

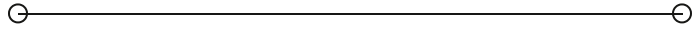


FOR SUBLEASE

Office Suite

2000 REGENCY PARKWAY, SUITES 300 & 335

Cary, NC 27518



JOHN POWELL

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PRESENTED BY:

KARA BLUE

O: 919.760.4800

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PROPERTY SUMMARY



OFFERING SUMMARY

SIZE:	±15,332 RSF
AVAILABILITY:	Available Immediately
LOCATION:	Located in Regency Park near Symphony Lake & Koka Booth Amphitheatre
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 ±15,332 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

- Two third-floor adjoining suites available with panoramic views.
- Both suites are fully furnished and move-in ready.

• Suite 300 ±7,780 RSF

- 12 Private offices (5 executive, 7 junior)
- 22 Workstations + Podcast studio
- Kitchen café
- 2 Conference rooms

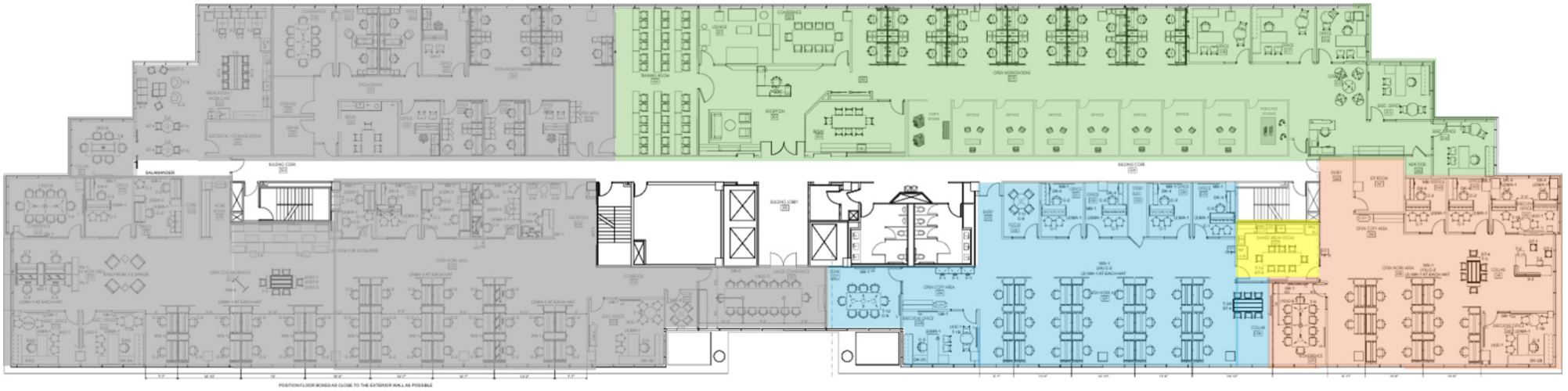
- Huge training room with technology seats 40

• Suite 335 ±7,552 RSF

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

FLOOR PLAN THIRD FLOOR
+/-15,332 RSF TOTAL IN 2 ADJOINING SUITES

SUITE 300
+/- 7,780 RSF



SUITE 335
+/- 7,552 RSF
***Can be subdivided**

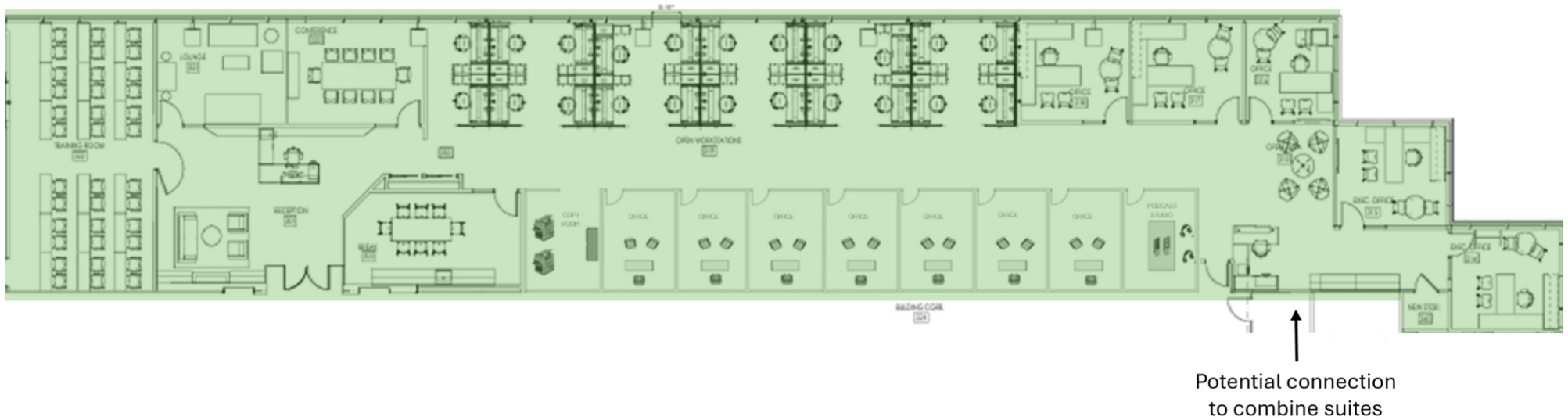
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FLOOR PLANS SUITE 300
+/-7,780 RSF CANNOT BE DEMISED

SUITE 300
+/- 7,780 RSF

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



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ADDITIONAL PHOTOS SUITE 300



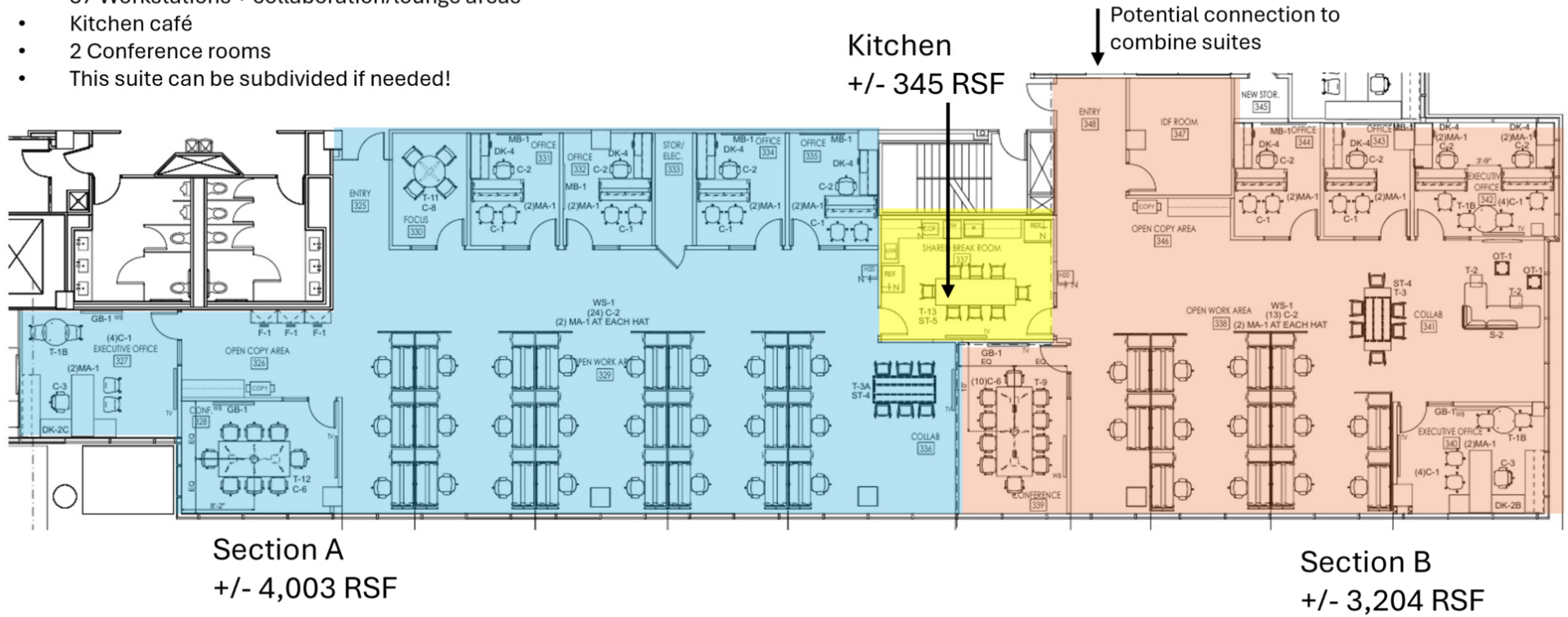
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FLOOR PLANS SUITE 335

+/-7,552 RSF: CAN BE DEMISED INTO +/-3,204 RSF AND +/-4,004 RSF

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



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ADDITIONAL 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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