2,705 SF - 25,441 SF

OF CLASS A OFFICE SPACE AVAILABLE

8000 REGENCY PARKWAY, CARY, NC 27518

REGENCY PARKWAY

Located just off US-1, US-64, and I-440, Regency Parkway has access to wood-ed walking and biking trails in Hemlock Bluffs Nature Preserve, Lochmere Park, and the Symphony Lake and Swift Creek Greenways. Concerts and movie nights throughout the summer months are hosted at Symphony Lake and Koka Booth Amphitheatre; both are within walking distance of any building in the park.

KOKA BOOTH AMPHITHEATRE

Koka Booth Amphitheatre provides an abundance of events for the Triangle area including Summerfest with the North Carolina Symphony, Movies by Moonlight with WakeMed, assorted music series, races, and more. With over 60 events just between April-October, Koka Booth is an important staple to the Cary area. Positioned in a 14-acre wooded area next to Symphony Lake, the Amphitheatre has a capacity of 7,000 people with options to sit on the open lawn or the Crescent Deck.

SWIFT CREEK GREENWAY

Running along the northern border of the Hemlock Bluffs Nature Preserve, the 1.2 mile trail, including the asphalt, was created completely of recycled materials, making it the first greenway of its kind in the nation. On a walk through the Swift Creek Greenway, you will pass by Ritter Park where the main trailhead is located. The greenway is open from dawn to dusk so there is plenty of time for walking, running, biking, and more.

8000 REGENCY PARKWAY

The 8000 Building at Regency Parkway has peaceful wooded views through the floor to ceiling glass that allows for natural light to flood the office space. Tenants situated on the upper floors will have beautiful views of Symphony Lake across the street. With immediate access to the Symphony Lake Greenway, tenants have the opportunity to run, walk or bike throughout the park.

8000 Regency offers a robust amenity package for tenants, creating a modern and refreshing work setting perfect for companies looking for a collaborative environment. The common area amenities include a social hub with a fresh vending café , The Nest (conference center), fitness center with showers and lockers and an outdoor patio with ample seating featuring a putting green. Extensive renovations to the lobby, restrooms, common corridors, exterior façade and signage have just been completed.

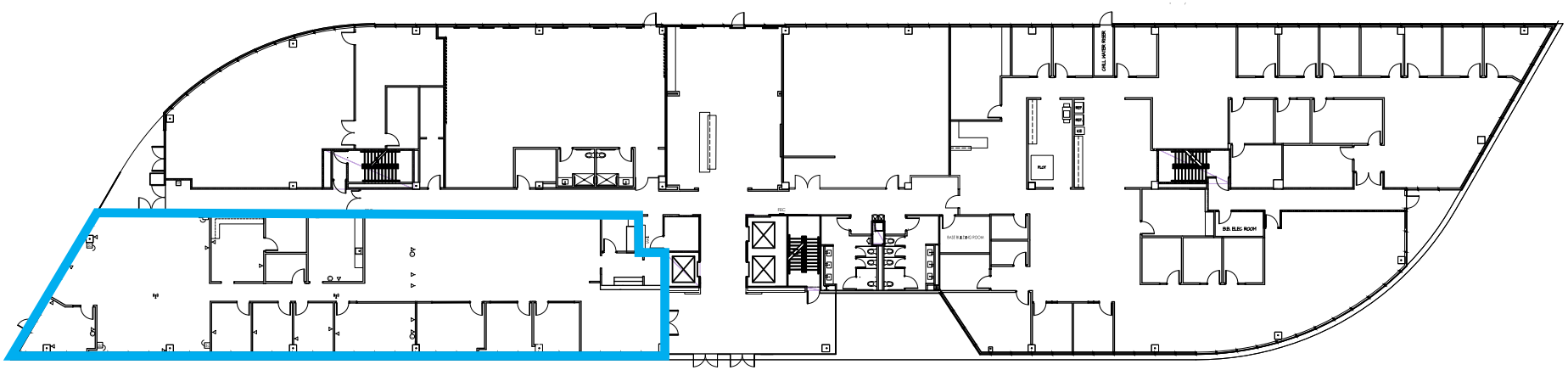
CLICK BELOW TO VIEW THE VIRTUAL WALK-TRHOUGH OF EACH AMENITY

REGENCY PARK

PROPERTY TYPE	Class A Office
BUILDING SIZE	144,876 SF
FLOORS	Six (6)
LEASING RATE	$30.50
PARKING	4.0/1,000
AVAILABILITY	Suite 175: 5,818 SF Suite 300: 25,441 SF Suite 430: 10,627 SF Suite 520: 3,924 SF Suite 585: 2,705 SF

FIRST FLOOR

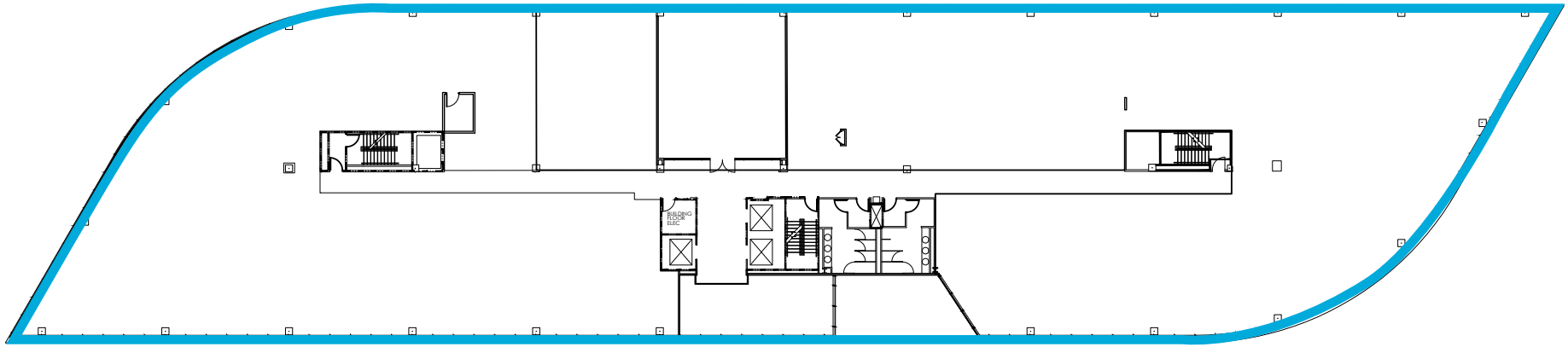
SUITE 175: 5,818 SF



SUITE 175

THIRD FLOOR

SUITE 300: 25,441 SF

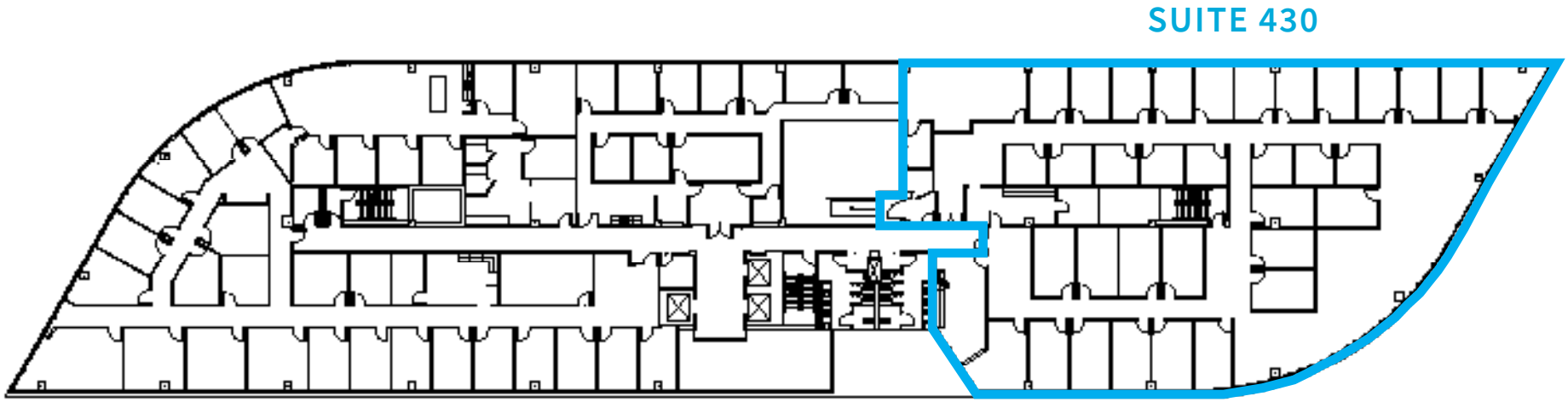


SUITE 300

FOURTH FLOOR

SUITE 430: 10,627 SF

- AVAILABLE OCTOBER 2026



FIFTH FLOOR

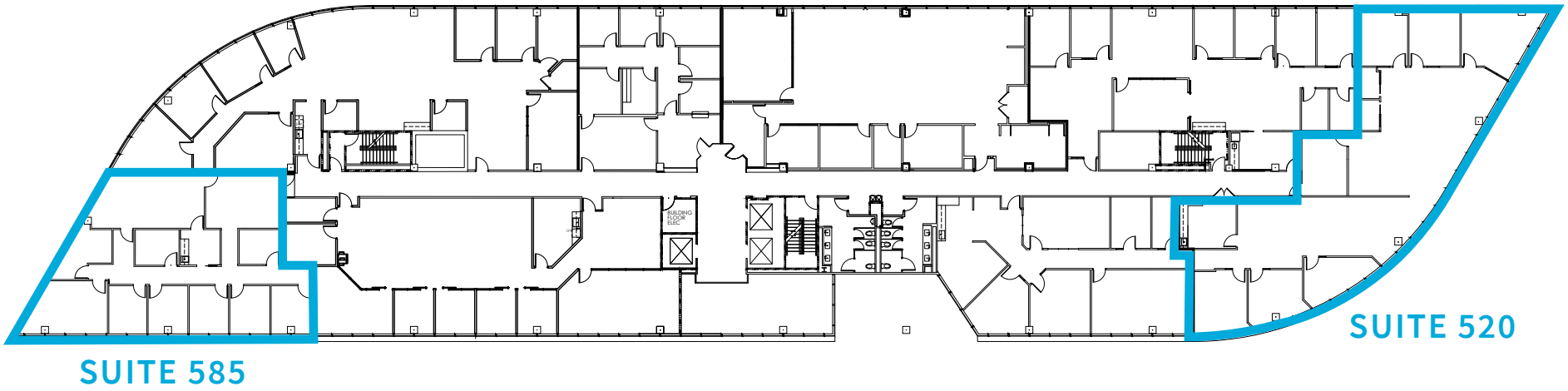
SUITE 520: 3,924 SF

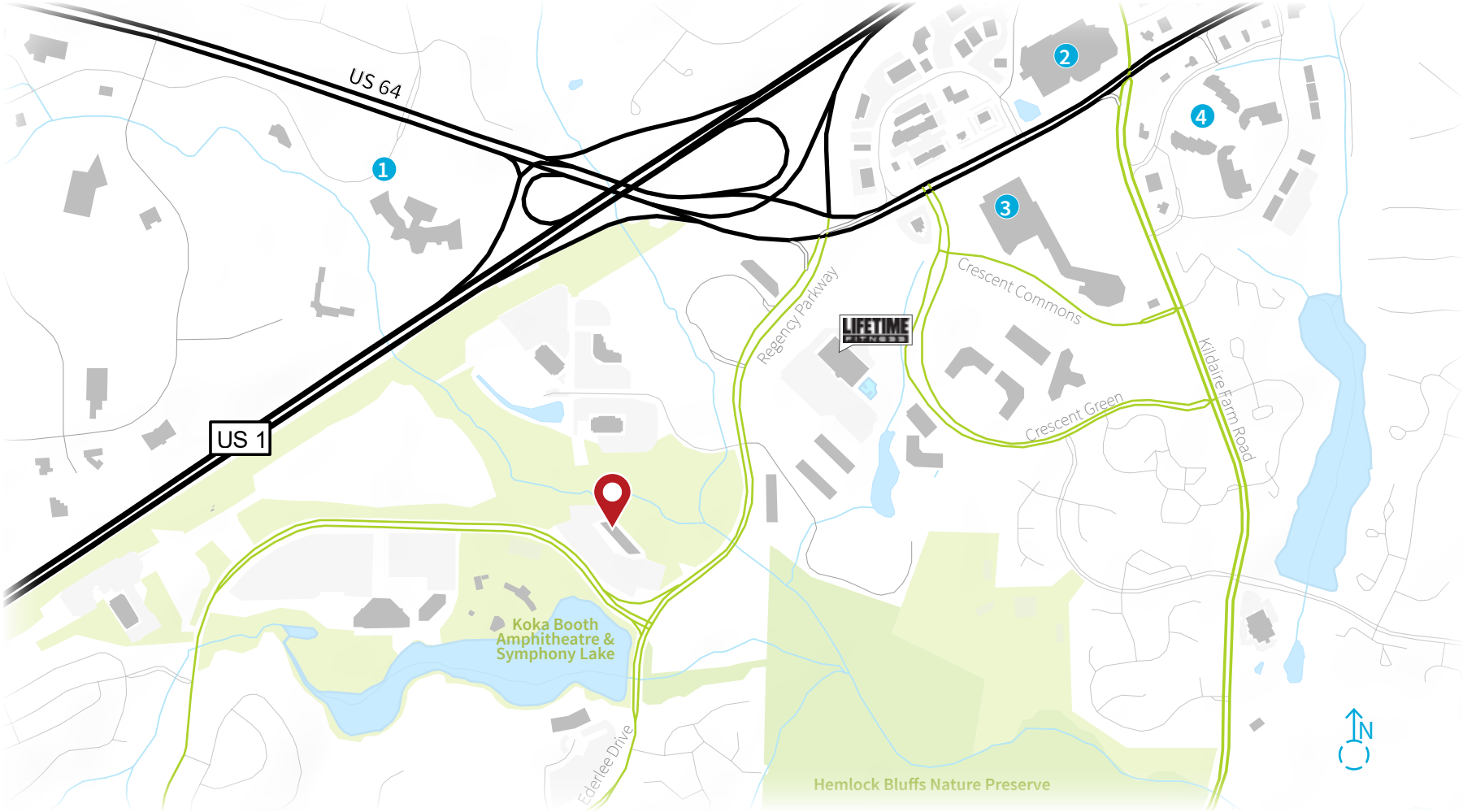
- MOVE-IN READY SPEC SUITE

- CLICK HERE TO VIEW THE VIRTUAL WALK-THROUGH

SUITE 585: 2,705 SF

- AVAILABLE APRIL 2026





1 MacGregor Village

- Bellini
- Cilantro Indian Cafe
- Game On Escapes
- Jimmy V's Steakhouse
- MacGregor Draft House
- Wasabi

2 WakeMed

Departments include but are not limited to:

- Critical Care Services
- Emergency Department
- Heart & Vascular Services
- Pregnancy & Childbirth
- Surgical Services

3 Crescent Commons

- Coastal Federal Credit Union
- Harris Teeter
- Pizza Hut
- Pure Barre
- Starbucks
- Suntrust
- The UPS Store
- Tropical Smoothie
- Walmart

4 Waverly Place

- Chick-Fil-A
- Cinebistro
- Corepower Yoga
- Enrigo Italian Bistro
- Famous Toastery
- Gonza Tacos
- Shake Shack
- Taziki's
- Triangle Wine Co.
- V's Barbershop
- Whole Foods

CARY

Located in close proximity to US-1, 64 and I-440, Cary is a hub for learning, entertainment, education and activity. Recently revamped Downtown Cary hosts concerts in the town square, food truck rodeos and a myriad of unique events most weekends. The Triangle, comprised of neighboring cities Raleigh, Durham and Chapel-Hill, is a diverse economy that includes three tier-1 universities, active local governments, and many of the nation's largest companies.

39
AVERAGE AGE

$97K
AVG HOUSEHOLD INCOME

2.9%
UNEMPLOYMENT RATE

65%
POPULATION WITH A BACHELOR'S DEGREE OR HIGHER

RENEWED VISION

REGENCYPARKCARY.COM

JLL

Alidade Capital

CONTACT JLL TO LEARN MORE
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