



11000 REGENCY LAKEVIEW

±6,803 - 173,791 SF CLASS A OFFICE SPACE FOR LEASE
11000 REGENCY PARKWAY, CARY, NC 27518

FOUNDRY
COMMERCIAL

BRIDGE
INVESTMENT
GROUP



001701 REGENCY LAKEVIEW

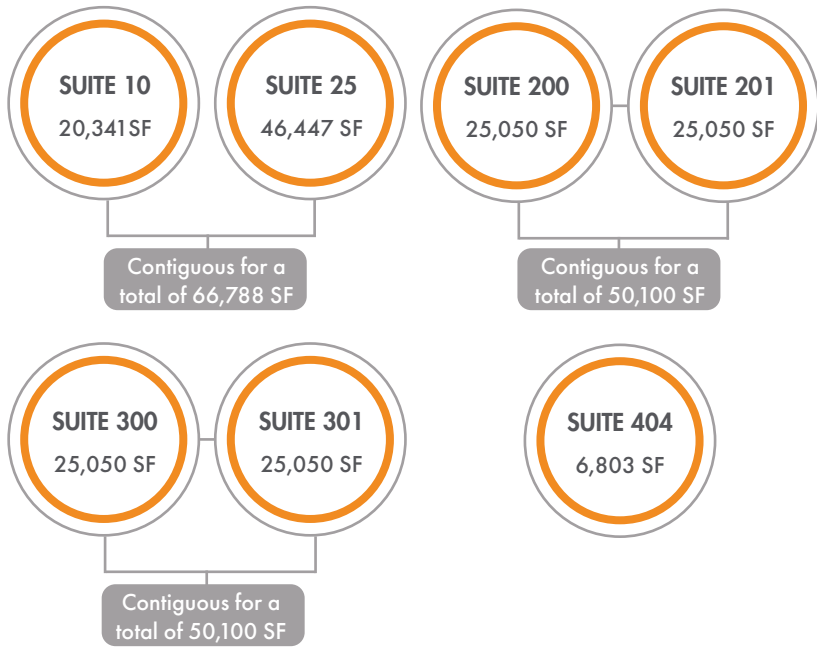
**11000 REGENCY PARKWAY
CARY, NC 27518**

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.

AVAILABLE SPACE

BUILDING FEATURES

PROPERTY TYPE	Class A Office
LOCATION	11000 Regency Parkway Cary, NC 27518
BUILDING SIZE	253,490 SF
FLOORS	Five (5)
LEASE RATE	\$26.50/SF Full Service
PARKING	4.2/1,000 SF



PROPERTY HIGHLIGHTS

- **Shared Training Room - Delivering Summer 2025!**
- 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, breakfast/lunch kiosk catered weekly)
- 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



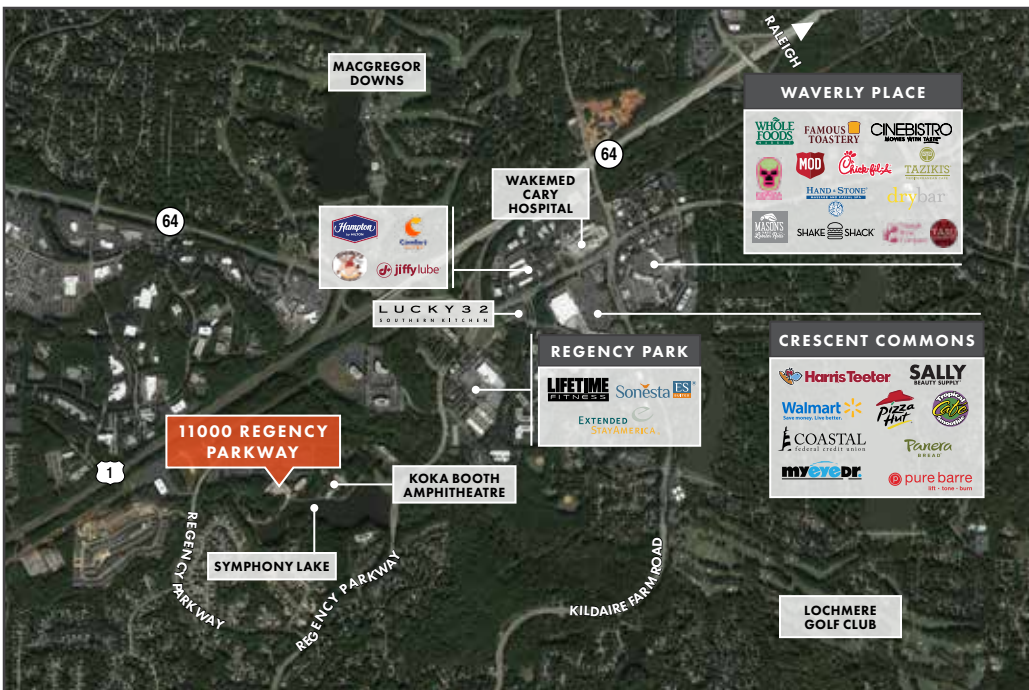
DOWNTOWN DURHAM
27 MILES | 30 MINUTES



US1 NORTH + HWY 64
1.3 MILES | 3 MINUTES



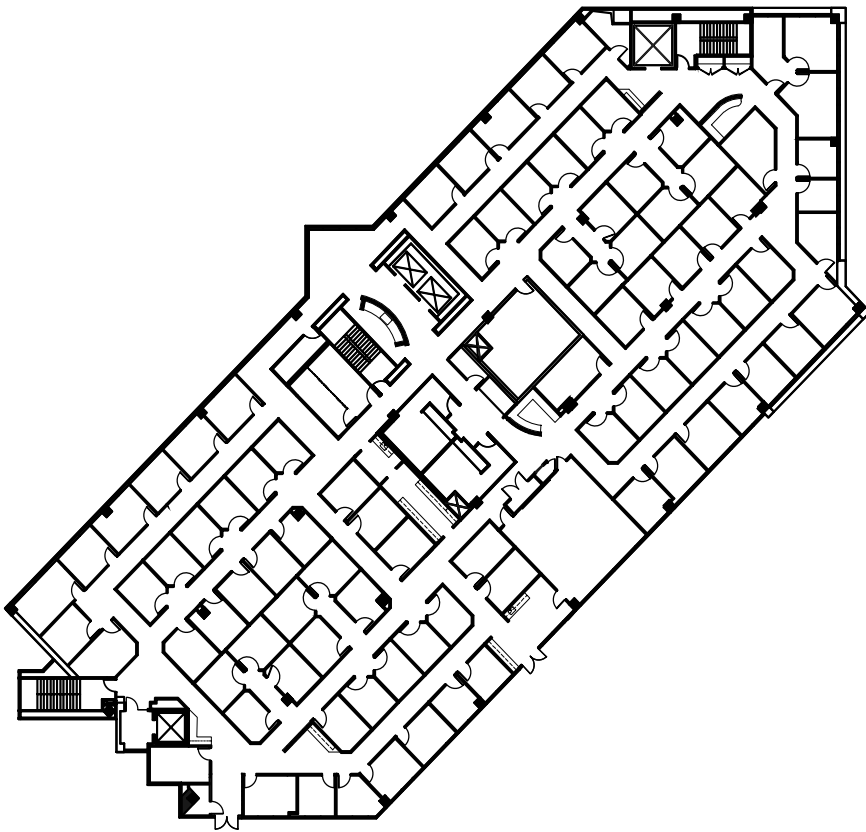
RDU INTERNATIONAL AIRPORT
17 MILES | 21 MINUTES



SECOND FLOOR SUITE 200

25,050 SF AVAILABLE

CONTIGUOUS WITH SUITE 201
FOR A TOTAL OF 50,100 SF



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Market Leader

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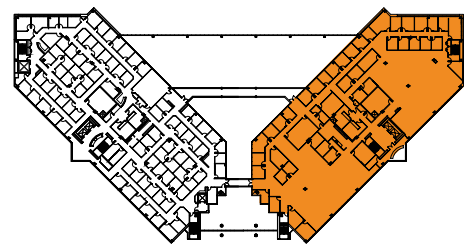
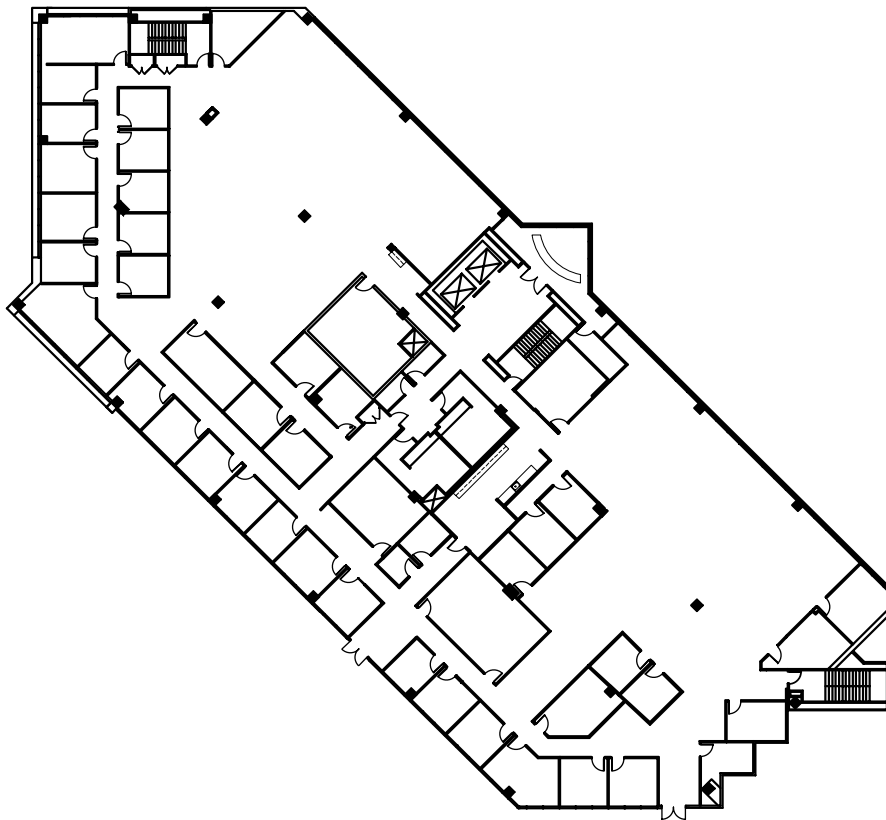
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SECOND FLOOR SUITE 201

25,050 SF AVAILABLE

CONTIGUOUS WITH SUITE 200
FOR A TOTAL OF 50,100 SF



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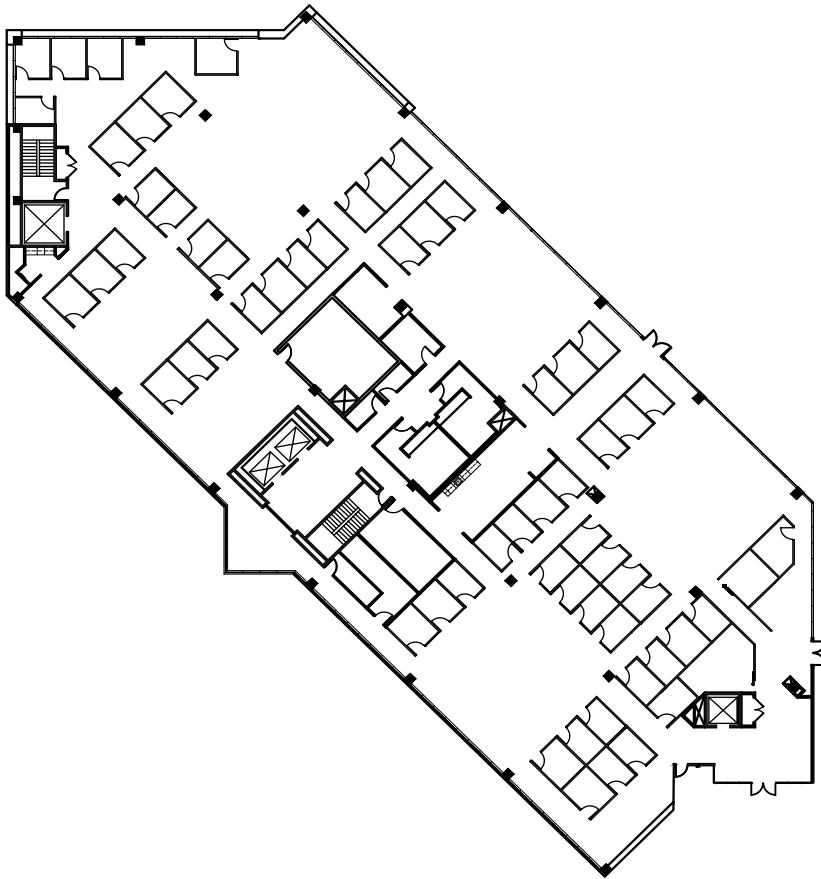
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THIRD FLOOR SUITE 300

25,050 SF AVAILABLE

CONTIGUOUS WITH SUITE 301
FOR A TOTAL OF 50,100 SF



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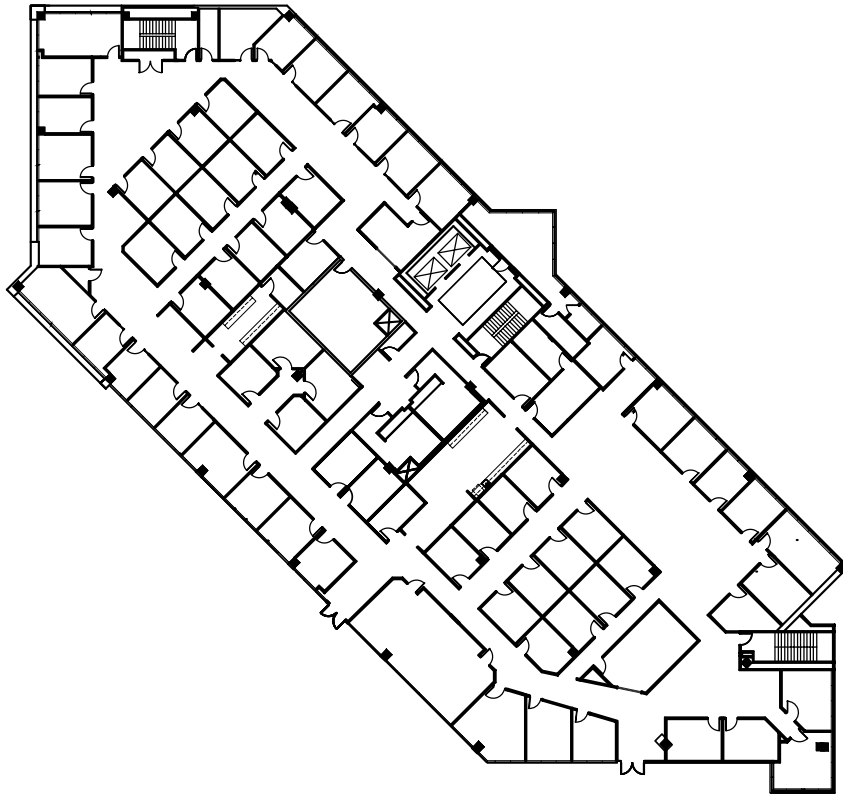
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THIRD FLOOR SUITE 301

25,050 SF AVAILABLE

CONTIGUOUS WITH SUITE 300
FOR A TOTAL OF 50,100 SF



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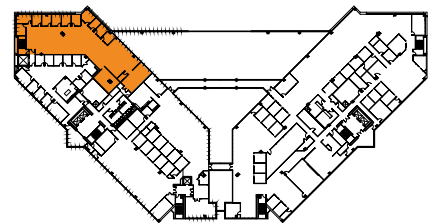
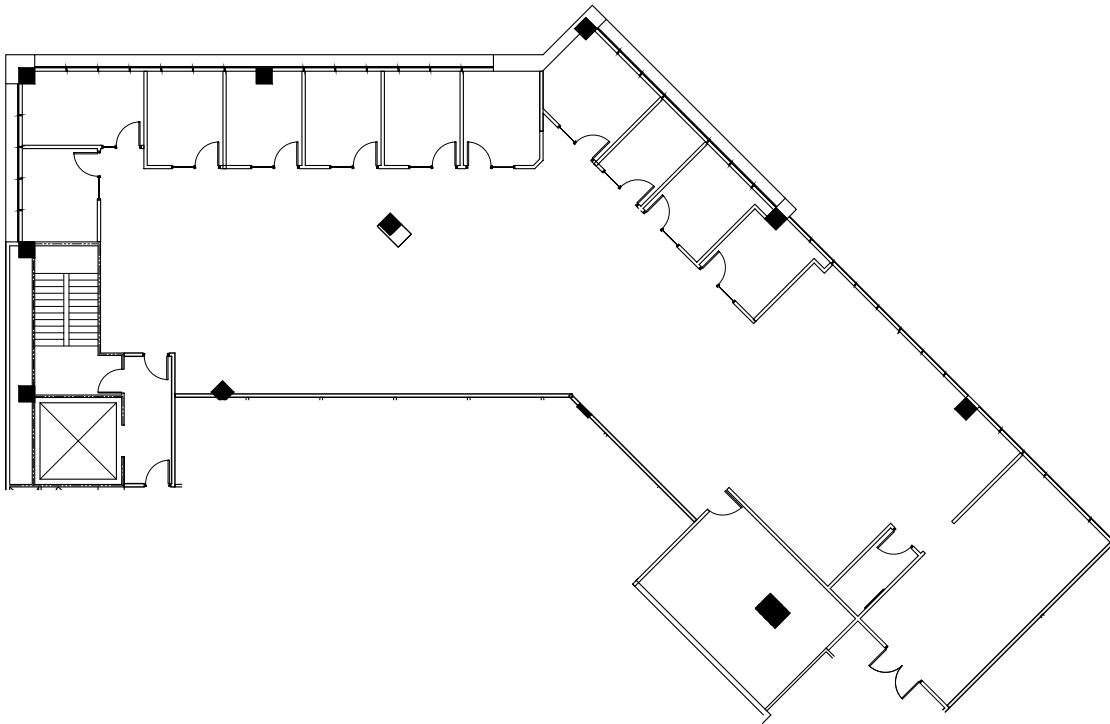
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FOURTH FLOOR SUITE 404

6,803 SF AVAILABLE



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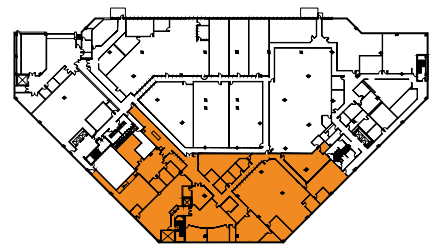
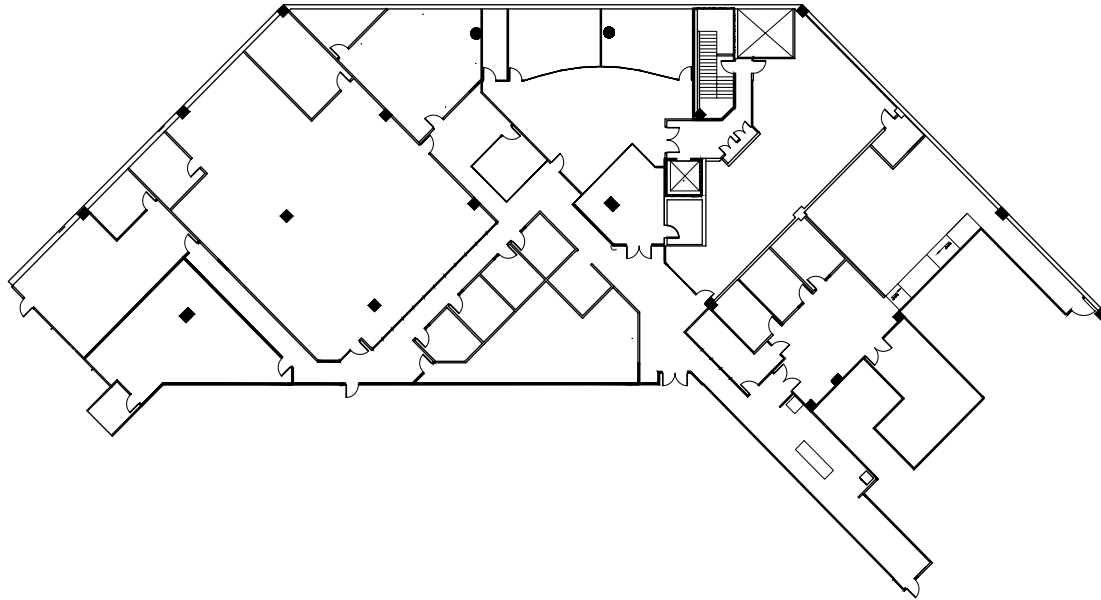
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LAKE LEVEL SUITE 10

20,341 SF AVAILABLE

CONTIGUOUS WITH SUITE 25
FOR A TOTAL OF 66,788 SF



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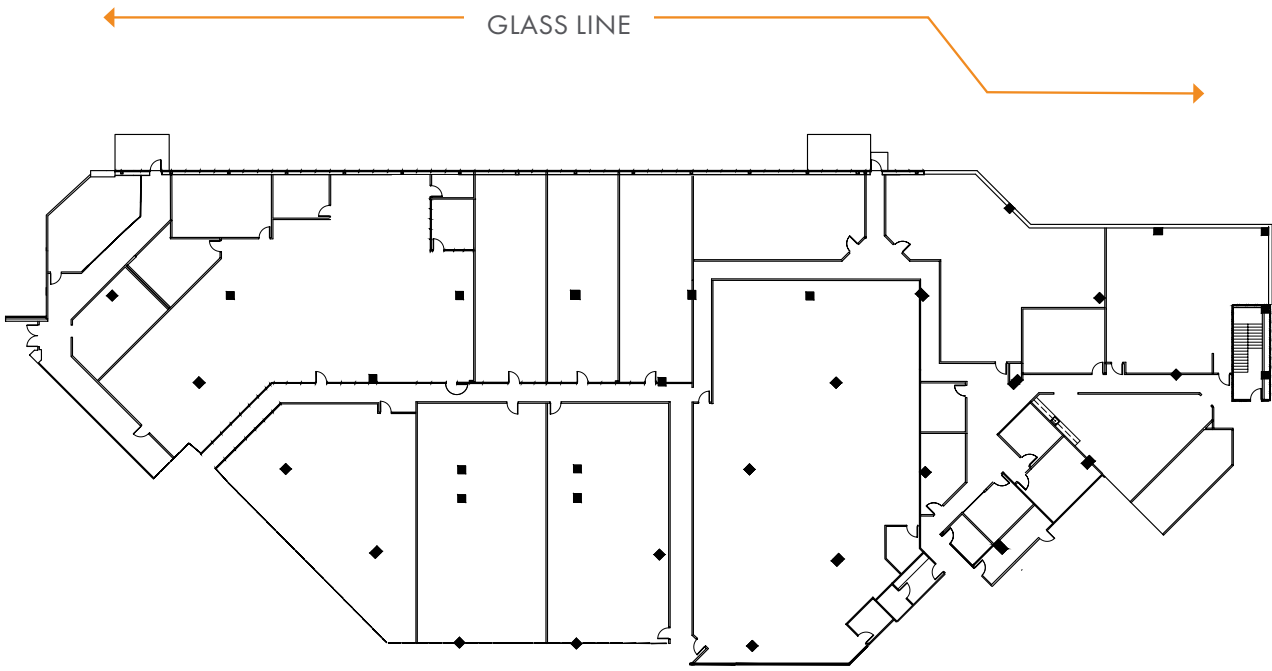
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LAKE LEVEL SUITE 25

46,447 SF AVAILABLE

FLEXIBLE TERMS & PRICING
CONTIGUOUS WITH SUITE 10
FOR A TOTAL OF 66,788 SF



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