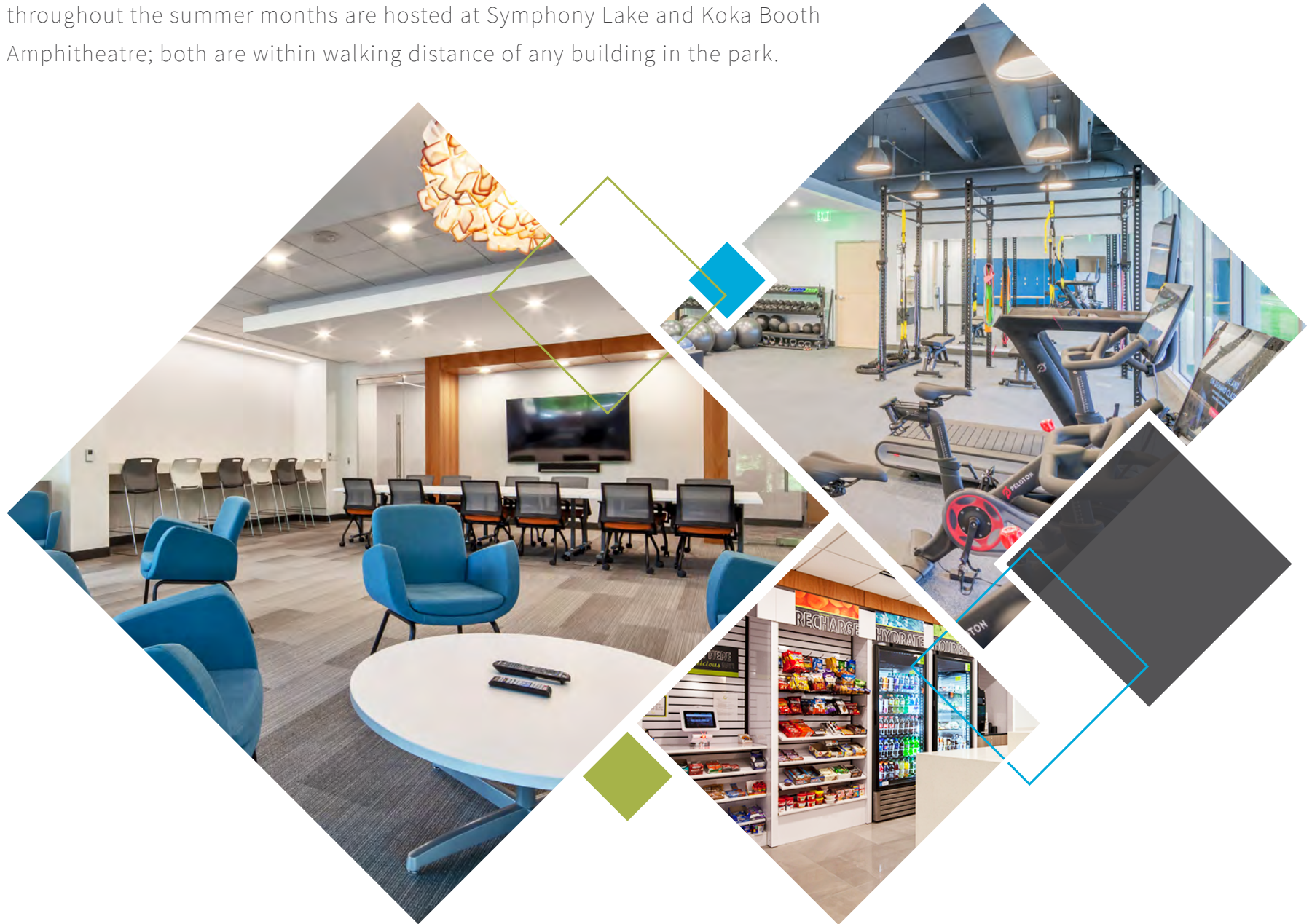




4,986 SF
OF SINGLE STORY OFFICE SPACE AVAILABLE
3300 REGENCY PARKWAY, CARY, NC 27518

REGENCY PARKWAY

Located just off US-1, US-64, and I-440, Regency Parkway 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

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.



SWIFT CREEK GREENWAY

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.

3300 REGENCY PARKWAY

3300 Regency Parkway is a single story office building set back from Regency Parkway. This location offers a quiet work environment but is still within walking distance to many outdoor amenities, hotels and a fitness center.



PROPERTY TYPE Class B Office

BUILDING SIZE 28,260 SF

FLOORS One (1)

LEASING RATE \$25.50/SF, NNN

PARKING 4.0/1,000

AVAILABILITY Suite 110: 4,986 SF

HOME

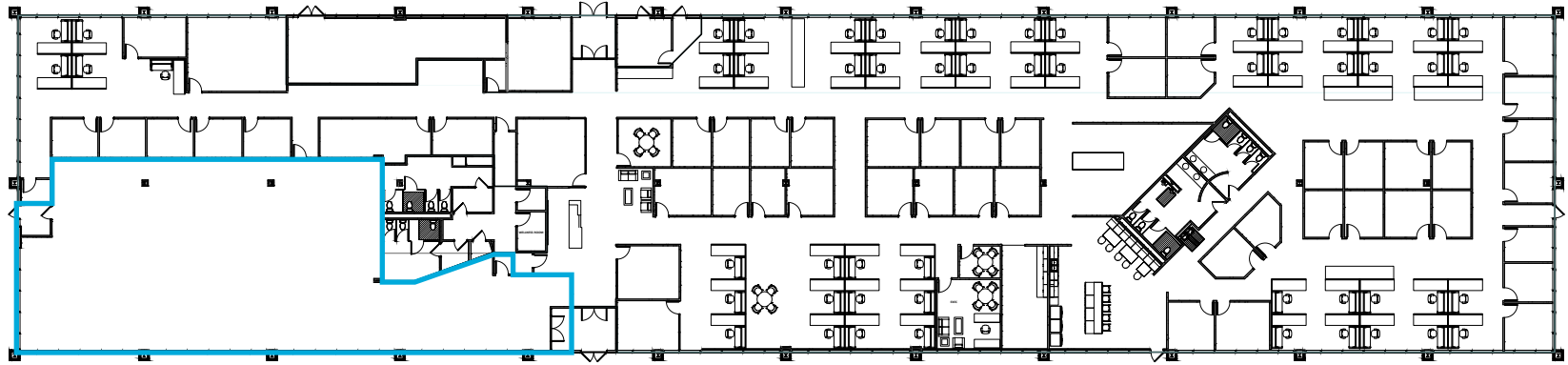
DETAILS

FLOOR PLANS

MAP

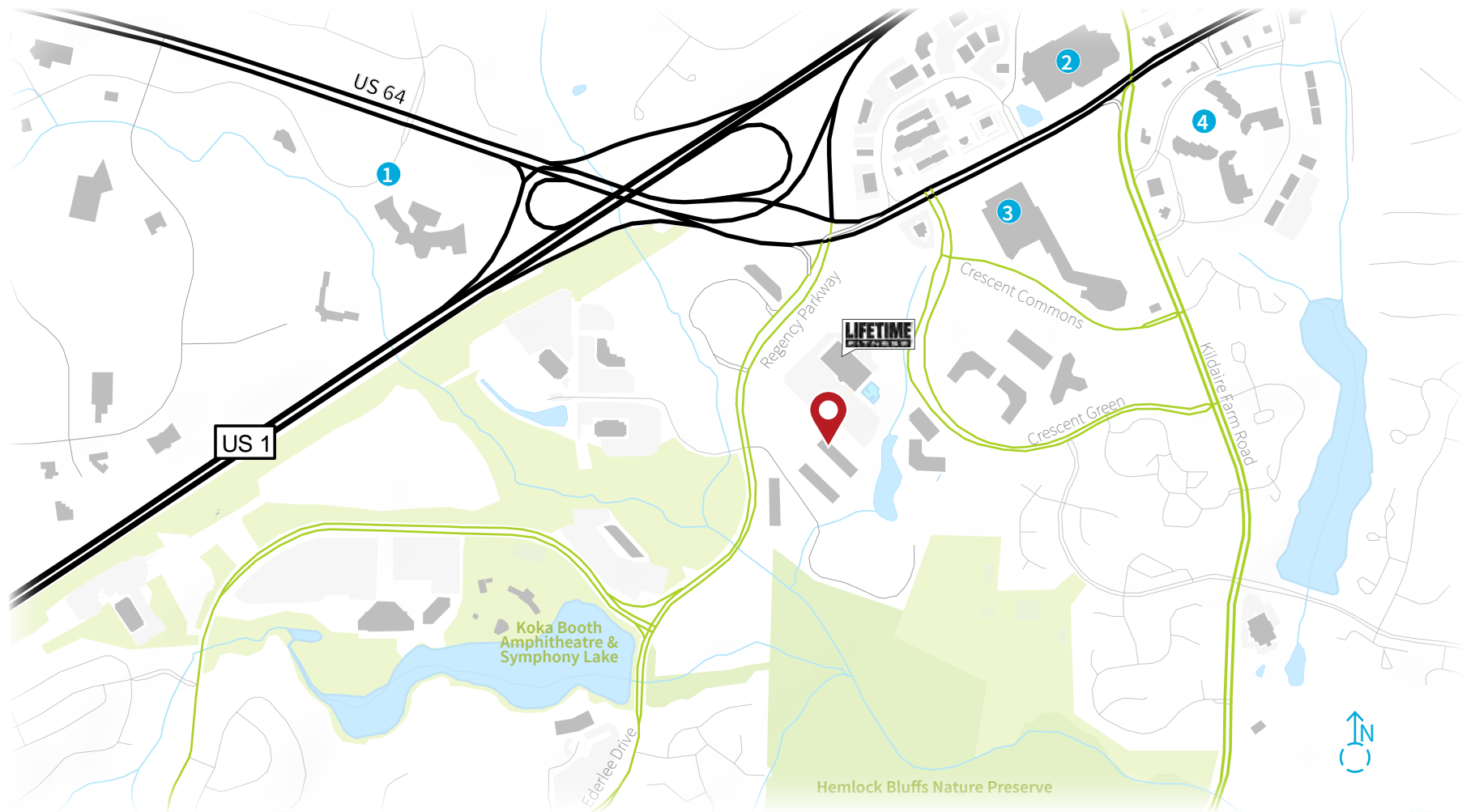
CARY

CONTACT



SUITE 110: 4,986 SF





1 MacGregor Village

- Bellini
- Cilantro Indian Cafe
- Game On Escapes
- Jimmy V's Steakhouse
- MacGregor Draft House
- Wasabi

2 WakeMed

- Departments include but are not limited to:
- Critical Care Services
 - Emergency Department
 - Heart & Vascular Services
 - Pregnancy & Childbirth
 - Surgical Services

3 Crescent Commons

- Coastal Federal Credit Union
- Harris Teeter
- Pizza Hut
- Pure Barre
- Starbucks
- Suntrust
- The UPS Store
- Tropical Smoothie
- Walmart

4 Waverly Place

- Chick-Fil-A
- Cinebistro
- Corepower Yoga
- Enrigo Italian Bistro
- Famous Toastery
- Gonza Tacos
- Shake Shack
- Taziki's
- Triangle Wine Co.
- V's Barbershop
- Whole Foods



CARY

Located in close proximity to US-1, 64 and I-440, Cary is a hub for learning, entertainment, education and activity. Recently revamped Downtown Cary hosts concerts in the town square, food truck rodeos and a myriad of unique events most weekends. The Triangle, comprised of neighboring cities Raleigh, Durham and Chapel-Hill, is a diverse economy that includes three tier-1 universities, active local governments, and many of the nation's largest companies.

39
AVERAGE
AGE

\$97K
AVG HOUSEHOLD
INCOME

2.9%
UNEMPLOYMENT
RATE

65%
POPULATION WITH A
BACHELOR'S DEGREE
OR HIGHER

HOME

DETAILS

FLOOR PLANS

MAP

CARY

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Capital

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