



AN EXCLUSIVE OFFICE OPPORTUNITY IN CARY

200 REGENCY FOREST DRIVE

CARY, NORTH CAROLINA 27518

A modern office building with three suites available, walking distance to Koka Booth Amphitheatre, Symphony Lake, and Swift Creek Greenway.

LISTING BROKER

Shelley Bhatia, CCIM

○ 910.273.8474 · sbhatia@trademarkproperties.com

OFFERED BY

TradeMark Properties, Inc.

1001 Wade Avenue, Suite 300 · Raleigh, NC 27605 · trademarkproperties.com

PROPERTY DESCRIPTION

FOUR FLOORS OF MODERN OFFICE IN CARY

200 Regency Forest Drive is a modern office building in Cary with four floors. Space is offered on a Full Service basis at \$27.50 to \$30.00 per SF, with three suites available now.

AVAILABLE	SUITES	SUITE SIZES	RENTAL RATE	LEASE TYPE
IMMEDIATELY	3 SUITES	8,323 · 8,726 · 28,234 SF	\$27.50 TO \$30.00	FULL SERVICE



Modern finishes

Well maintained, high end interiors throughout



Parking ratio 4.5:1,000

Surface and covered parking



Showers onsite

Men's and women's



28,234 SF contiguous

Largest block available



Off U.S. 1 and U.S. 64

Easy commute across the Research Triangle



Four floors

Suites on floors 1, 2 and 4



Full Service lease

\$27.50 to \$30.00 per SF



Lifetime Fitness minutes away

100,000 SF club



Suites from 8,323 SF

Smallest block available



Walking distance

Koka Booth Amphitheatre, Symphony Lake, Swift Creek Greenway

AVAILABILITY

THREE SUITES, 45,283 SF

Three suites ranging from 8,323 to 28,234 SF, on a Full Service lease. All three are available immediately.

SUITE 150

8,726 SF

Rate \$30.00 per SF

Lease type Full Service

Floor 1

Available Immediately

SUITE 200

8,323 SF

Rate \$30.00 per SF

Lease type Full Service

Floor 2

Available Immediately

SUITE 400

28,234 SF

Rate \$27.50 per SF

Lease type Full Service

Floor 4

Available Immediately

TOTAL AVAILABLE

45,283 SF

Across three suites

FLOORS

1, 2 & 4

One suite on each floor

LEASE TYPE

FULL SERVICE

\$27.50 to \$30.00 per SF

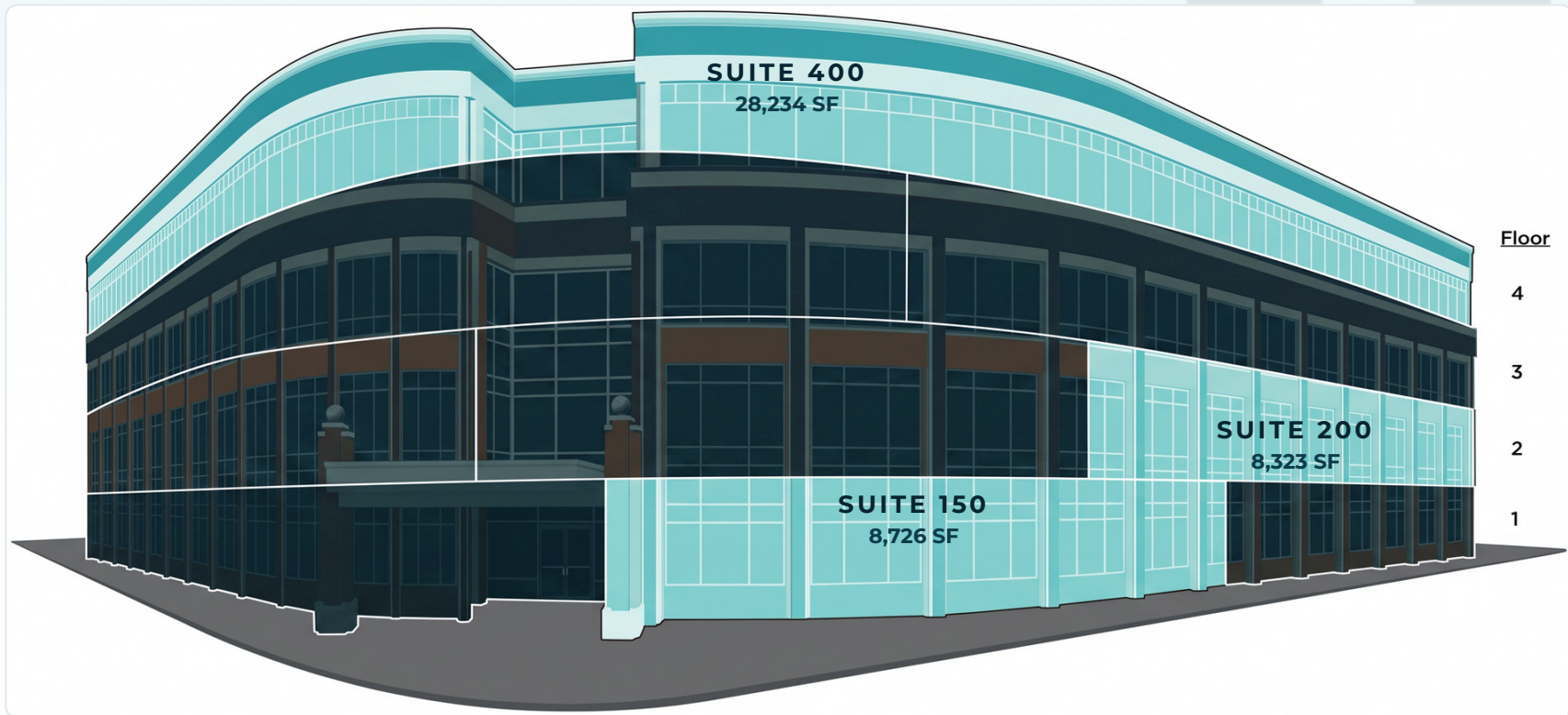
PARKING

4.5:1,000

Spaces per 1,000 SF

STACKING PLAN

AVAILABILITY BY FLOOR



Available

Occupied

FLOOR 1 · PLAN ON PAGE 05

SUITE 150

8,726 SF · \$30.00 per SF

FLOOR 2 · PLAN ON PAGE 06

SUITE 200

8,323 SF · \$30.00 per SF

FLOOR 4 · PLAN ON PAGE 07

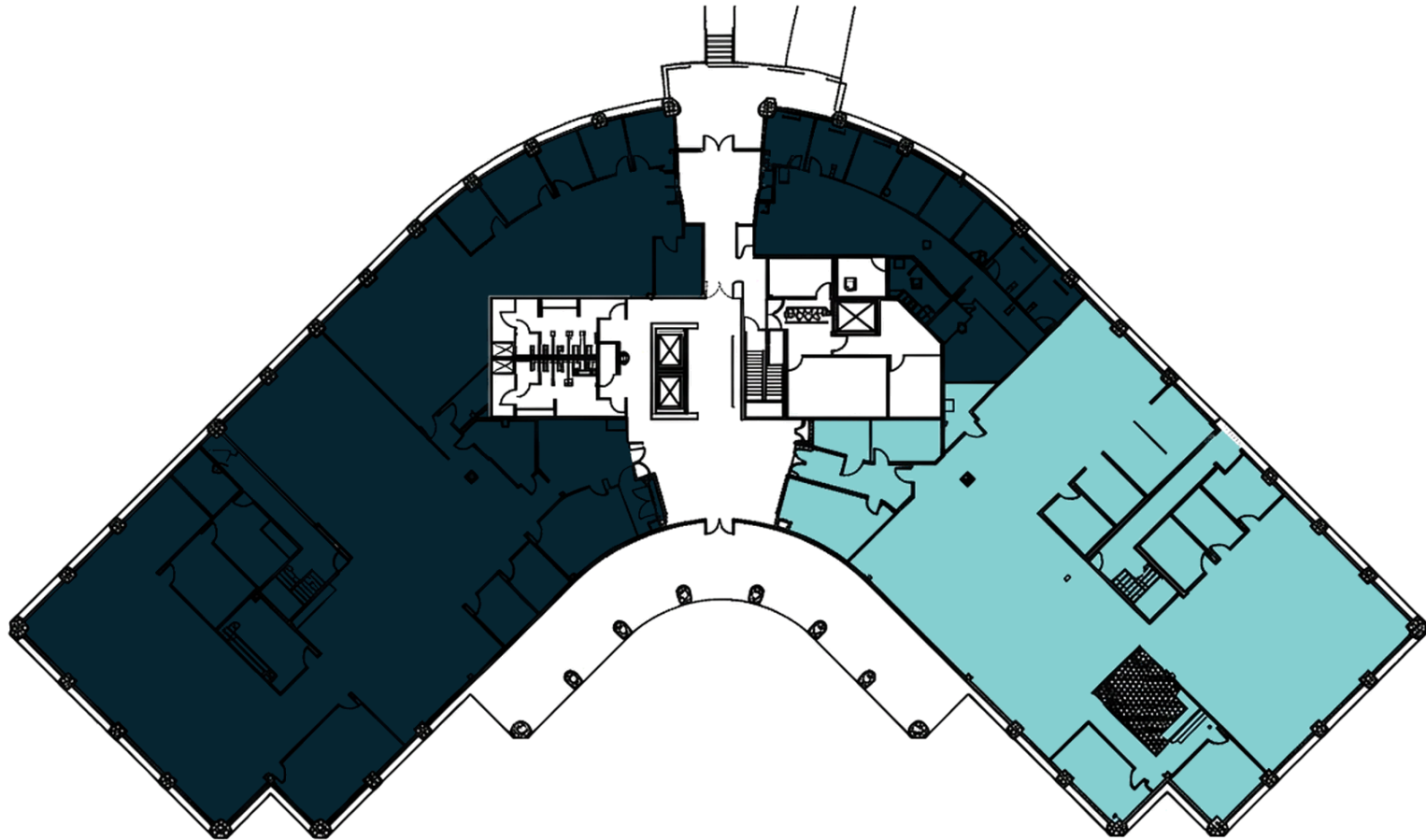
SUITE 400

28,234 SF · \$27.50 per SF

FLOOR PLAN

SUITE 150

8,726 SF

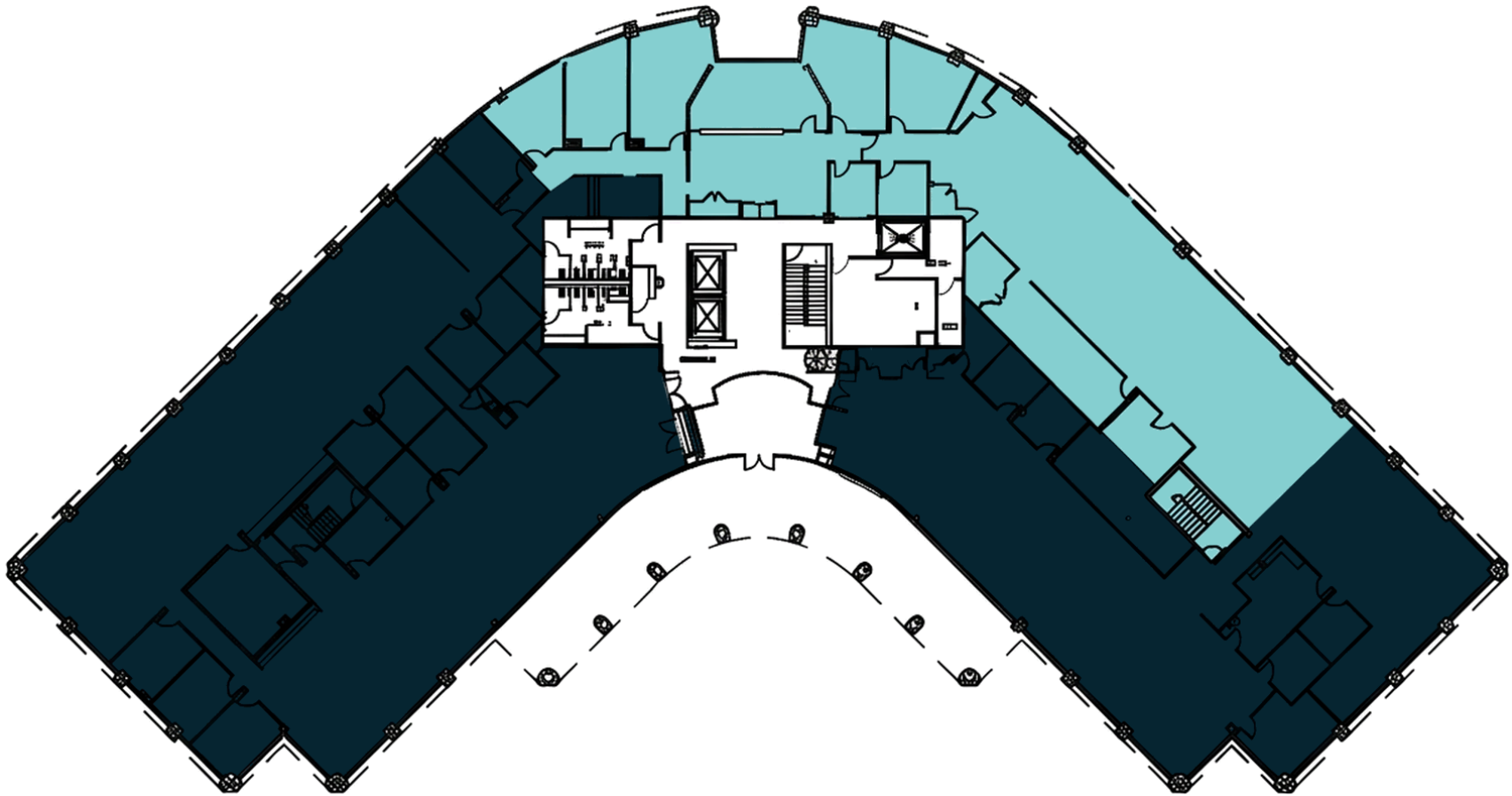


 Available  Occupied

FLOOR PLAN

SUITE 200

8,323 SF

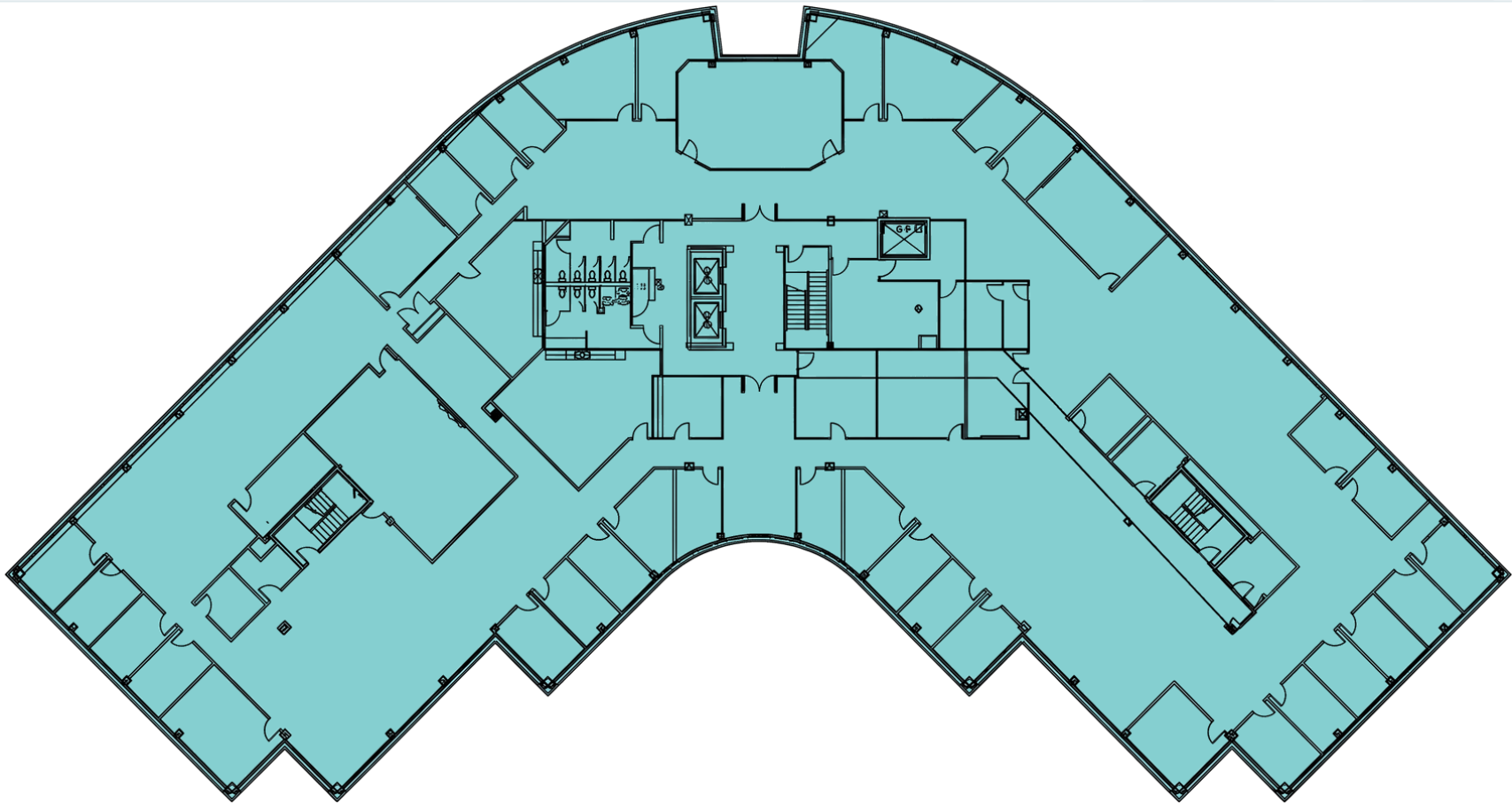


 Available  Occupied

FLOOR PLAN

SUITE 400

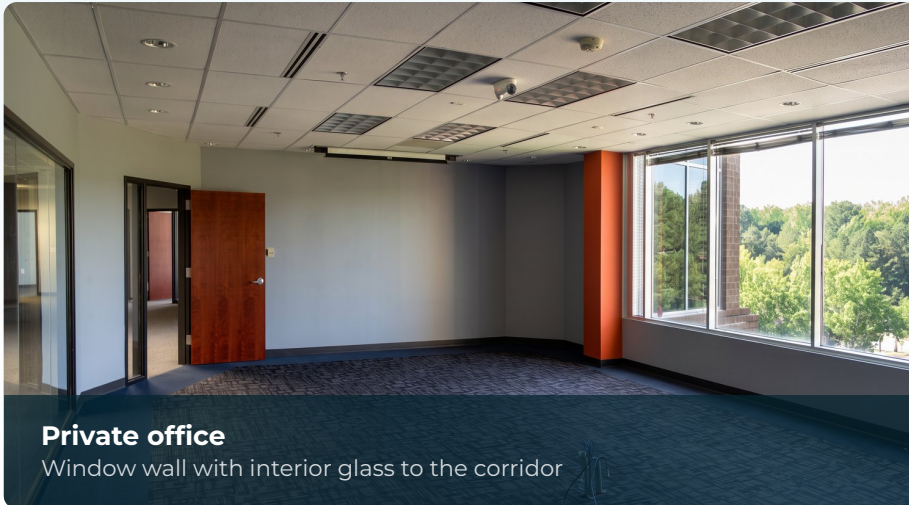
28,234 SF · Fourth floor



 Available

PROPERTY PHOTOS

Suite 400 • 28,234 SF • Fourth floor



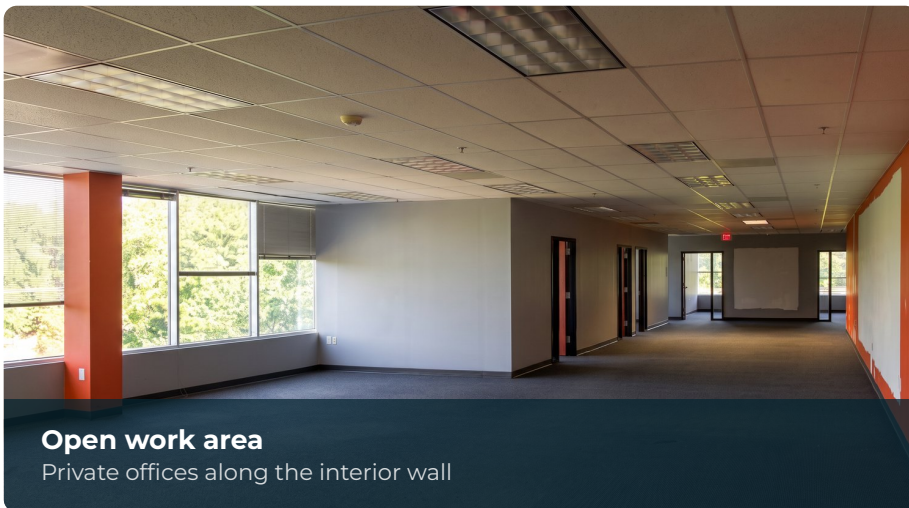
Private office

Window wall with interior glass to the corridor



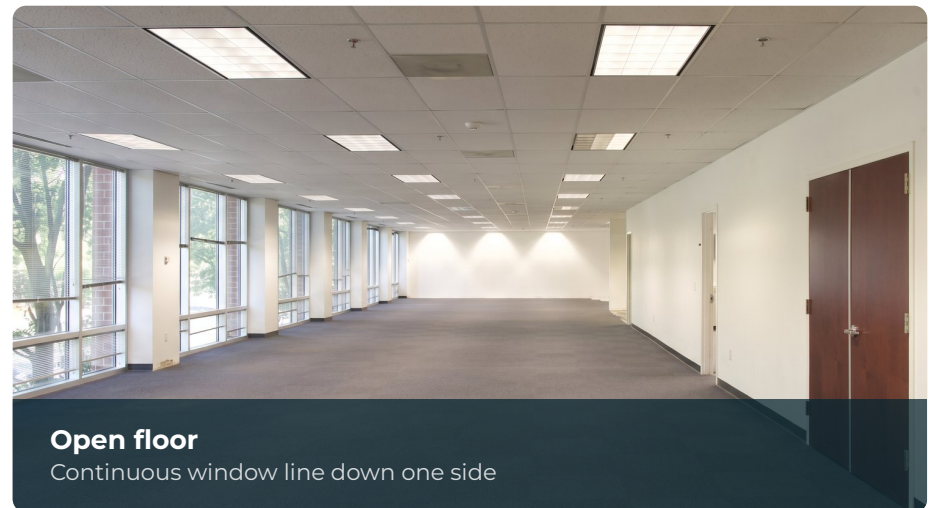
Perimeter office

Window line on two walls



Open work area

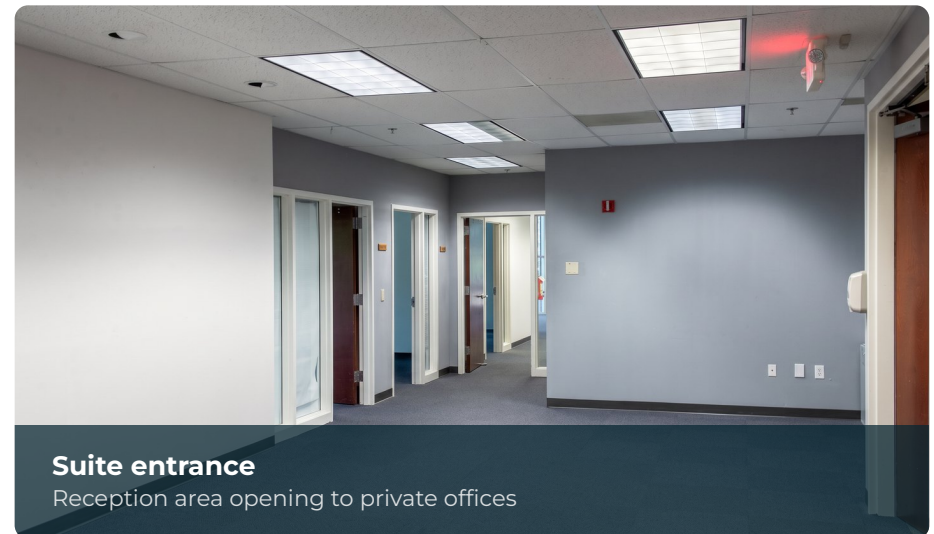
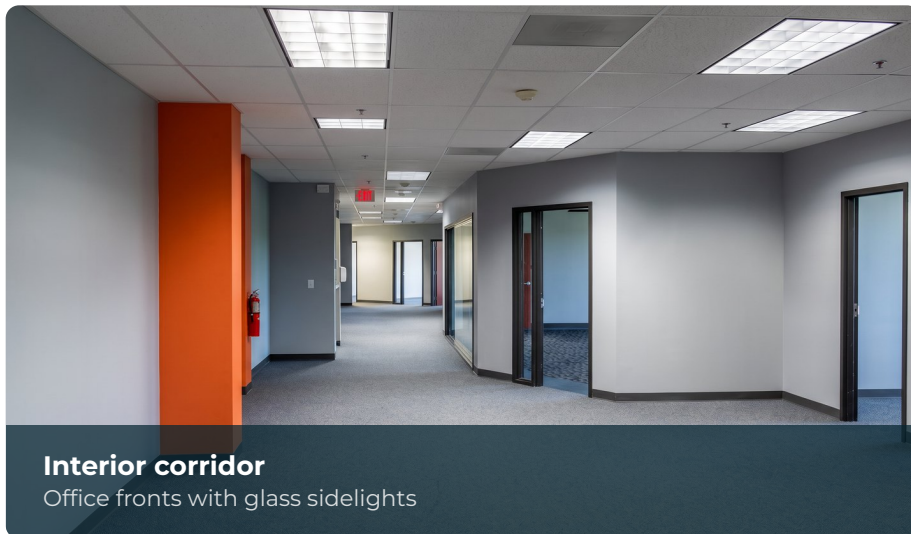
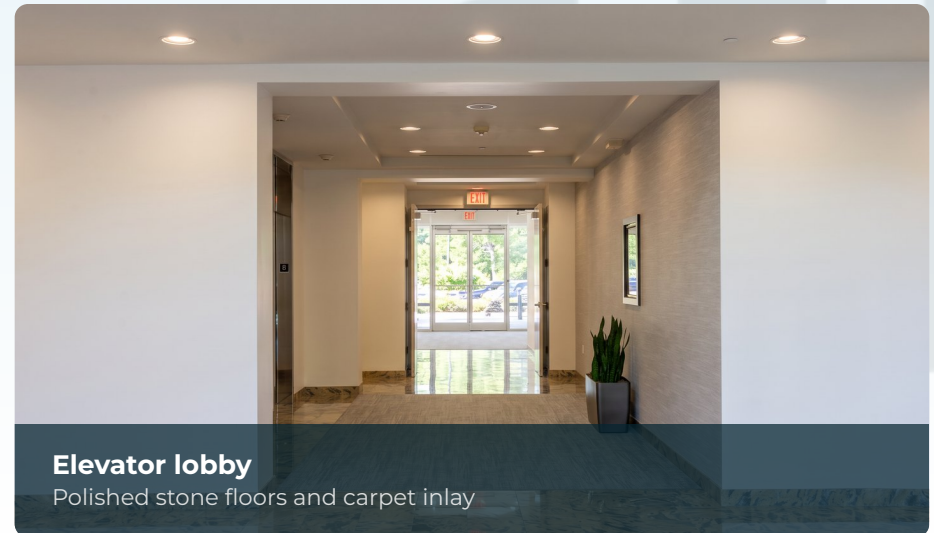
Private offices along the interior wall



Open floor

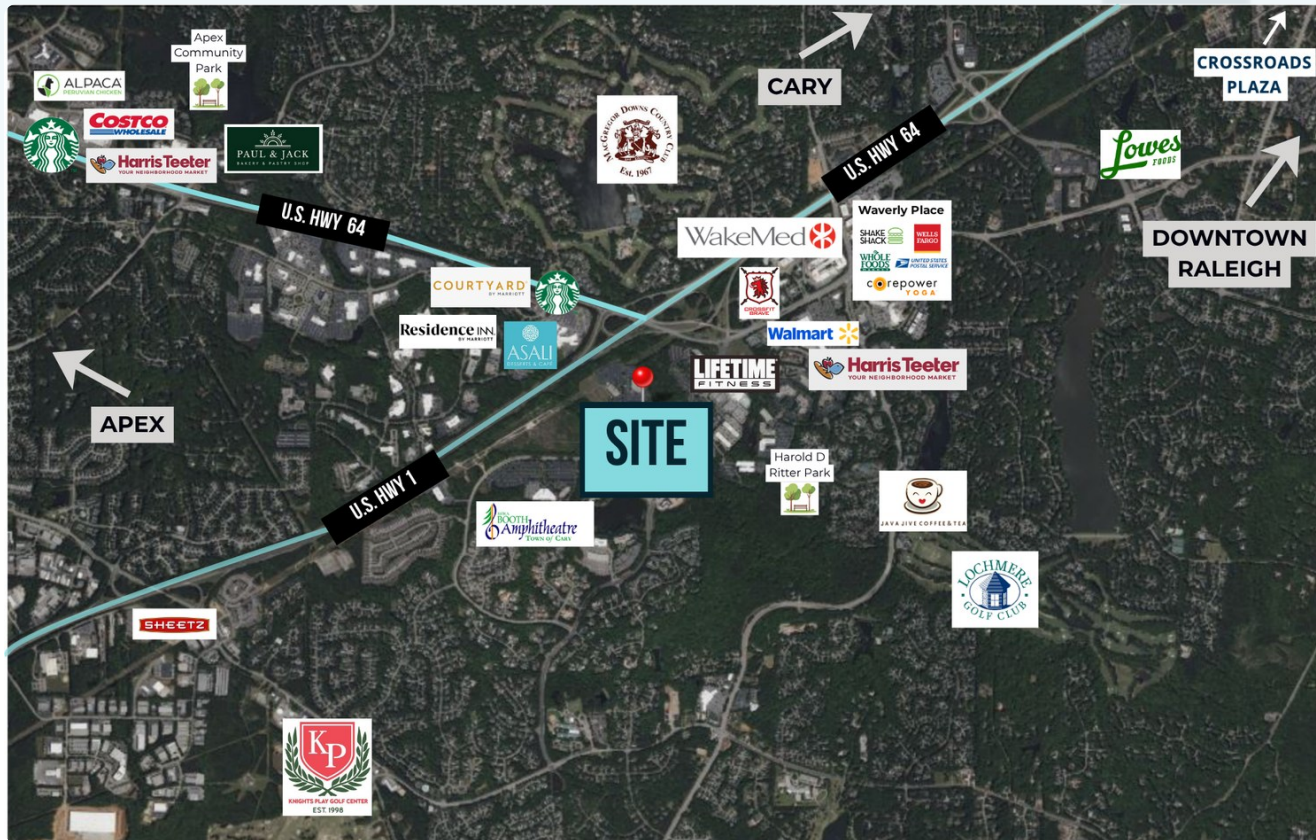
Continuous window line down one side

PROPERTY PHOTOS



LOCATION & AMENITIES

WALKING DISTANCE TO KOKA BOOTH AMPHITHEATRE



DISTANCE AND DRIVE TIME

U.S. 1 & U.S. 64 Interchange

0.8 mi · ±2 min

MacGregor Village

2.7 mi · ±5 min

Koka Booth Amphitheatre

0.9 mi · ±3 min

Interstate 40 Access

4.2 mi · ±7 min

Lifetime Fitness Cary

1.1 mi · ±3 min

Downtown Cary

4.5 mi · ±8 min

WakeMed Cary Hospital

1.2 mi · ±3 min

Fenton Mixed Use Development

6.8 mi · ±10 min

Crescent Green Commons

1.6 mi · ±4 min

Costco

7.0 mi · ±11 min

Waverly Place Shopping

1.8 mi · ±4 min

The Umstead Hotel & Spa

7.5 mi · ±12 min

MARKET SNAPSHOT

CARY DEMOGRAPHICS

Five mile trade area around the property.



172,057

Population within
five miles



189K

Daytime population
within five miles



1.30%

Annual population growth
2026 to 2031



\$169,838

Average household income
within five miles



87,106

Employed residents
within five miles



64.5%

Adults 25 and older with a
bachelor's degree or higher

BY RADIUS

Population 2026

1 MILE

3,869

3 MILES

61,238

5 MILES

172,057

Median household income

\$147,459

\$131,031

\$123,323

Bachelor's degree or higher

71.8%

67.2%

64.5%

Sources: Population, daytime population, growth and income are Esri 2026 and 2031 forecasts on U.S. Census Bureau 2020 decennial Census data. Employment and educational attainment are the 2020 to 2024 American Community Survey, a different vintage. Bachelor's degree or higher combines bachelor's, master's, professional and doctorate degrees, adults 25 and older. Rings are straight line radii from 100 Regency Forest Drive, the adjoining address in the same park, not drive time areas.



LET'S TALK ABOUT 200 REGENCY FOREST DRIVE

CARY, NORTH CAROLINA 27518

To schedule a tour, request a floor plan, or discuss terms, contact the listing broker below.

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