

3300 REGENCY

 3300

RALEIGH-DURHAM, NORTH CAROLINA



3300 REGENCY

Jones Lang LaSalle Americas, Inc. ("JLL") has been retained as the exclusive sales representative for 3300 Regency (the "Property", "Asset", "Building"), a single-story flex office asset totaling 28,438 SF and currently 100% occupied with a weighted average lease term of 1.7 years. The Property presents investors with an attractive opportunity, offering immediate cash flow with near-term lease rollover upside in one of the nation's most dynamic office markets.

The Asset features well-maintained finishes throughout and benefits from full occupancy, demonstrating strong tenant demand in the submarket. Strategically located in Regency Park, the Property is surrounded by upscale neighborhoods and is adjacent to US-1 and US-64, which provide excellent connectivity to the entire Raleigh-Durham metro area. The Property is minutes away from hotels, restaurants, banking, and shopping centers, with amenities that meet the needs of modern-day tenants and their employees.

OFFERING DETAILS

ADDRESS

3300 Regency Parkway,
Cary, NC 27518

YEAR BUILT

2000

SQUARE FEET

28,438

ACRES

3.04

OCCUPANCY

100%

WALT

1.7 Years

PARKING

4.89 per 1,000sf





HIGHLY AMENITIZED RALEIGH-DURHAM LOCATION

3300 Regency occupies a premier location within Regency Park at the intersection of US Highway 1 and US Highway 64, providing seamless regional access throughout the Triangle. The properties are set within a distinguished park-like environment, bordered by the 150-acre Hemlock Bluffs State Park, Symphony Lake, and the Koka Booth Amphitheatre. Furthermore, Regency Park benefits from its proximity to some of Cary's most affluent neighborhoods, including MacGregor Downs and Lochmere, where executives and key decision makers reside, supported by strong demographics featuring an average household income of more than \$150,000 and a median home value of nearly \$800,000 within a 1-mile radius.

The location delivers immediate access to premier retail and lifestyle amenities at Crescent Commons and Waverly Place, anchored by Whole Foods, Lifetime Fitness, and a curated selection of upscale restaurants. Substantial population growth in Apex, Holly Springs, and Fuquay-Varina has repositioned this corridor from a peripheral location to a central node within the market's southward expansion. Regency Park now functions as a strategic gateway as the Triangle market continues its trajectory toward these high-growth southern municipalities.

WITHIN 1-MILE RADIUS

638

MULTIFAMILY UNITS

930K

SF OF RETAIL

991

HOTEL ROOMS



NC STATE UNIVERSITY

DOWNTOWN RALEIGH



WALTONWOOD CARY
173 Multifamily Units

WAVERLY PLACE
Shake Shack
Chick-fil-A
Chicken Salad Chick
Gonza Tacos y Tequila
Famous Toastery
MOD Pizza
CMXZ CineBistro
Hollywood Feed
Whole Foods
Walgreens

WAKEMED CARY HOSPITAL

CRESCENT COMMONS
Walmart
Harris Teeter
Subway
Starbucks Coffee
New York Bagel & Deli
Panera Bread
Pure Barre

LOCHMERE LAKE

CRESCENT ARBORS APARTMENTS
180 Multifamily Units

64

3300 REGENCY PARKWAY

LA QUINTA INN & SUITES
128 Rooms

TRYON ROAD

LIFE TIME FITNESS

SONESTA SUITES
108 Rooms

EXTENDED STAY
83 Rooms

MODENA CARY
138 Multifamily Units

SYMPHONY LAKE

KOKA BOOTH AMPHITHEATRE



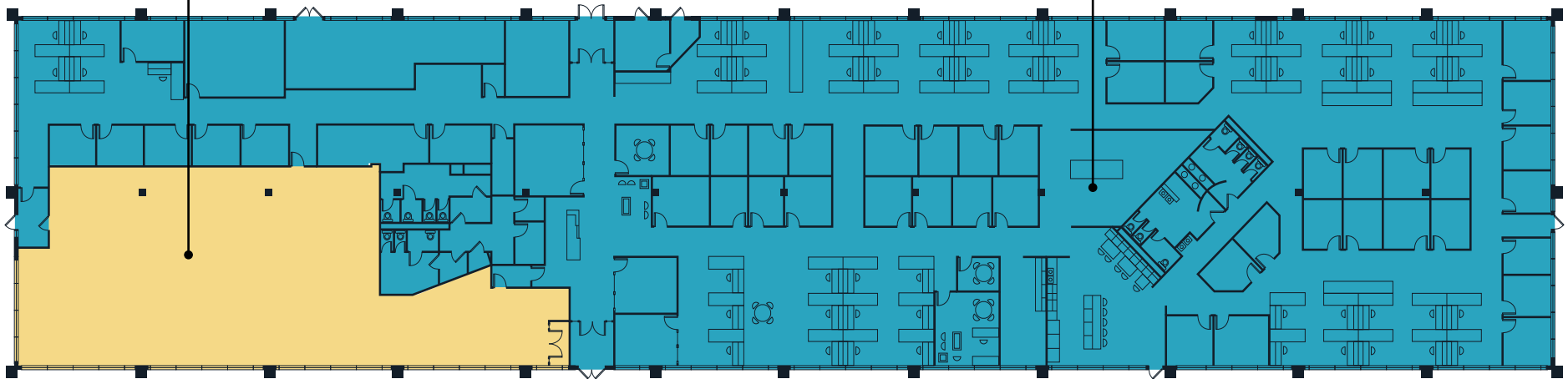
3300 REGENCY

ADDRESS	3300 Regency Parkway, Cary, NC 27518
PARKING	137 Surface parking spaces (4.89 / 1,000 SF)
PIN	0762311308
SITE AREA (ACRES)	3.04 AC
TOTAL RSF	28,438 SF
% LEASED	100.0%
# OF FLOORS	1
YEAR BUILT	2001
FOUNDATION	Reinforced concrete by a poured in place slab support for the structural steel columns.
FRAME	Structural steel beams and columns on 30' x 40' bay.
FIRE PROTECTION SYSTEM	Edwards EST 3 Fire Alarm Control Panel, remote annunciators, fully sprinklered.

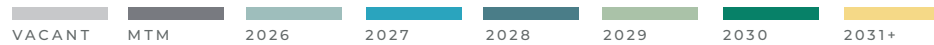
ROOF TYPE (WARRANTY)	Seamn Corp Fibertite installed November 2000.
EXTERIOR WALLS	Pre-cast panels supported by structural steel frame with opening for glass panels.
CEILINGS	9' height. Metal grid with acoustical tile.
HVAC SYSTEM	2 x 140 ton air cooled centrifugal chillers installed 2001 - Trane Scroll; 4 York roof mounted AHUs. Pneumatic Controls Andover building management system.
ELECTRICAL	480V 3phase 1000kVA
EMERGENCY POWER	1 x 2000KW caterpillar diesel generator 12,000 gallon above ground fuel storage Onsite Fuel Scrubber.
WASTE DISPOSAL	1 shared 30-39 CY rolloff compactor; 1 8 CY front load recycling container; serviced by FGL.
UTILITIES	Town of Cary, Duke Energy
BUILDING ACCESS	Tenant responsibility

BRIGHTMONT, INC.
SUITE 150
4,986 SF
12/31/2033

NV5 ENGINEERS AND CONSULTANTS, INC.
SUITE 100
23,452 SF
5/31/2027



FLOORPLAN



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About JLL

JLL (NYSE:JLL) is a leading global commercial real estate services and investment management company with annual revenue of \$26.1 billion, operations in over 80 countries and a global workforce of more than 113,000 as of March 31, 2026. For over 200 years, clients have trusted JLL, a Fortune 500® company, to help them confidently buy, build, occupy, manage and invest across a variety of industries and property types, including office, industrial, hotel, multi-family, retail and data center properties. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAY. Powered by rich global datasets and leading technology capabilities, we provide coordinated, end-to-end delivery of real estate services for a broad range of global clients who represent a wide variety of industries. Through LaSalle Investment Management, we invest for clients on a global basis in both private assets and publicly traded real estate securities. For further information, visit [jll.com](https://www.jll.com).