

100

REGENCY
FOREST
DRIVE

UP TO 19,946 SF AVAILABLE • IDEAL CARY LOCATION OFF U.S. 1 & 64



CARY, NC 27518

CBRE

UP TO 19,946 SF AVAILABLE IN CARY'S PRESTIGIOUS REGENCY PARK

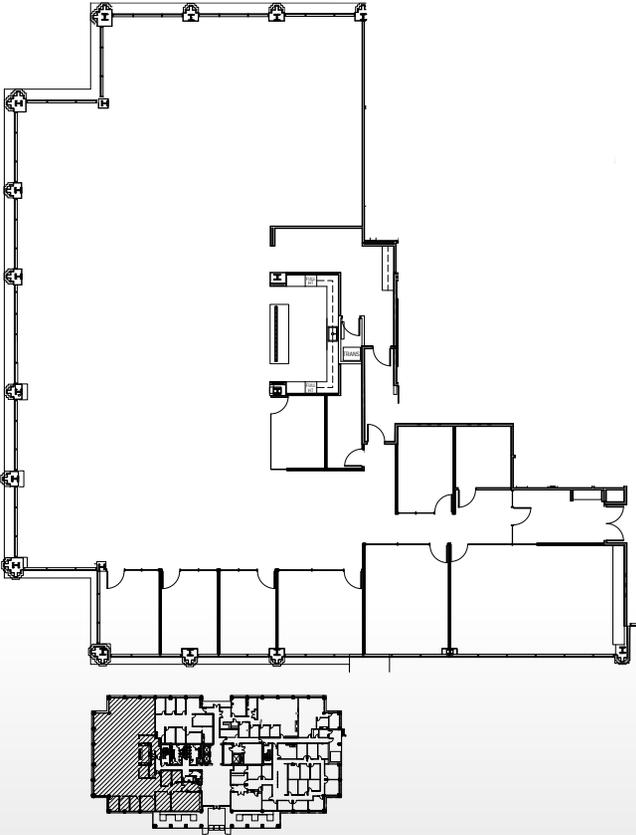
- 104,448 SF four-story, well-maintained office building
- Class A finishes throughout
- Ample parking with a 4.5:1,000 parking ratio
- Men and women's showers
- Suite 160 (9,192 SF), Suite 225 (6,422 SF) and Suite 325 (19,946 SF) available now
- Minutes away from hotels, restaurants, banking, shopping, and 100,000 SF Lifetime Fitness facility. Within walking distance of Koka Booth Amphitheater, Symphony Lake, and Swift Creek Greenway
- **\$25.50 PSF, full service**



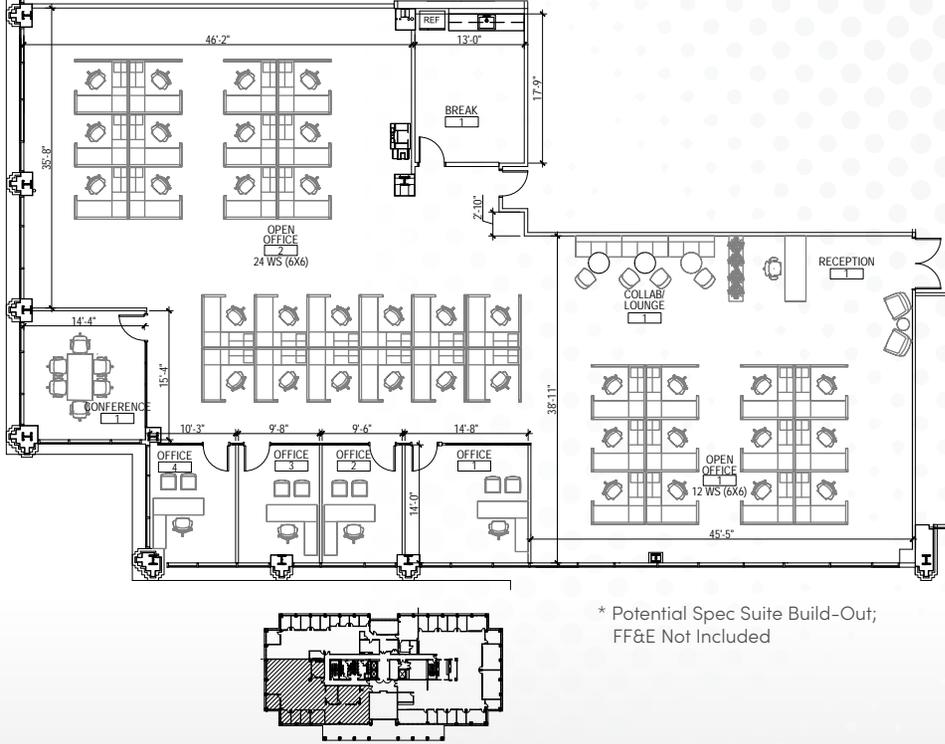
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AVAILABILITIES

9,192 SF
Suite 160



6,422 SF
Suite 255*



* Potential Spec Suite Build-Out; FF&E Not Included

Suite 255



Design A Test Fit & Take a Virtual Tour

AVAILABILITIES

19,946 SF

Suite 325



EXCEPTIONALLY HIGH-ACHIEVING DEMOGRAPHICS

One mile radius of 100 Regency Forest Drive



1.3%

2020-2023 Annual
Population Growth Rate



75.5%

Population with a Bachelor's
Degree or Higher



1.3%

2020-2023 Compound Annual
Household Growth Rate



\$189,282

2023 Average Household
Income



\$690,126

2023 Average Home Value



87.4%

2023 White Collar
Employed Population



TO I-40,
RALEIGH,
MIDTOWN

WakeMed

1 MILE



Starbucks logo

FedEx logo

MACGREGOR DRAFT HOUSE logo

ASALI logo

CILANTRO Indian Cafe logo

100
REGENCY
FOREST
DRIVE



WHOLE FOODS MARKET logo

Walgreens logo

CMX CINÉBISTRO logo

SHAKE SHACK logo

CHICK-FIL-A logo

MASON'S logo

WELLS FARGO logo

FAMOUS TOASTERY logo

GONZA logo

SHIKI TASU logo

MOD logo

tazikis logo

ENRIGO logo

Harris Teeter logo

Walmart logo

tropical SMOOTHIE CAFE logo

Panera BREAD logo

SUBWAY logo

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100

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