstations
- 3 Conference rooms
- 3 Collaboration areas
- Breakroom/work café



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PHOTOS: SUITE 315



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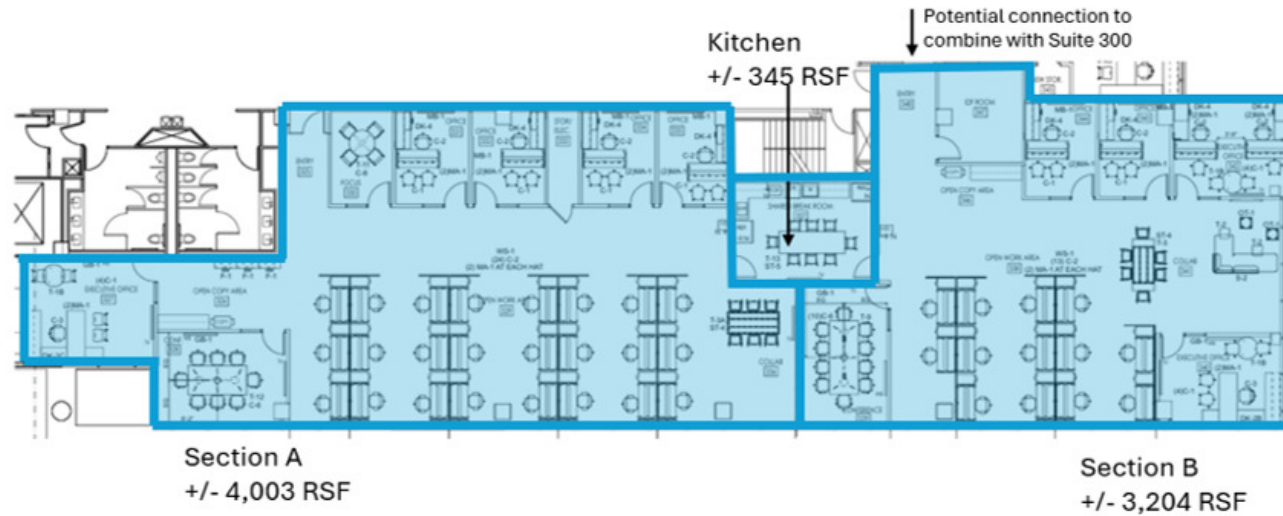
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FLOOR PLAN SUITE 335

±7,552 RSF CAN BE DEMISED

SUITE 335

±7,552 SF
Can be demised



- 10 Private offices (3 Executive, 7 Junior)
- 37 Workstations + Collaboration/lounge areas
- 2 Conference rooms
- Kitchen café
- This suite can be subdivided if needed!

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PHOTOS: SUITE 335



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LOCATION MAP



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NEARBY ATTRACTIONS



LOCATION OVERVIEW

Located just off US-1, US-64, and I-440, Regency Park has access to wooded walking and biking trails in Hemlock Bluffs Nature Preserve, Lochmere Park, and the Symphony Lake and Swift Creek Greenways. Concerts and movie nights throughout the summer months are hosted at Symphony Lake and Koka Booth Amphitheatre; both are within walking distance of any building in the park.

Koka Booth Amphitheatre provides an abundance of events for the Triangle area including Summerfest with the North Carolina Symphony, Movies by Moonlight with WakeMed, assorted music series, races, and more. With over 60 events just between April-October, Koka Booth is an important staple to the Cary area. Positioned in a 14-acre wooded area next to Symphony Lake, the Amphitheatre has a capacity of 7,000 people with options to sit on the open lawn or the Crescent Deck.

Running along the northern border of the Hemlock Bluffs Nature Preserve, the 1.2 mile trail, including the asphalt, was created completely of recycled materials, making it the first greenway of its kind in the nation. On a walk through the Swift Creek Greenway, you will pass by Ritter Park where the main trailhead is located. The greenway is open from dawn to dusk so there is plenty of time for walking, running, biking, and more.

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