



AN EXCLUSIVE OFFICE OPPORTUNITY IN CARY

RENTAL RATE

100 REGENCY FOREST DRIVE

\$27.50 TO \$30.00

A modern office building in Cary with three available suites.

Per SF · Full Service

LISTING BROKER

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OFFERED BY

TradeMark Properties, Inc.

1001 Wade Avenue, Suite 300 · Raleigh, NC 27605

trademarkproperties.com

PROPERTY DESCRIPTION

MODERN OFFICE SPACE IN CARY

100 Regency Forest Drive is a four-story office building in Cary. Three suites are available on a full-service lease, one each on the first, second and third floors.

AVAILABLE	SUITES	SUITE SIZES	RENTAL RATE	LEASE TYPE
IMMEDIATELY	3 SUITES	6,422 · 9,192 · 19,946 SF	\$27.50 TO \$30.00	FULL SERVICE



Modern office building

Cary, North Carolina



Four stories

Available suites on floors 1, 2 and 3



Three suites available

Suite 160, Suite 255, Suite 350



6,422, 9,192 and 19,946 SF

The three available suite sizes



4.5:1,000 parking ratio

4.5 spaces per 1,000 SF



Women's and men's showers

Building amenity



Full-service lease

\$27.50 to \$30.00 per SF



Walking distance to amenities

Koka Booth Amphitheatre, Symphony Lake and Swift Creek Greenway

AVAILABILITY

THREE SUITES, 35,560 SF

Three suites on three separate floors, ranging from 6,422 to 19,946 SF, on a full-service lease. All three are available immediately.

SUITE 160

9,192 SF

Rate \$30.00 per SF

Lease type Full Service

Floor 1

Available Immediately

SUITE 255

6,422 SF

Rate \$30.00 per SF

Lease type Full Service

Floor 2

Available Immediately

SUITE 350

19,946 SF

Rate \$27.50 per SF

Lease type Full Service

Floor 3

Available Immediately

TOTAL AVAILABLE

35,560 SF

Across three suites

FLOORS

1, 2 & 3

One suite on each floor

LEASE TYPE

FULL SERVICE

\$27.50 to \$30.00 per SF

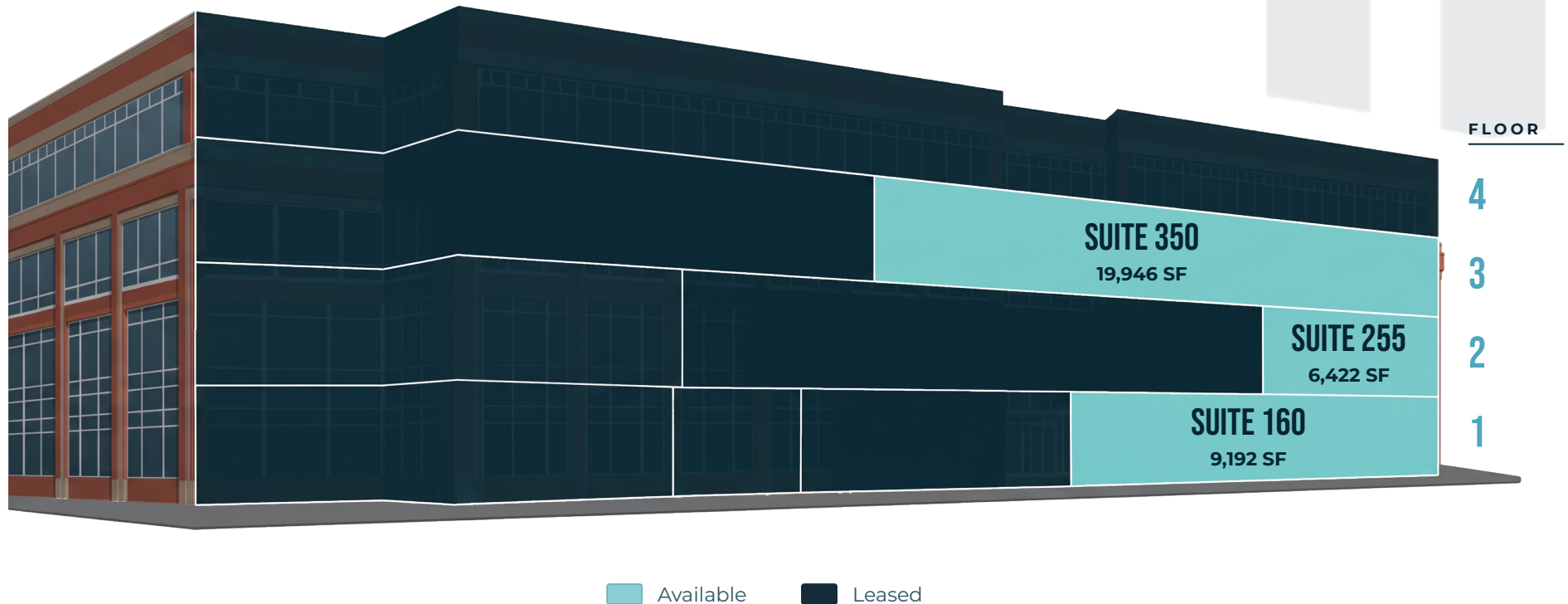
PARKING

4.5:1,000

Spaces per 1,000 SF

STACKING PLAN

AVAILABILITY BY FLOOR



FLOOR 1 · PLAN ON PAGE 05

SUITE 160

9,192 SF · \$30.00 per SF

FLOOR 2 · PLAN ON PAGE 06

SUITE 255

6,422 SF · \$30.00 per SF

FLOOR 3 · PLAN ON PAGE 07

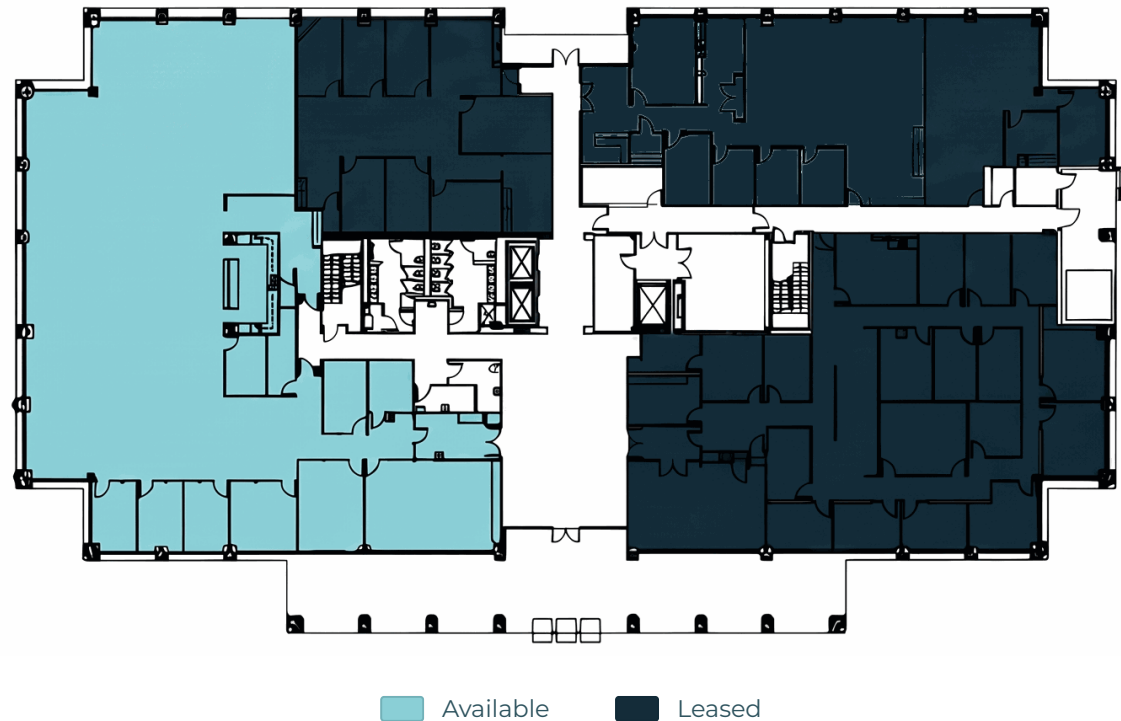
SUITE 350

19,946 SF · \$27.50 per SF

FLOOR PLAN • FLOOR 1

SUITE 160

9,192 SF on the first floor, available immediately.



FLOOR 1

SUITE 160

9,192 SF • \$30.00 per SF • Full Service • Available immediately

Plans are not to scale. Dimensions and square footage are approximate and should be verified.

FLOOR PLAN • FLOOR 2

SUITE 255

6,422 SF on the second floor, available immediately.



Available Leased

FLOOR 2

SUITE 255

6,422 SF • \$30.00 per SF • Full Service • Available immediately

Plans are not to scale. Dimensions and square footage are approximate and should be verified.

FLOOR PLAN • FLOOR 3

SUITE 350

19,946 SF on the third floor, the largest of the three available suites.



Available Leased

FLOOR 3

SUITE 350

19,946 SF • \$27.50 per SF • Full Service • Available immediately

Plans are not to scale. Dimensions and square footage are approximate and should be verified.

PROPERTY PHOTOS

LOBBY & COMMON AREAS



PROPERTY PHOTOS

OFFICE SPACE



WALKING DISTANCE TO KOKA BOOTH AMPHITHEATRE



U.S. 1 & U.S. 64 Interchange 0.8 mi · ±2 min	Koka Booth Amphitheatre 0.9 mi · ±3 min	Lifetime Fitness Cary 1.1 mi · ±3 min	WakeMed Cary Hospital 1.2 mi · ±3 min	Crescent Green Commons 1.6 mi · ±4 min	Waverly Place Shopping 1.8 mi · ±4 min
MacGregor Village 2.7 mi · ±5 min	Interstate 40 Access 4.2 mi · ±7 min	Downtown Cary 4.5 mi · ±8 min	Fenton Mixed-Use Development 6.8 mi · ±10 min	Costco 7.0 mi · ±11 min	The Umstead Hotel & Spa 7.5 mi · ±12 min

MARKET SNAPSHOT

CARY DEMOGRAPHICS

Five-mile trade area around 100 Regency Forest Drive.



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

Median household income

Bachelor's degree or higher

1 MILE

3,869

\$147,459

71.8%

3 MILES

61,238

\$131,031

67.2%

5 MILES

172,057

\$123,323

64.5%

Sources: Population, daytime population, growth and income are Esri 2026 and 2031 forecasts based on U.S. Census Bureau 2020 decennial Census data. Employed residents (civilian employed population 16 and older) and educational attainment (adults 25 and older) are from the 2020 to 2024 American Community Survey. Bachelor's degree or higher combines bachelor's, master's, professional and doctorate degrees. Rings are straight-line radii, not drive-time areas.



LET'S TALK ABOUT 100 REGENCY FOREST DRIVE

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

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