



FOUNDRY
COMMERCIAL

REGENCY LAKEVIEW
9000 REGENCY PARKWAY

CARY, NORTH CAROLINA 27518

CLASS A OFFICE SPACE FOR LEASE

±10,861 - 47,488 SF

9000 REGENCY PARKWAY

CLASS A OFFICE SPACE FOR LEASE

PROPERTY OVERVIEW

- Distinguished Class A Office Park (2 five-story buildings) totaling 376,131 SF situated on 27 acres
- 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
- Common area renovations underway

PROPERTY AMENITIES

- 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)



For more information, please contact:

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2301 Sugar Bush Road, Suite 220
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CLASS A OFFICE SPACE FOR LEASE



BUILDING FEATURES

PROPERTY TYPE	Class A Office
LOCATION	Regency Park, Cary, NC
BUILDING SIZE	9000: 122,641 SF
FLOORS	Five (5)
LEASING RATE	\$26.50/SF Full Service
PARKING	4.2/1,000 RSF
AVAILABLE SPACE	Suite 200: 11,740 SF*
	Suite 201: 10,861 SF*
	Suite 300: 24,887 SF*
	*Contiguous for a total of 47,488 SF
	Additional space can be recaptured to provide up to ±75,000 SF.

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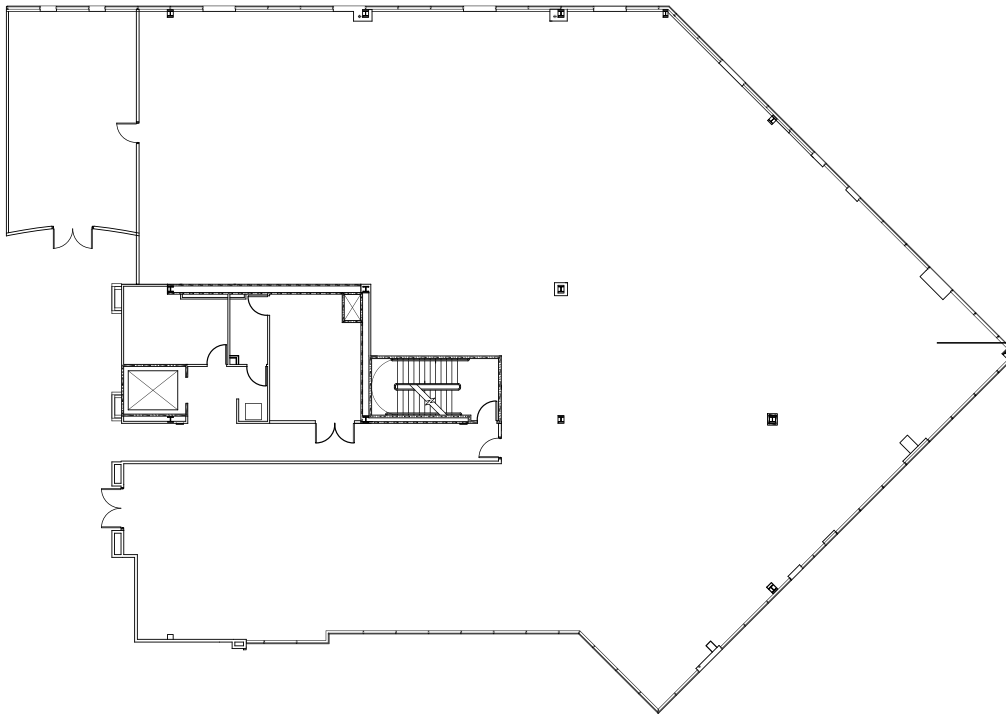
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CLASS A OFFICE SPACE FOR LEASE

9000 BUILDING - SECOND FLOOR



SUITE 200 | 11,740 SF*

**Contiguous with Suites 201 & 300
for a total of 47,488 SF*



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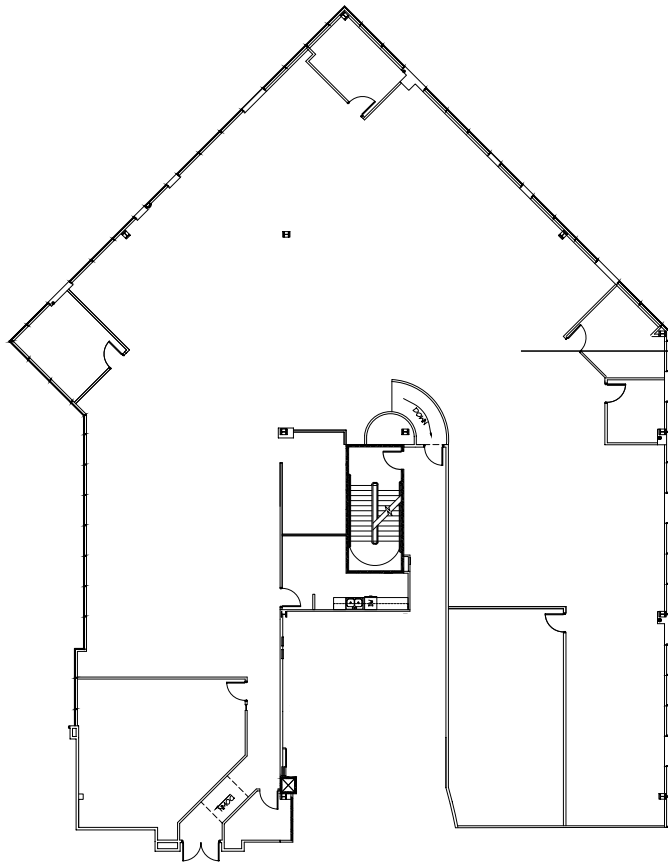
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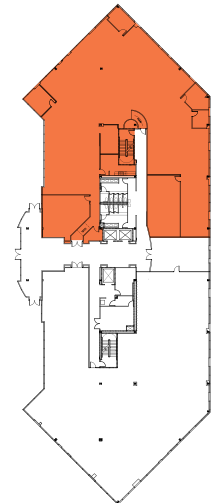
CLASS A OFFICE SPACE FOR LEASE

9000 BUILDING - SECOND FLOOR



SUITE 201 | 10,861 SF*

*Contiguous with Suites 200 & 300
for a total of 47,488 SF



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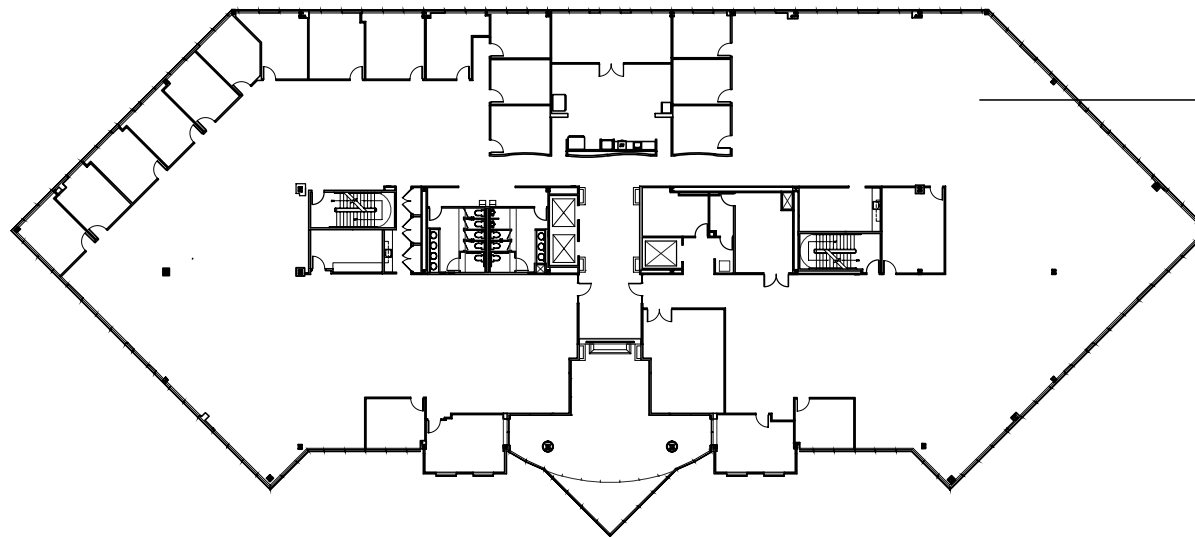
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CLASS A OFFICE SPACE FOR LEASE

9000 BUILDING - THIRD FLOOR



SUITE 300 | 24,887 SF*

*Contiguous with Suites 200 & 201
for a total of 47,488 SF



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CLASS A OFFICE SPACE FOR LEASE

COMMON AREA RENOVATIONS UNDERWAY



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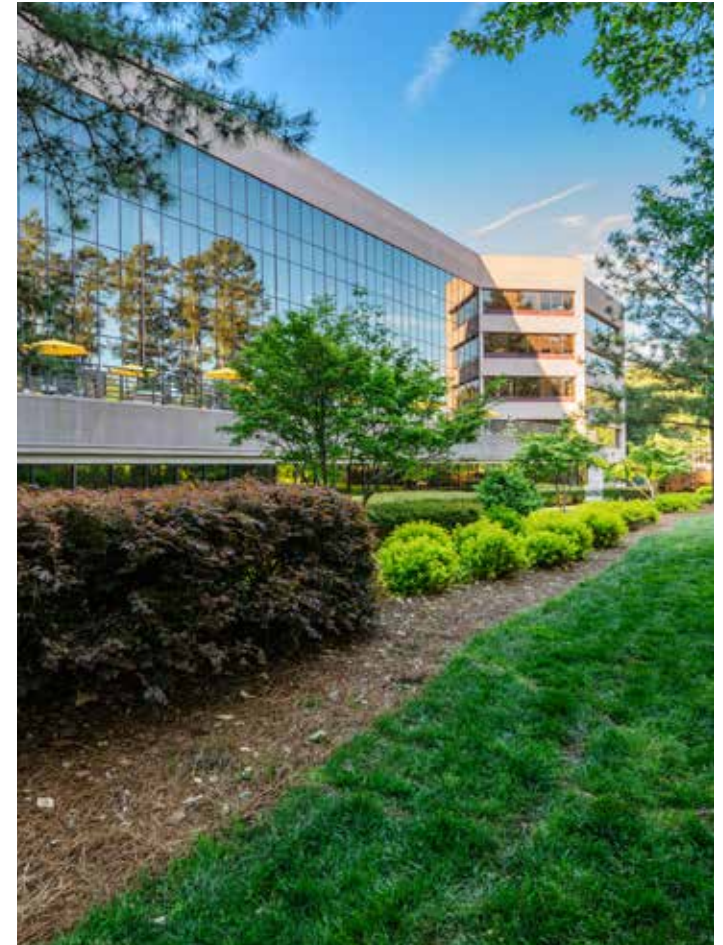
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CLASS A OFFICE SPACE FOR LEASE

PROPERTY PHOTOS



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NEARBY AMENITIES



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