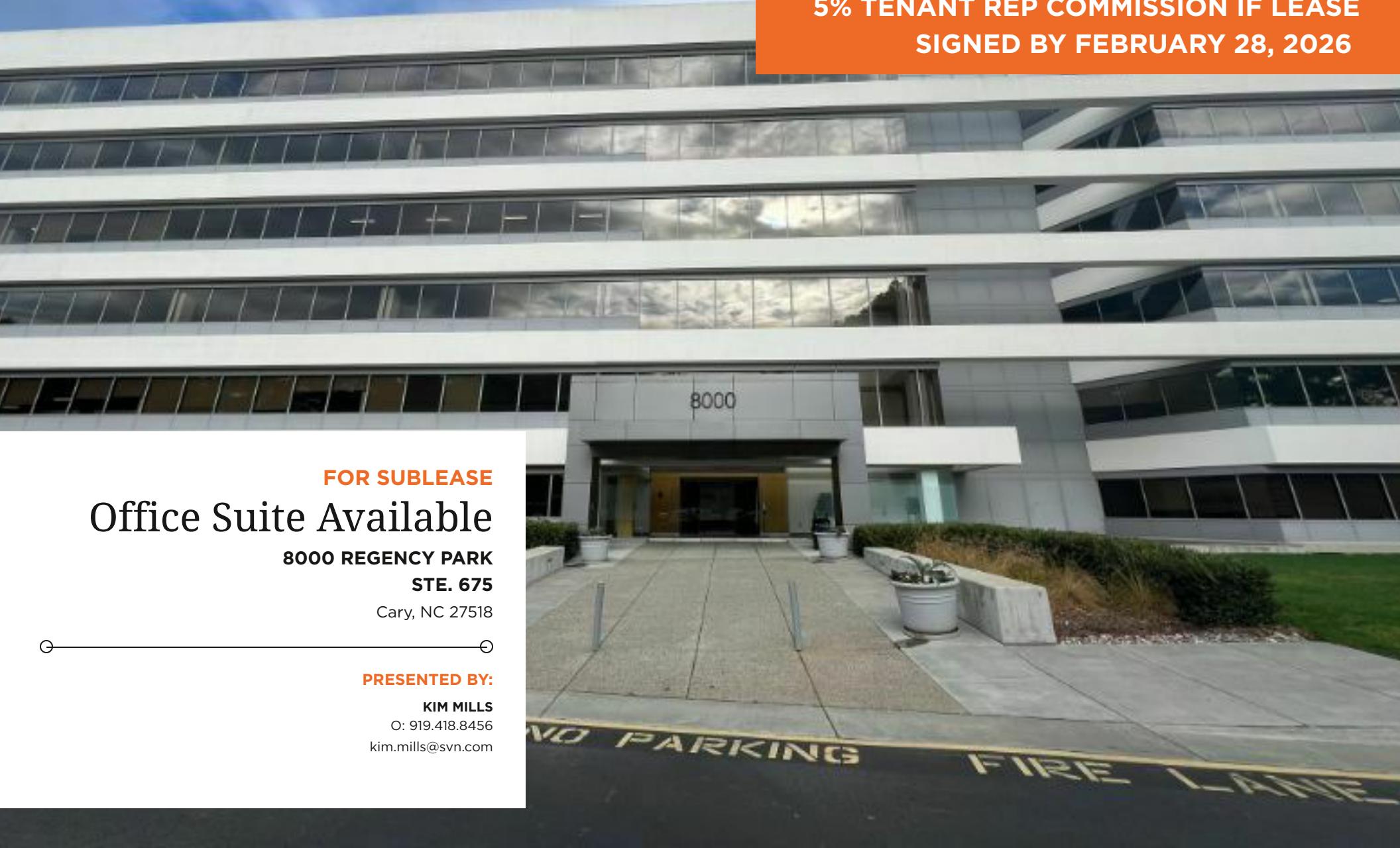


PRICE REDUCTION AND  
5% TENANT REP COMMISSION IF LEASE  
SIGNED BY FEBRUARY 28, 2026



**FOR SUBLEASE**  
**Office Suite Available**

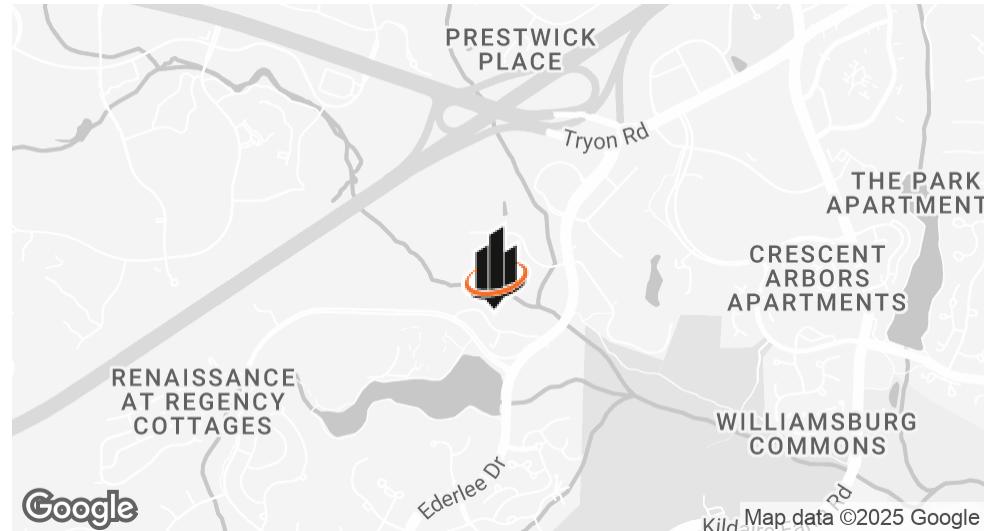
**8000 REGENCY PARK  
STE. 675**

Cary, NC 27518

**PRESENTED BY:**

KIM MILLS  
O: 919.418.8456  
kim.mills@svn.com

## PROPERTY SUMMARY



## OFFERING SUMMARY

|                       |  |
|-----------------------|--|
| <b>LEASE RATE:</b>    | \$20.00 SF/yr (Full Service)   |
| <b>AVAILABLE SF:</b>  | ±7,135 RSF   |
| <b>LOCATION:</b>      | Located in Regency Park near Symphony Lake & Koka Booth Amphitheatre   |
| <b>CONFIGURATION:</b> | Six (6) private offices, Three (3) conference rooms, Training room, Open work area, Lobby/reception, Kitchen, IT/storage |

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## ADDITIONAL PHOTOS



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# FLOOR PLAN



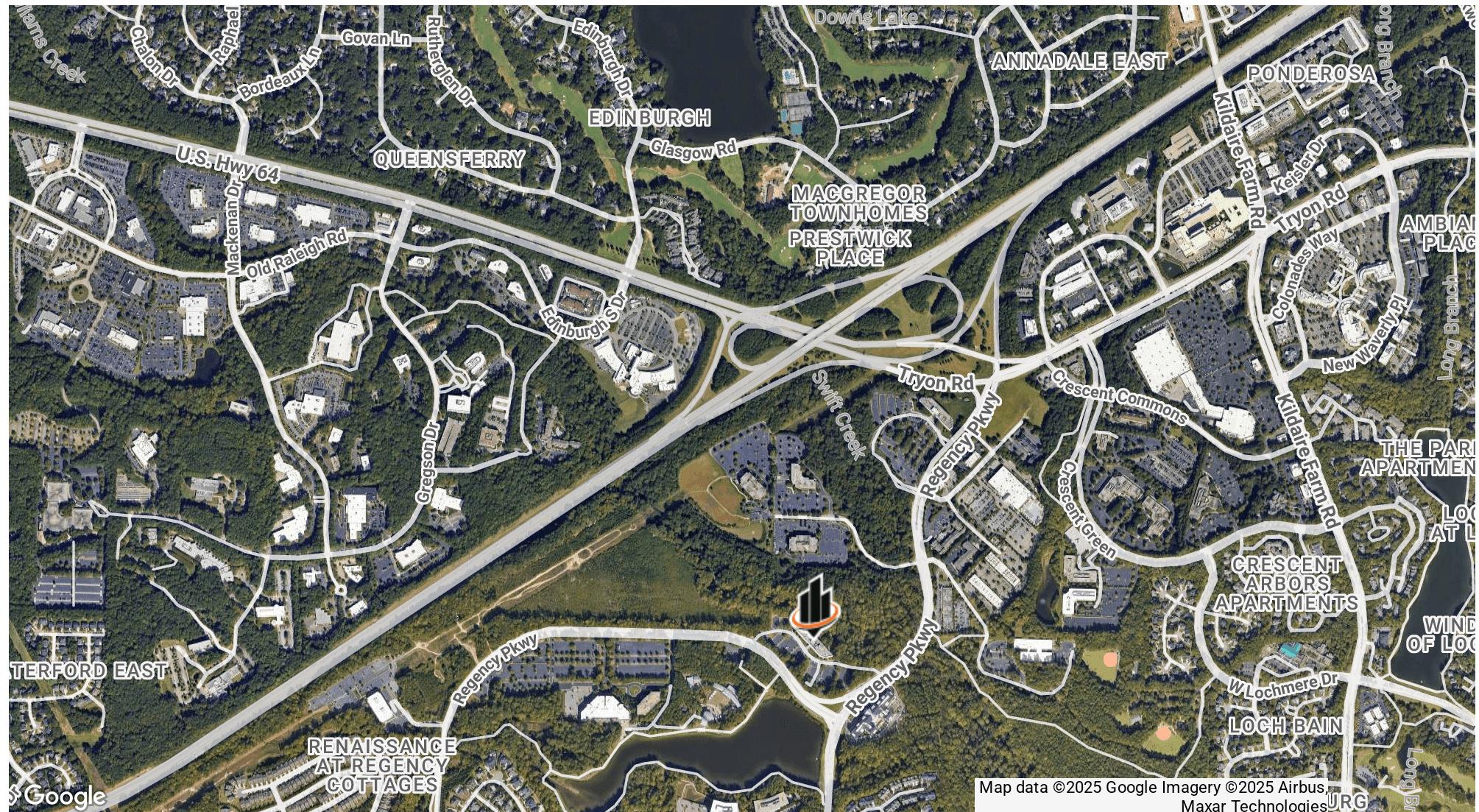
\*FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE

## KIM MILLS

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## LOCATION MAP



**KIM MILLS**  
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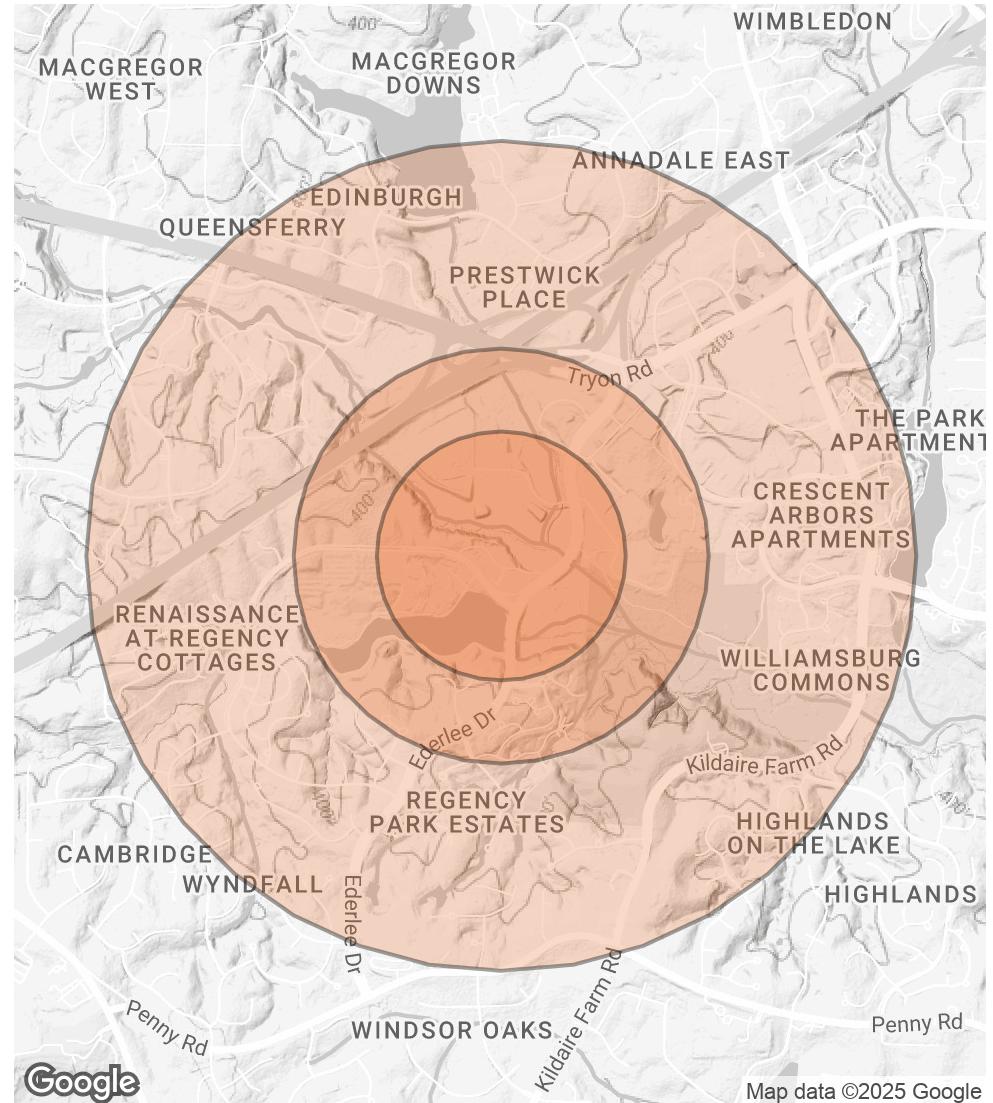
# DEMOGRAPHICS MAP & REPORT

| POPULATION                  | 0.3 MILES | 0.5 MILES | 1 MILE |
|-----------------------------|-----------|-----------|--------|
| <b>TOTAL POPULATION</b>     | 621       | 2,762     | 12,100 |
| <b>AVERAGE AGE</b>          | 39        | 39        | 39     |
| <b>AVERAGE AGE (MALE)</b>   | 38        | 38        | 38     |
| <b>AVERAGE AGE (FEMALE)</b> | 40        | 40        | 40     |

| HOUSEHOLDS & INCOME        | 0.3 MILES | 0.5 MILES | 1 MILE    |
|----------------------------|-----------|-----------|-----------|
| <b>TOTAL HOUSEHOLDS</b>    | 232       | 1,064     | 4,896     |
| <b># OF PERSONS PER HH</b> | 2.7       | 2.6       | 2.5       |
| <b>AVERAGE HH INCOME</b>   | \$126,367 | \$126,899 | \$114,964 |
| <b>AVERAGE HOUSE VALUE</b> | \$499,738 | \$477,893 | \$437,043 |

Demographics data derived from AlphaMap



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