

REGENCY TERRACE

12010 REGENCY PARKWAY
CARY, NC 27518

±83,400 SF OFFICE BUILDING AVAILABLE FOR LEASE

REGENCY TERRACE

PROPERTY OVERVIEW

- Modern Class A Office Building Development
- Ideal HQ Opportunity
- Excellent Cary location within esteemed Regency Park at Tryon Road and US-1/Hwy 64; convenient access to I-40, I-540, and Downtown Raleigh
- Picturesque office park setting adjacent to Cary's most affluent neighborhoods
- Customer-focused, committed ownership ensuring first-class service

PROPERTY AMENITIES

- Attractive corporate campus setting with abundant outdoor lifestyle space (Symphony Lake and Koka Booth Amphitheatre)
- 5,000 SF rooftop deck lounge on the 4th floor
- Rich on-site amenity base with planned fitness center, conference center, and weekly food trucks
- Exceptional nearby amenity base (Waverly Place, Crescent Commons, Lifetime Fitness, Macgregor Downs and Lochmere Golf Club, WakeMed Cary Hospital)

PROPERTY FEATURES

BUILDING SIZE	83,400 RSF
DELIVERY TIME	15-18 MONTHS
LEASE RATE	\$32.00/RSF Full Service
LEASE TERM	6 - 12 Years (full floor - 8 year minimum)
TI	\$40.00/RSF
FLOOR PLATES	23,000 RSF (4 floors with rooftop deck)
PARKING	5/1,000 (deck & surface)

SITE PLAN



JORDAN BETZ
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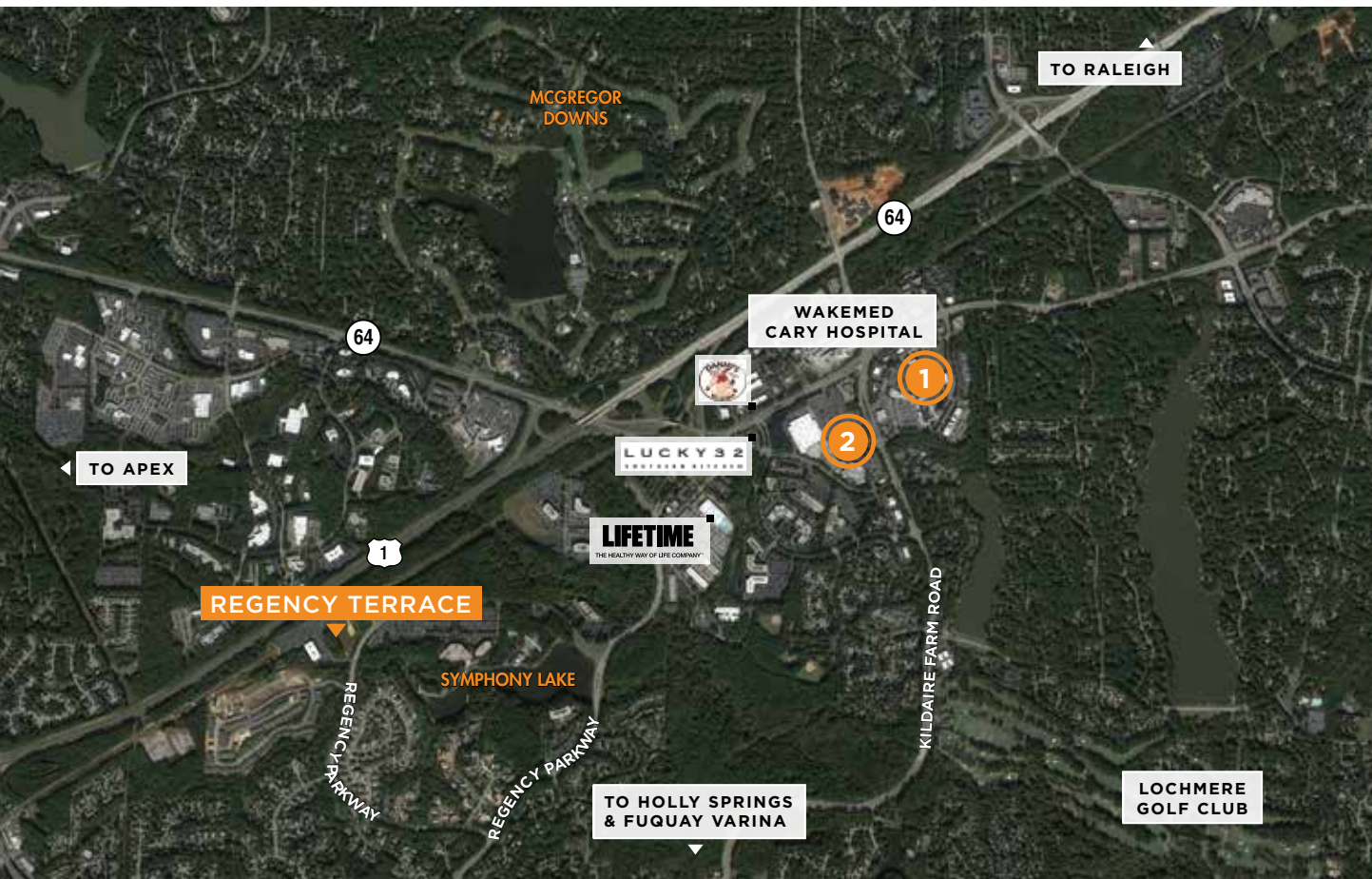
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LOCATION & AMENITIES



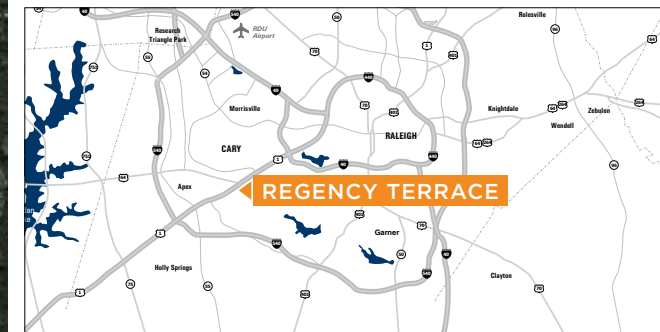
1 WAVERLY PLACE SHOPPING CENTER

Bank of America
Burger King
Chick-Fil-A
Delphi Fitness
Gigi's Cupcakes
Gonza Tacos & Tequila
Famous Toastery
Fresca Cafe & Gelato
TacoMac

Tasu Asian Bistro
Taziki's
V's Barbershop
Walgreens
Wells Fargo
Whole Foods

2 CRESCENT COMMONS

Coastal Federal Credit Union
Harris Teeter
Mattress Firm
Pizza Hut
SunTrust
Sally Beauty Supply
Walmart



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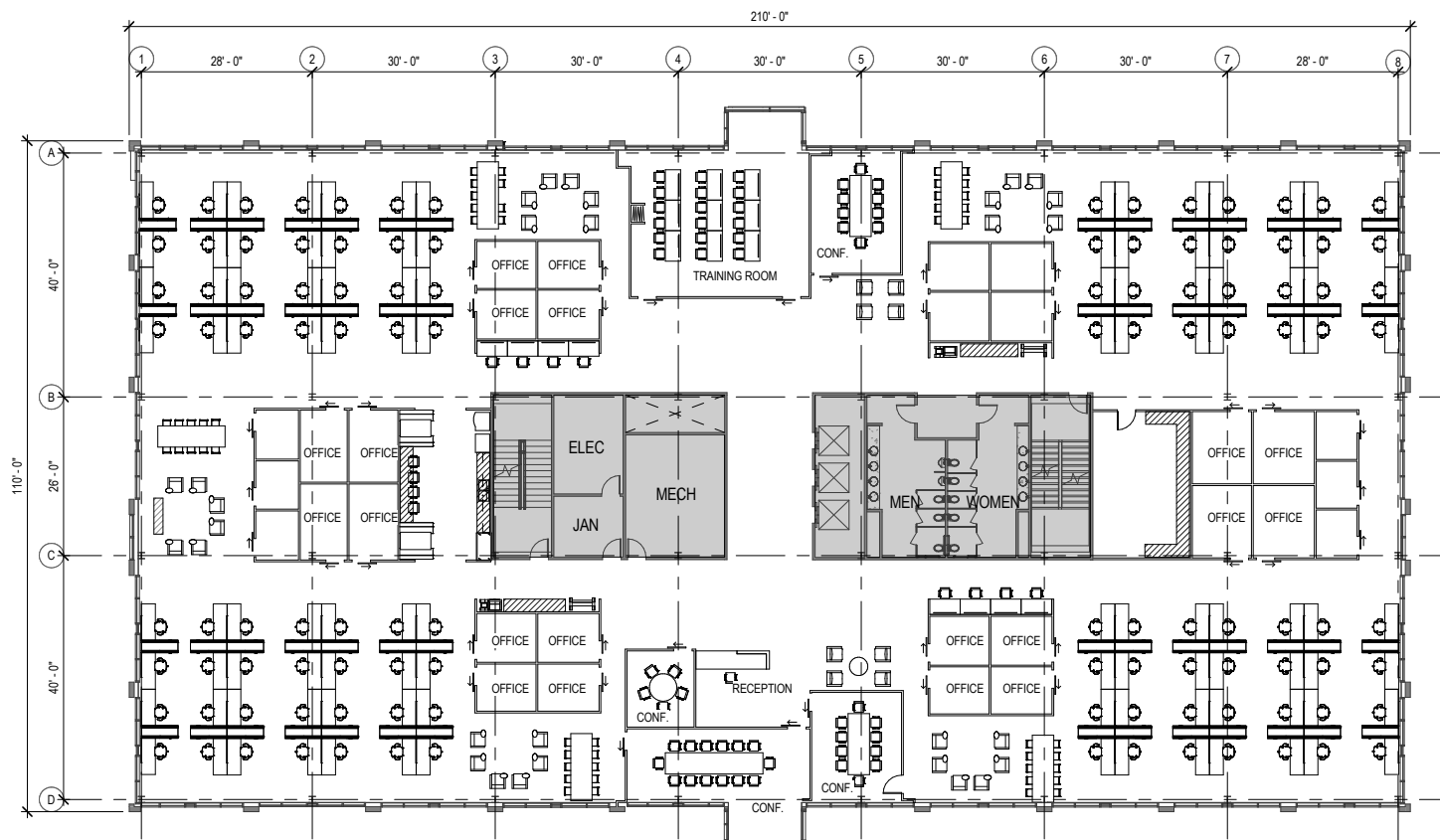
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CONCEPTUAL SPACE PLAN ±23,000 RSF



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FOURTH FLOOR



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PROPERTY RENDERINGS



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