

# EXECUTIVE OFFICE SPACES CHAPEL HILL | FOR LEASE

TRIANGLE  
COMMERCIAL REAL ESTATE



1717 LEGION RD, STE 201-202  
CHAPEL HILL, NC 27517

## EXECUTIVE OFFICE SPACES

1 OF 9 REMAINING

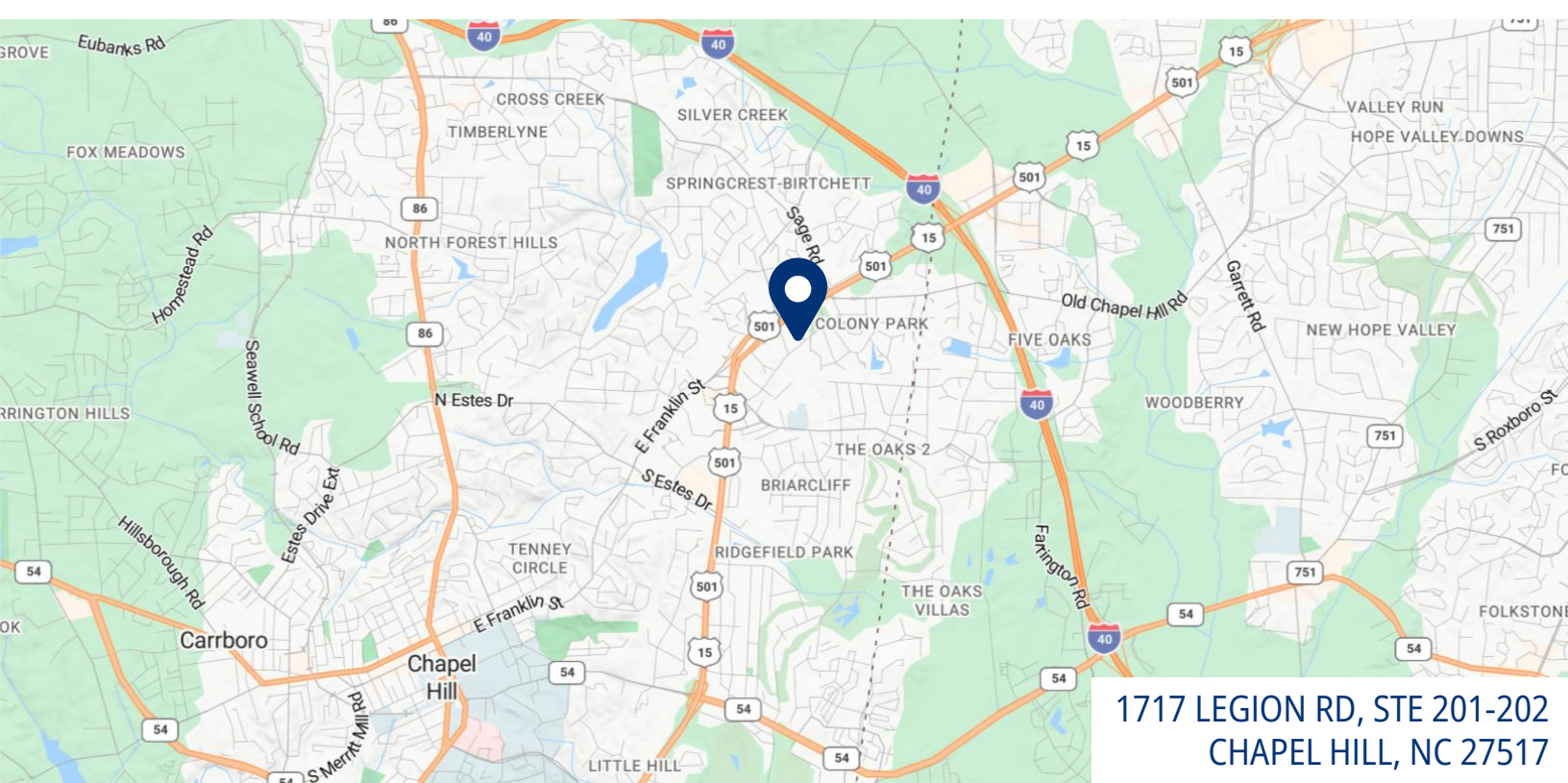
Available Now

Nine (9) Individually Leased Offices with Shared  
Waiting Area, Kitchenette / Break Room and Two (2) Restrooms  
2<sup>nd</sup> Floor | Direct Elevator Access

Professional Setting | Private Workspace | Essentials Included  
Ideal Location | Ample Parking | Flexible Term | Economical Rate

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# VILLAGE OFFICE PARK

# FOR LEASE | CHAPEL HILL, NC

OFFICES LEASED INDIVIDUALLY | SEE FLOOR PLAN

## CONVENIENT ACCESS

I-40 | US Hwy 15-501

## AVAILABLE OFFICES

|   | OFFICE       | MONTHLY RATE | SIZE           | AVAILABILITY |
|---|--------------|--------------|----------------|--------------|
|   | 201-A        | -            | ±197 SF        | LEASED       |
| 2 | 201-B        | -            | ±210 SF        | LEASED       |
| 0 | 201-C        | -            | ±89 SF         | LEASED       |
| 1 | 201-D        | -            | ±155 SF        | LEASED       |
|   | 201-E        | -            | ±108 SF        | LEASED       |
| 2 | 202-A        | -            | ±120 SF        | LEASED       |
| 0 | <b>202-B</b> | <b>\$550</b> | <b>±122 SF</b> | <b>NOW</b>   |
| 2 | 202-C        | -            | ±156 SF        | LEASED       |
|   | 202-D        | -            | ±92 SF         | LEASED       |

## LEASE DETAILS

**TERM** Two (2) Year Minimum  
**TYPE** Full Service  
**INCLUDED** Electric, Water, Janitorial, TICAM  
 Wi-Fi Access Available for \$25.00/Month  
**SECURITY DEPOSIT** Equivalent to One (1) Month's Rent

## NEARBY RESTAURANTS & SHOPPING

Alpaca | CAVA | Chopt | Chick-fil-A | Cookout | Drift Coffee  
 bartaco | Breadman's | Stoney River | Squid's | Casual Pint  
 Food Lion | Trader Joe's | Wegmans | Whole Foods

## LEASING CONTACT

Nate Haskins  
 Nate@TriangleCRE.com | 919.744.6827

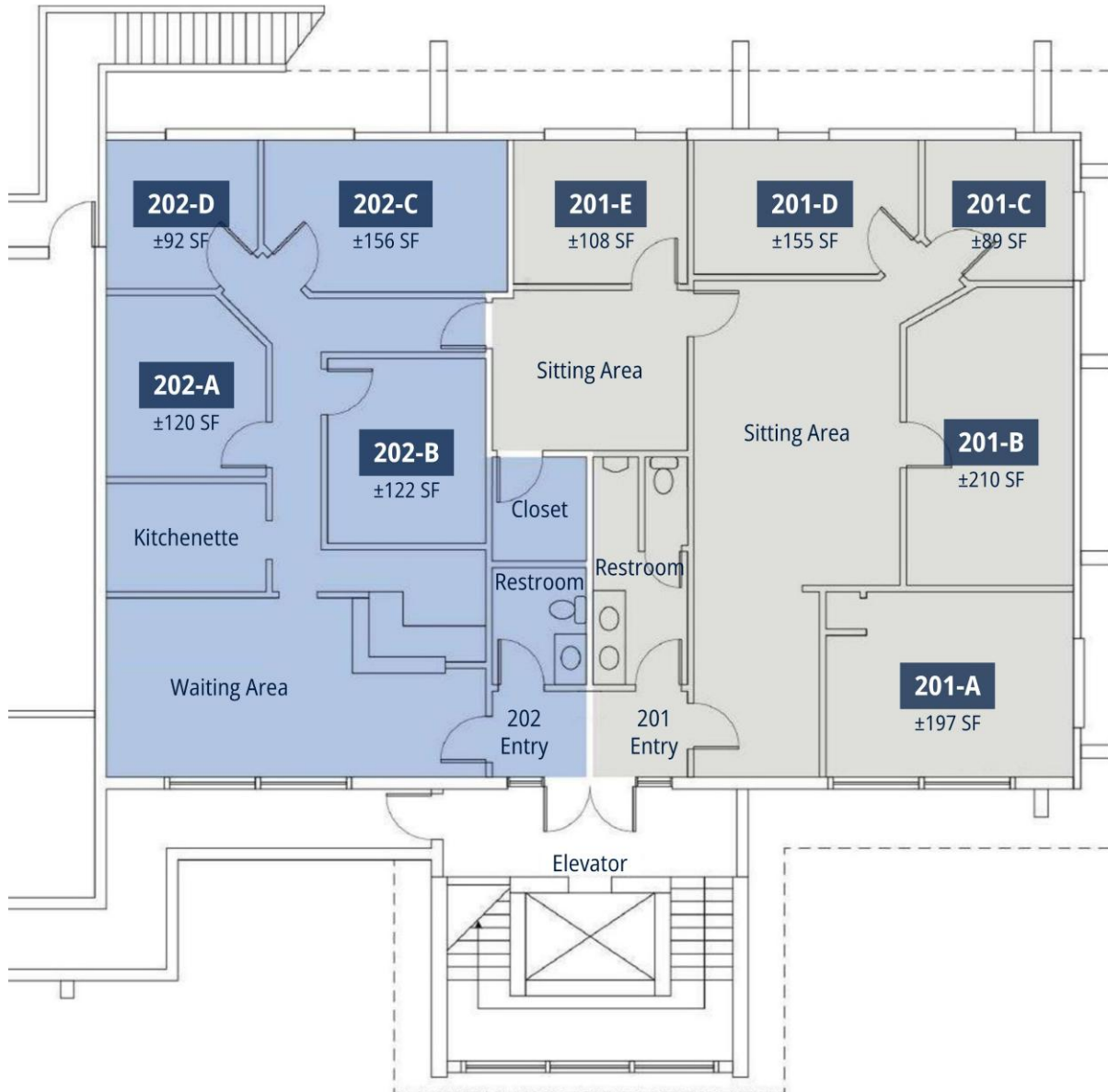


# FLOOR PLAN

1717 LEGION RD, STE 201-202  
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2<sup>ND</sup> FLOOR | DIRECT ELEVATOR ACCESS

|     | OFFICE       | AVAILABILITY |
|-----|--------------|--------------|
| 201 | 201-A        | LEASED       |
|     | 201-B        | LEASED       |
|     | 201-C        | LEASED       |
|     | 201-D        | LEASED       |
|     | 201-E        | LEASED       |
| 202 | 202-A        | LEASED       |
|     | <b>202-B</b> | <b>NOW</b>   |
|     | 202-C        | LEASED       |
|     | 202-D        | LEASED       |



Not Drawn to Scale | Dimensions Approximate

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