



regency

EXECUTIVE PARK

For Lease
200 & 205 Regency Executive Park
Charlotte, NC 28217





regency EXECUTIVE PARK



Optimize tenant experience with seamless connectivity and enhanced amenities between the two buildings



Activated outdoor areas for tenants



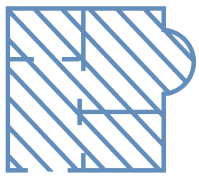
Nestled amidst SouthEnd, SouthPark & Steele Creek, REP is positioned on the I-77 corridor.



Experience effortless connectivity to Charlotte Douglas International Airport, key interstate routes, and a vibrant workforce

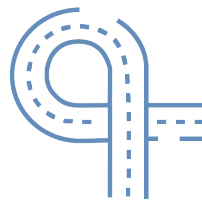


At a Glance



**1,000
to 14,000 SF**

Available Range



Direct Access

To I-77



**1,400 daily
flights**

Charlotte Douglas Int' Airport



**5 mi
radius**

to SouthEnd, SouthPark,
Steele Creek

200

Building Highlights



For Lease | 200 Regency Executive Park

Building Size	119,520 SF	Availabilities Starting at	1,929 SF
Floors	2	Submarket	Airport
Land Area	13 AC	Parking Ratio	7.25/1,000
Property Management	Onsite	Elevators	2

1,929 SF –
11,059 SF

Available



Onsite Tenant
Lounge



Class A Finished
Common Area

\$1,780,000

Upcoming
Capital
Improvements



Parking Ratio
7.25/1,000



205

Building Highlights



For Lease | 205 Regency Executive Park

Building Size	71,100 SF	Availabilities Starting at	2,500 SF
Floors	5	Submarket	Airport
Land Area	4.7 AC	Parking Ratio	3.8/1,000
Property Management	Onsite	Elevators	2

2,500 SF –
10,290 SF

Available



Onsite Conference
& Training Room



Common Area
Renovations
Coming Soon

\$1,326,000

Upcoming
Capital
Improvements



Parking Ratio
3.8/1,000





Capital Improvements



200

Projects Underway*

Roof	\$455,000
HVAC	\$610,000
Parking Lot	\$100,000
Concrete Work	\$25,000
Elevators	\$400,000
Restrooms	\$50,000
Lobby	\$50,000
Corridors	\$50,000
Landscaping	\$15,000
Exterior	\$25,000
Total	\$1,780,000

**pending*

205

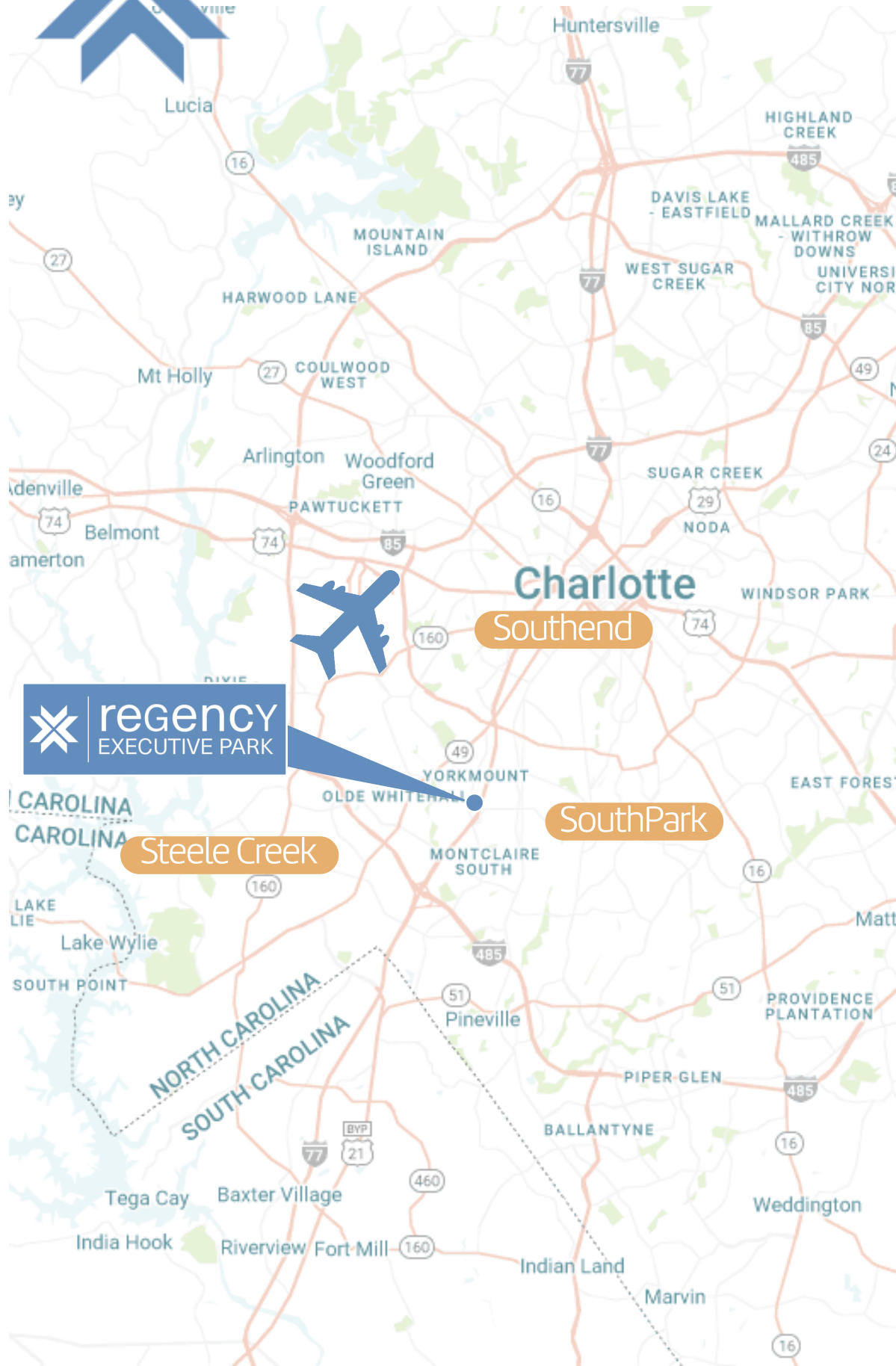
Projects Underway*

Roof	\$126,000
HVAC	\$285,000
Parking Lot	\$50,000
Concrete Work	\$25,000
Elevators	\$200,000
Restrooms	\$150,000
Lobby	\$150,000
Corridors	\$100,000
Amenities	\$200,000
Landscaping	\$15,000
Exterior	\$25,000
Total	\$1,326,000

**pending*



Convenient Location



SouthEnd | 5 Mi

- Bossy Beulah's
- Chick Fil A
- Emmy Squared
- North Italia
- Stir
- Wooden Robot Brewery
- Ilios Crafted Greek
- Salted Melon
- The Good Wurst Company
- Charlotte Beer Garden
- Trolley Barn
- Link & Pin
- O-Ku
- PARA
- Yunta
- Indaco
- Lincoln Street
- Flower Child
- Velvet Taco
- Mac's Speed Shop
- Leroy Fox
- Shake Shack

SouthPark | 5 mi

- Dilworth Tasting Room
- Rusty Bucket
- Cafe Monte
- Legion Brewery
- Suffolk Punch
- Bulla Gastobar
- CowFish
- Rooster's
- Maggiano's
- BrickTops
- Little Mama's
- Peppervine
- Duckworth's

Steele Creek | 5 mi

- Top Golf
- Outback Steakhouse
- Piedmont Social House
- Fuji Steakhouse
- Chick Fil A
- McDonald's
- Hickory Tavern



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