



DUDE SOLUTIONS

# 11000 REGENCY LAKEVIEW

±5,416 - 190,553 SF CLASS A OFFICE SPACE FOR LEASE  
11000 REGENCY PARKWAY, CARY, NC 27518

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COMMERCIAL

BRIDGE  
INVESTMENT  
GROUP



# 2021 REGENCY LAKEVIEW

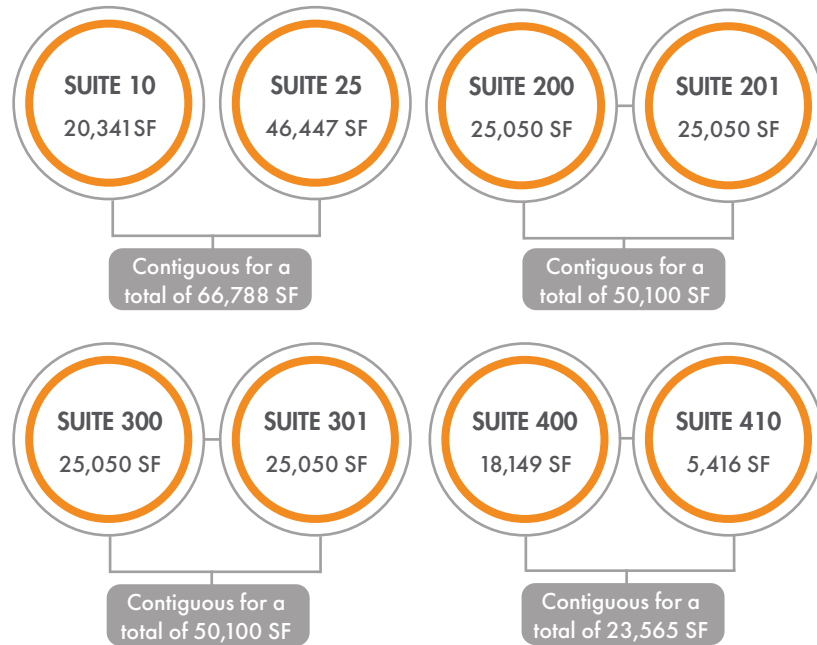
**11000 REGENCY PARKWAY  
CARY, NC 27518**

Regency Lakeview is a distinguished Class A Office park consisting of 2 five-story buildings totaling 376,131 SF situated on 27 acres. The picturesque office park adjacent to Cary's most affluent neighborhoods, is in an excellent Cary location within esteemed Regency Park at Tryon Road and US-1/Hwy 64 with convenient access to I-40, I-540, and Downtown Raleigh.

## AVAILABLE SPACE

## BUILDING FEATURES

<b>PROPERTY TYPE</b>	Class A Office
<b>LOCATION</b>	11000 Regency Parkway Cary, NC 27518
<b>BUILDING SIZE</b>	253,490 SF
<b>FLOORS</b>	Five (5)
<b>LEASE RATE</b>	\$26.50/SF Full Service
<b>PARKING</b>	4.2/1,000 SF



# PROPERTY HIGHLIGHTS

- Amenity-rich office space ensuring a competitive recruiting advantage (Lakeview deck area, lakeside jogging trails, four-story atrium lobby with collaborative seating and Wi-Fi, breakfast/lunch kiosk catered weekly)
- Attractive corporate campus setting with abundant outdoor lifestyle space (Symphony Lake and Koka Booth Amphitheatre)
- On-site fitness center with showers/lockers
- Exceptional amenity base nearby (Waverly Place, Crescent Commons, Lifetime Fitness, Macgregor Downs and Lochmere Golf Club, WakeMed Cary Hospital)
- 11000 Regency Parkway is a 2018 ENERGY STAR Certified Building



**DOWNTOWN RALEIGH**  
15 MILES | 23 MINUTES



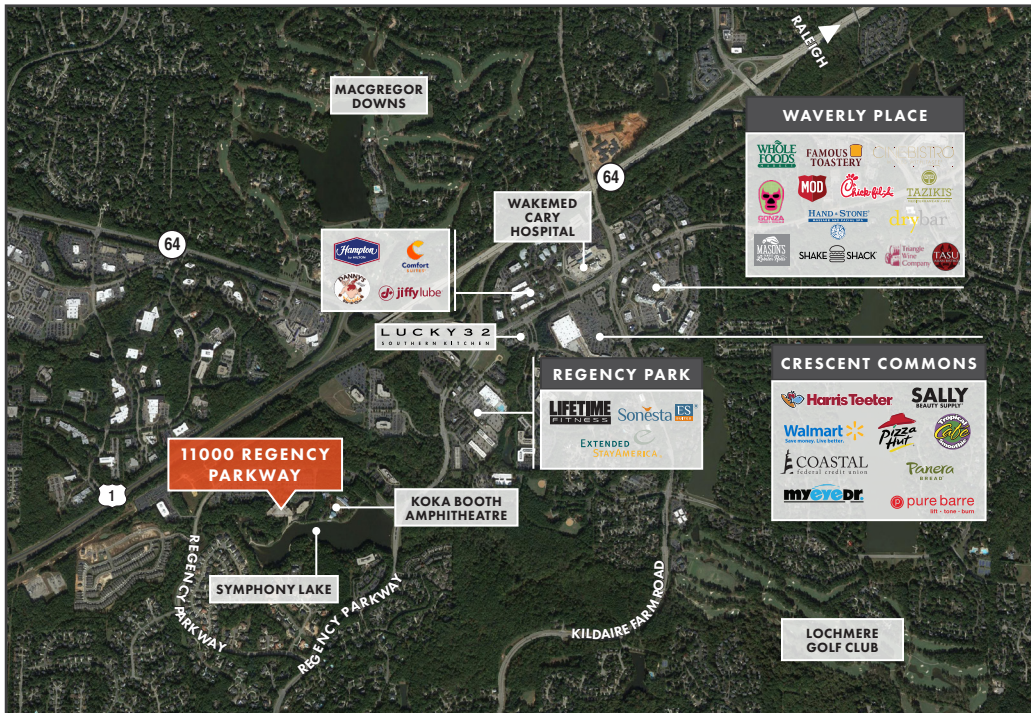
**DOWNTOWN DURHAM**  
27 MILES | 30 MINUTES



**US1 NORTH + HWY 64**  
1.3 MILES | 3 MINUTES



**RDU INTERNATIONAL AIRPORT**  
17 MILES | 21 MINUTES



# SECOND FLOOR SUITE 200

**25,050 SF AVAILABLE**

CONTIGUOUS WITH SUITE 201  
FOR A TOTAL OF 50,100 SF



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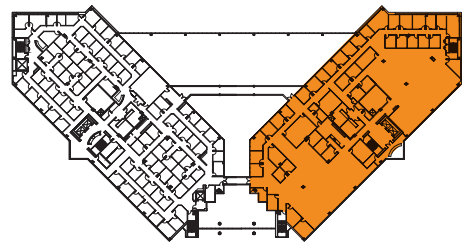
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# SECOND FLOOR SUITE 201

**25,050 SF AVAILABLE**

CONTIGUOUS WITH SUITE 200  
FOR A TOTAL OF 50,100 SF



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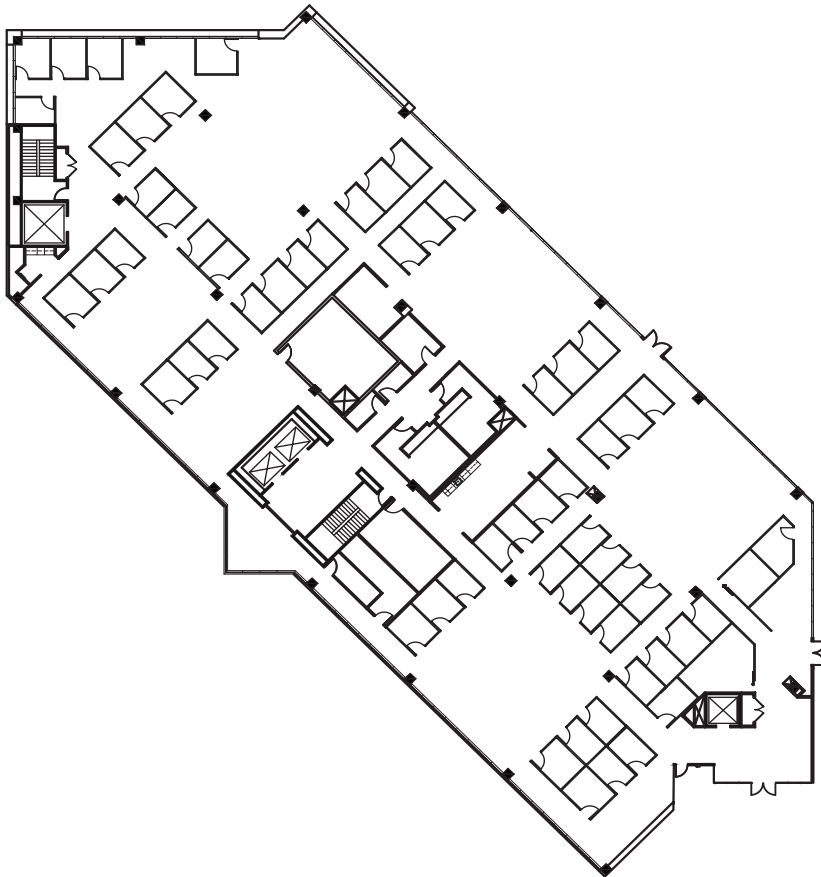
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# THIRD FLOOR SUITE 300

**25,050 SF AVAILABLE 10/01/24**

CONTIGUOUS WITH SUITE 301  
FOR A TOTAL OF 50,100 SF



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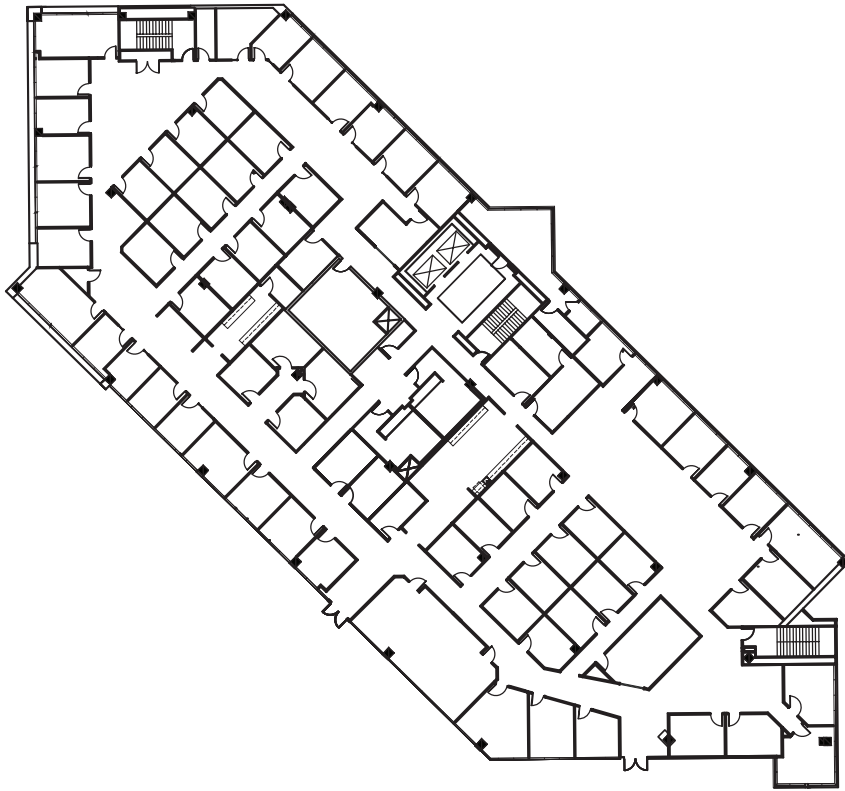
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# THIRD FLOOR SUITE 301

**25,050 SF AVAILABLE 10/01/24**

CONTIGUOUS WITH SUITE 300  
FOR A TOTAL OF 50,100 SF



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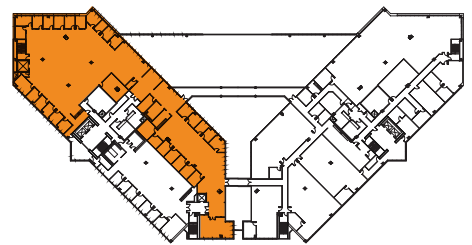
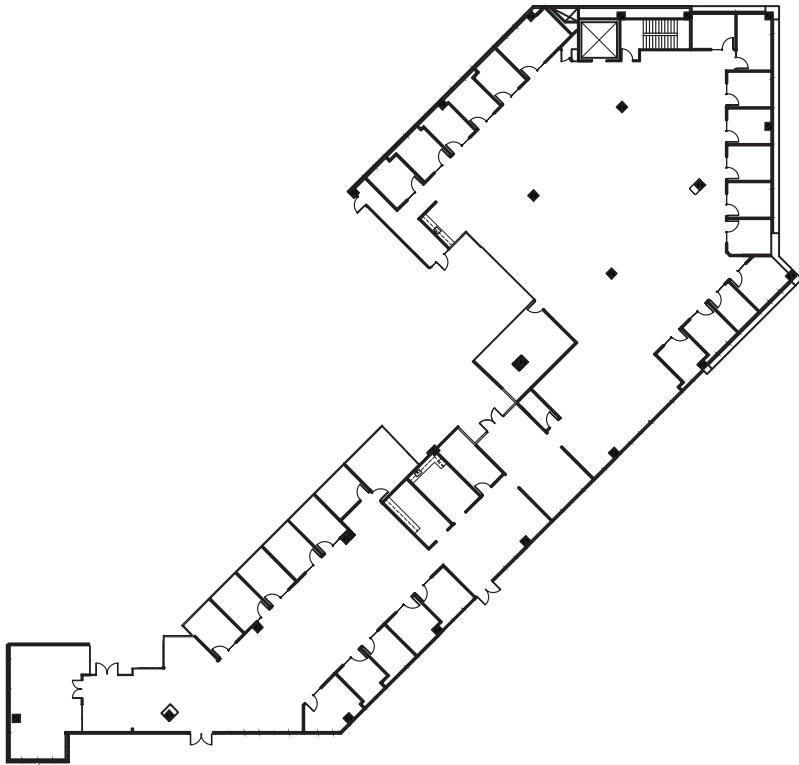
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# FOURTH FLOOR SUITE 400

**18,149 SF AVAILABLE**

CONTIGUOUS WITH SUITE 410  
FOR A TOTAL OF 23,565 SF



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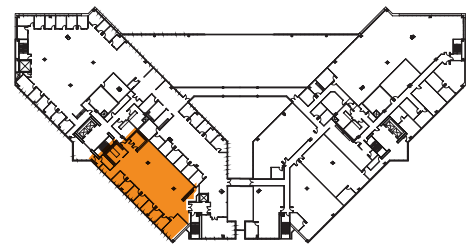
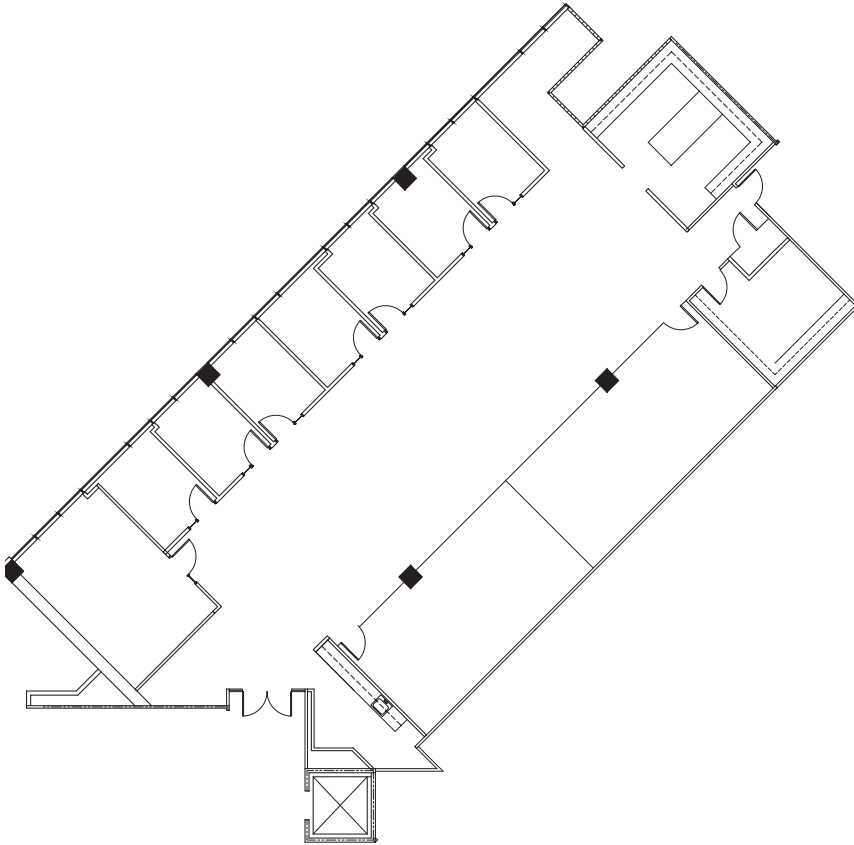
**BRIDGE**  
**INVESTMENT**  
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# FOURTH FLOOR SUITE 410

**5,416 SF AVAILABLE**

CONTIGUOUS WITH SUITE 400  
FOR A TOTAL OF 23,565 SF



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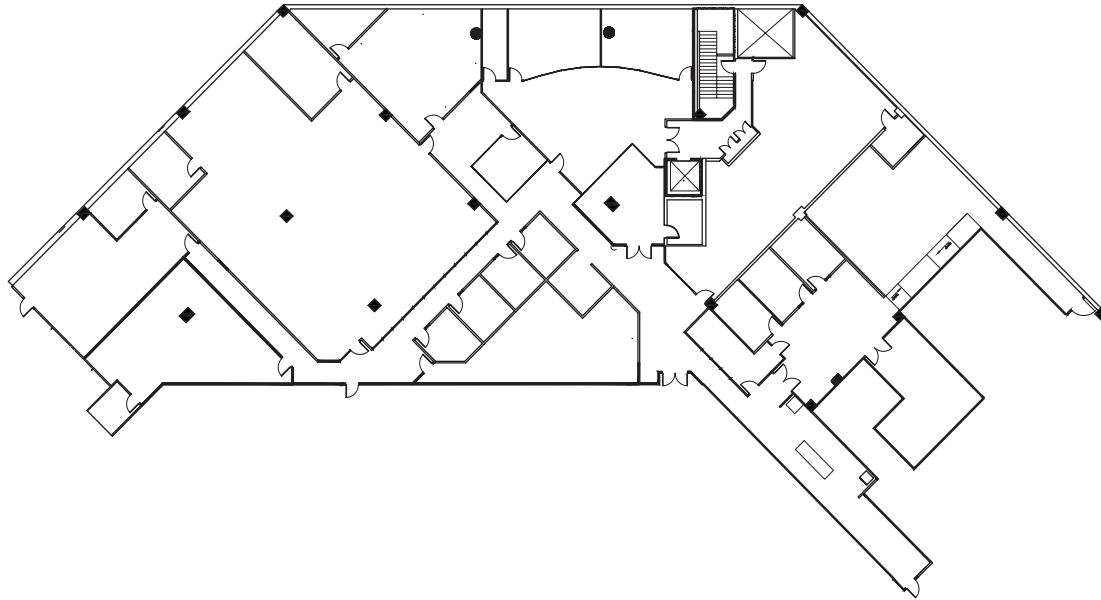
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# LAKE LEVEL SUITE 10

**20,341 SF AVAILABLE 09/01/24**

CONTIGUOUS WITH SUITE 25

FOR A TOTAL OF 66,788 SF



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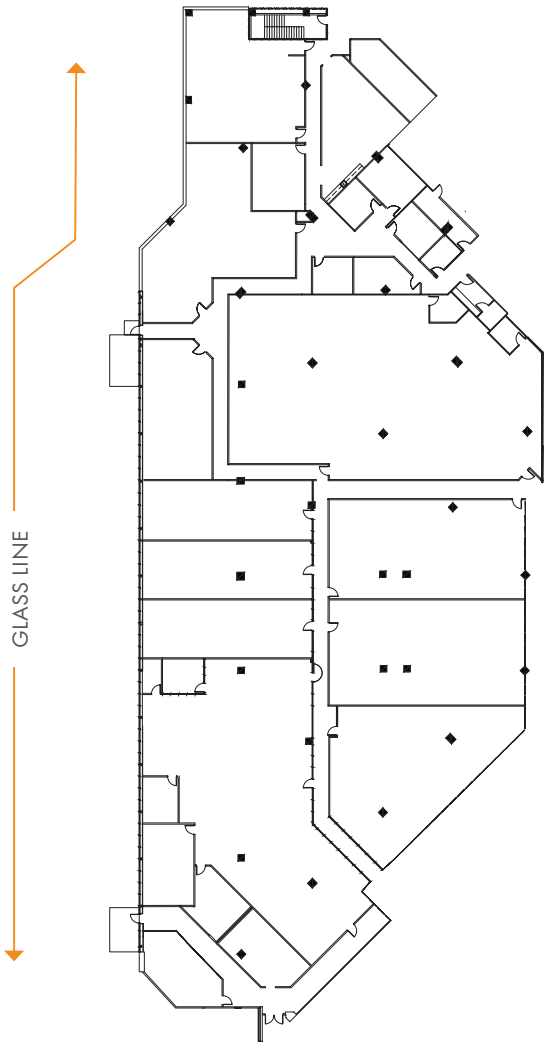
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# LAKE LEVEL SUITE 25

**46,447 SF AVAILABLE**

FLEXIBLE TERMS & PRICING  
CONTIGUOUS WITH SUITE 10  
FOR A TOTAL OF 66,788 SF



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