

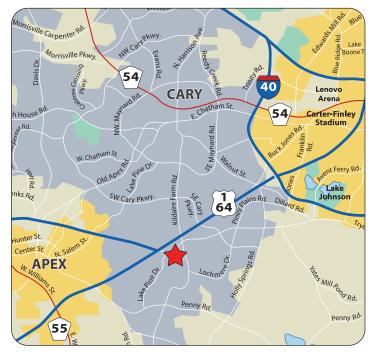
SINGLE-STORY FLEX SPACE AVAILABLE FOR LEASE CARY, NC



PROPERTY OVERVIEW

- Suite 150: 4,986 SF
- 20 parking spaces | 4:1000 SF
- Currently in soft shell condition and suitable for a variety of uses including office, life science, research & development, lab, and more
- TIA available \$50 PSF
- Within 5 minutes of Koka Booth Amphitheatre, WakeMed, Waverly Place, MacGregor Village & luxury apartments, fine and casual dining, and other lodging and retail destinations
- Located directly off US-1 and US-64, and within Regency Park
- Rental rate: \$20.50 PSF

2024 Demographics	1 Mile	3 Miles	5 Miles
Population	4,090	57,561	165,424
Avg. HH Income	\$179,061	\$162,271	\$145,366



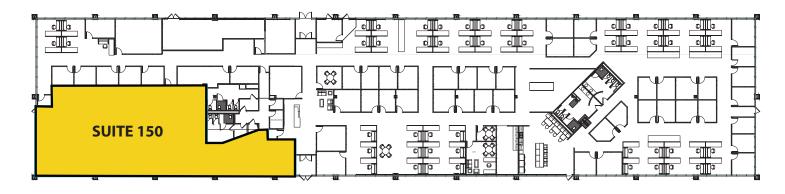
For more information contact: J. Michael Edwards, Owner/Broker (919) 677-8448 (Office) (919) 605-3715 (Mobile) michael@edwardscore.com



3300 REGENCY PARKWAY Cary, NC 27518



SINGLE-STORY FLEX SPACE AVAILABLE FOR LEASE CARY, NC





3300 REGENCY PARKWAY Cary, NC 27518



Although the information contained herein was provided by sources believed to be reliable, Edwards Commercial Real Estate makes no representation, expressed or implied, as to its accuracy. Said information is subject to errors, omissions and changes.