



# regency

## EXECUTIVE PARK

For Lease  
200 & 205 Regency Executive Park  
Charlotte, NC 28217





# regency EXECUTIVE PARK



Optimize tenant experience with seamless connectivity and enhanced amenities between the two buildings



Activated outdoor areas for tenants



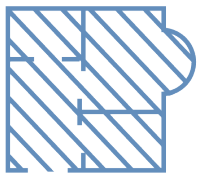
Nestled amidst SouthEnd, SouthPark & Steele Creek, REP is positioned on the I-77 corridor.



Experience effortless connectivity to Charlotte Douglas International Airport, key interstate routes, and a vibrant workforce

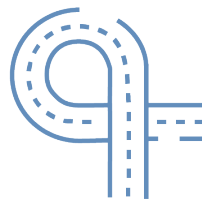


## At a Glance



**1,000  
to 14,000 SF**

Available Range



**Direct Access**

To I-77



**1,400 daily  
flights**

Charlotte Douglas Int' Airport



**5 mi  
radius**

to SouthEnd, SouthPark,  
Steele Creek

# 200

## Building Highlights



### For Lease | 200 Regency Executive Park

Building Size	119,520 SF	Availabilities Starting at	2,000 SF
Floors	2	Submarket	Airport
Land Area	13 AC	Parking Ratio	7.25/1,000
Property Management	Onsite	Elevators	2

2,000 –  
11,059 SF

Available



Onsite Tenant  
Lounge



Class A Finished  
Common Area

\$1,780,000

Upcoming  
Capital  
Improvements



Parking Ratio  
7.25/1,000



For Lease | 200 & 205 Regency Executive Park

# 205

## Building Highlights



### For Lease | 205 Regency Executive Park

Building Size	71,100 SF	Availabilities Starting at	921 SF
Floors	5	Submarket	Airport
Land Area	4.7 AC	Parking Ratio	3.8/1,000
Property Management	Onsite	Elevators	2

921 SF -  
4,150 SF

Available



Onsite Conference  
& Training Room



Common Area  
Renovations  
*Coming Soon*

\$1,326,000

Upcoming  
Capital  
Improvements



Parking Ratio  
3.8/1,000





# Capital Improvements

# 200

## Projects Underway\*

Roof	\$455,000
HVAC	\$610,000
Parking Lot	\$100,000
Concrete Work	\$25,000
Elevators	\$400,000
Restrooms	\$50,000
Lobby	\$50,000
Corridors	\$50,000
Landscaping	\$15,000
Exterior	\$25,000
<b>Total</b>	<b>\$1,780,000</b>

*\*pending*



# 205

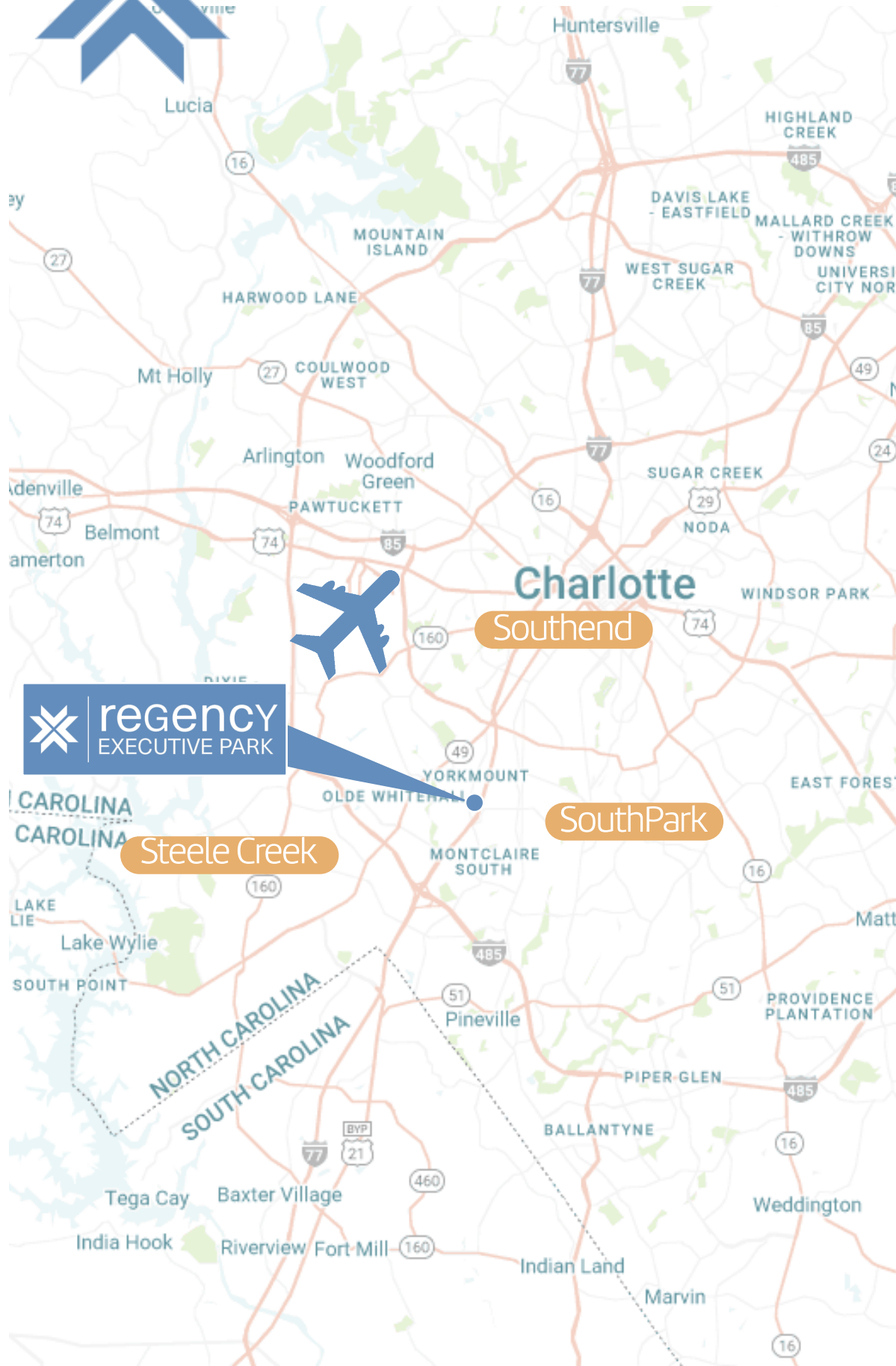
## Projects Underway\*

Roof	\$126,000
HVAC	\$285,000
Parking Lot	\$50,000
Concrete Work	\$25,000
Elevators	\$200,000
Restrooms	\$150,000
Lobby	\$150,000
Corridors	\$100,000
Amenities	\$200,000
Landscaping	\$15,000
Exterior	\$25,000
<b>Total</b>	<b>\$1,326,000</b>

*\*pending*



# Convenient Location



## SouthEnd | 5 Mi

- Bossy Beulah's
- Chick Fil A
- Emmy Squared
- North Italia
- Stir
- Wooden Robot Brewery
- Ilios Crafted Greek
- Salted Melon
- The Good Wurst Company
- Charlotte Beer Garden
- Trolley Barn
- Link & Pin
- O-Ku
- PARA
- Yunta
- Indaco
- Lincoln Street
- Flower Child
- Velvet Taco
- Mac's Speed Shop
- Leroy Fox
- Shake Shack

## SouthPark | 5 mi

- Dilworth Tasting Room
- Rusty Bucket
- Cafe Monte
- Legion Brewery
- Suffolk Punch
- Bulla Gastobar
- CowFish
- Rooster's
- Maggiano's
- BrickTops
- Little Mama's
- Peppervine
- Duckworth's

## Steele Creek | 5 mi

- Top Golf
- Outback Steakhouse
- Piedmont Social House
- Fuji Steakhouse
- Chick Fil A
- McDonald's
- Hickory Tavern



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## EXECUTIVE PARK

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