



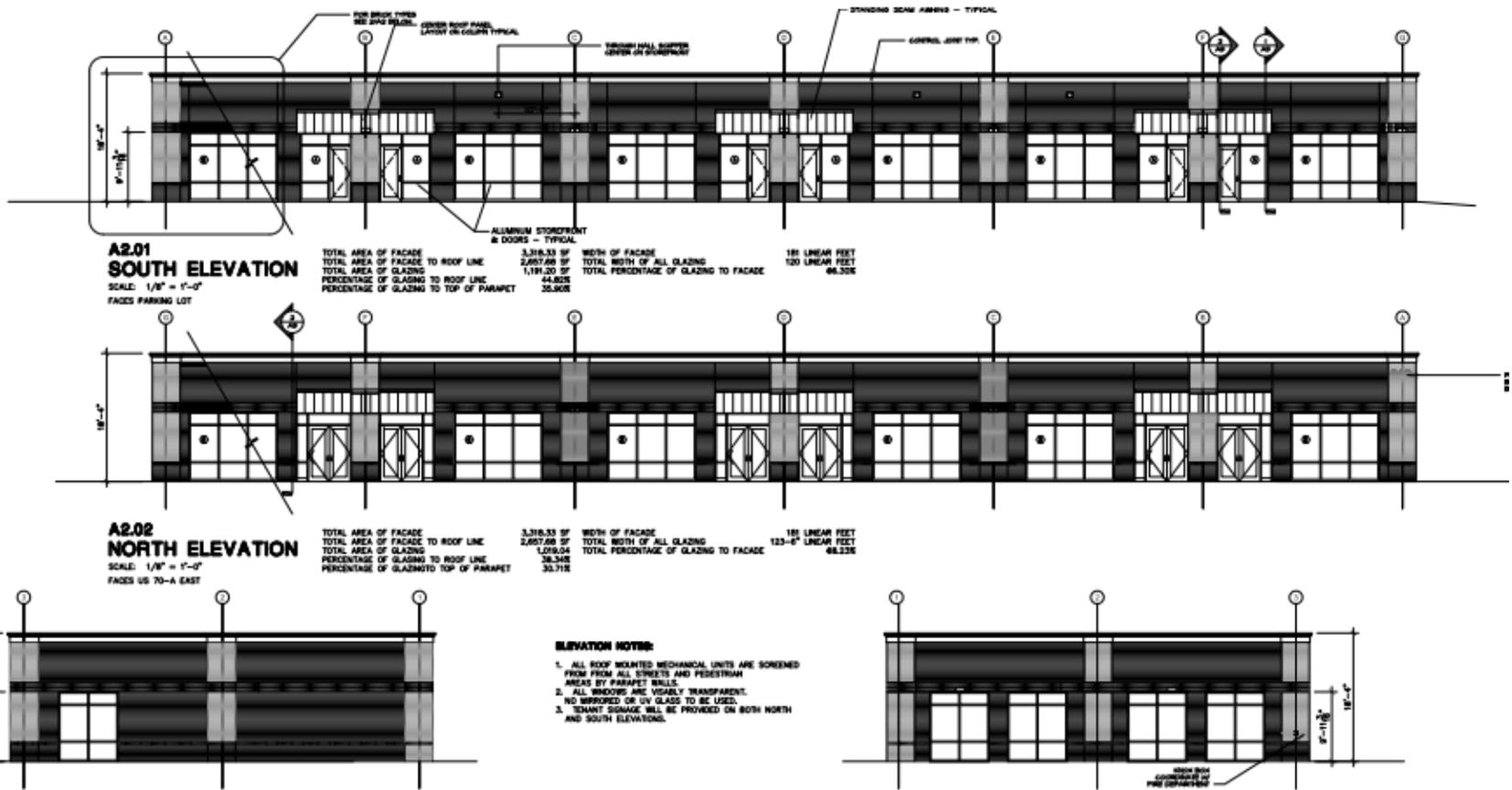
Professional/Medical Office For Lease or Sale

640 MEADOWLANDS DRIVE, HILLSBOROUGH, NC 27278

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919-864-0864

**PICKETT
SPROUSE**
COMMERCIAL
REAL ESTATE

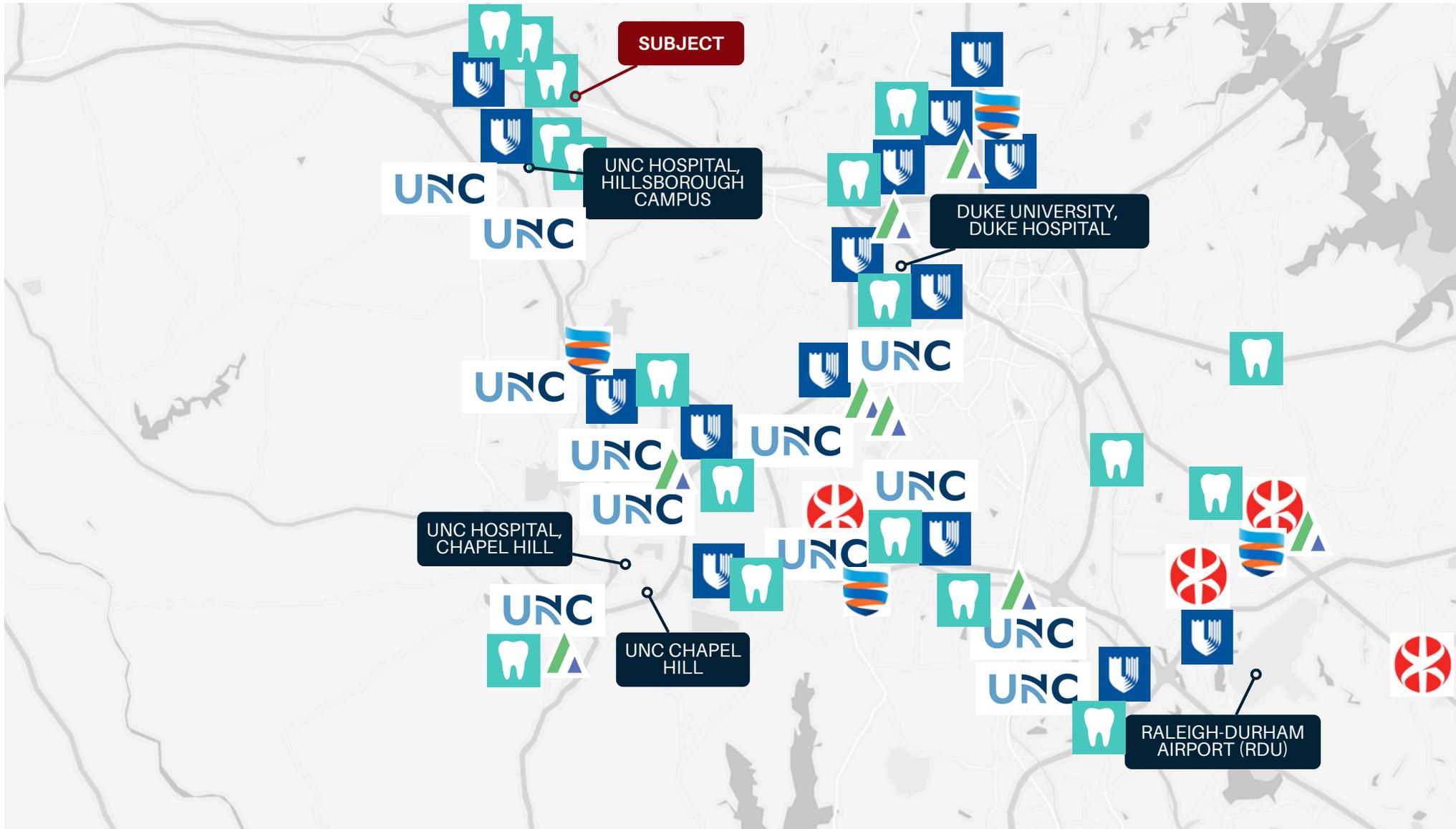


Ideal for medical or professional offices

Brand new 10,800 SF professional office/flex available **for sale or for lease**, delivered in warm, lit shell condition. With 14' ceilings and the ability to divide into smaller units, this space is versatile for various business needs. Expected delivery in Q3 2026. Build to suit available.

SQUARE FOOTAGE	2,000 - 10,800 SF (Unit Sizes Available)
COUNTY	Orange
PARCEL NUMBER	9874813230
ZONING	High Intensity Commercial (HIC)
LEASE RATE	\$26.20/SF Base Rent
TICAM	\$3.18/SF (Estimated)
LIST PRICE	\$4,860,000
CEILING HEIGHT	14 Feet
BEST USE	Medical, Professional Office, Services
MINIMUM TERM	3 Years

This area offers one of the strongest healthcare ecosystems in the country—an ideal environment for medical office growth. Anchored by Duke Health and UNC Health, with additional health networks, the Hillsborough–Chapel Hill–Durham region provides both a robust referral base and a highly educated patient population. With steady population growth, strong household incomes, and proximity to major hospitals and research institutions, it’s a prime location for new or expanding medical practices. The area also supports a strong dental market, with established multi-office groups and growing demand for additional providers.





RICK ASHBY, STATE FARM INSURANCE

GOLDBECK'S MARTIAL ARTS

ORANGE COUNTY SPORTSPLEX

PASSMORE CENTER

SOLTYS PLACE ADULT DAY HEALTH

GRACE HILL CHURCH

SUBJECT

U.S. HWY 70A

TOTAL EXPOSURE DESIGNS

CMA SIGNS

HILLSBOROUGH VETERINARY CLINIC

COMPLETE SMILES OF HILLSBOROUGH

THE LAW OFFICE OF DERRICK J. HENSLEY

ENDSWELL FUNERAL HOME

ORANGE COUNTY EMERGENCY SERVICES

SATTLAWNC

ORANGE COUNTY FINANCIAL SERVICES

BARLOW SCIENTIFIC

PEAK RESOURCES BROOKSHIRE

BIG SPOON ROASTERS

MONARCH MOVEMENT COMPANY

SUMMIT DESIGN AND ENGINEERING SERVICES





Pickett Sprouse Commercial Real Estate
(919) 493-0395

Contact Us

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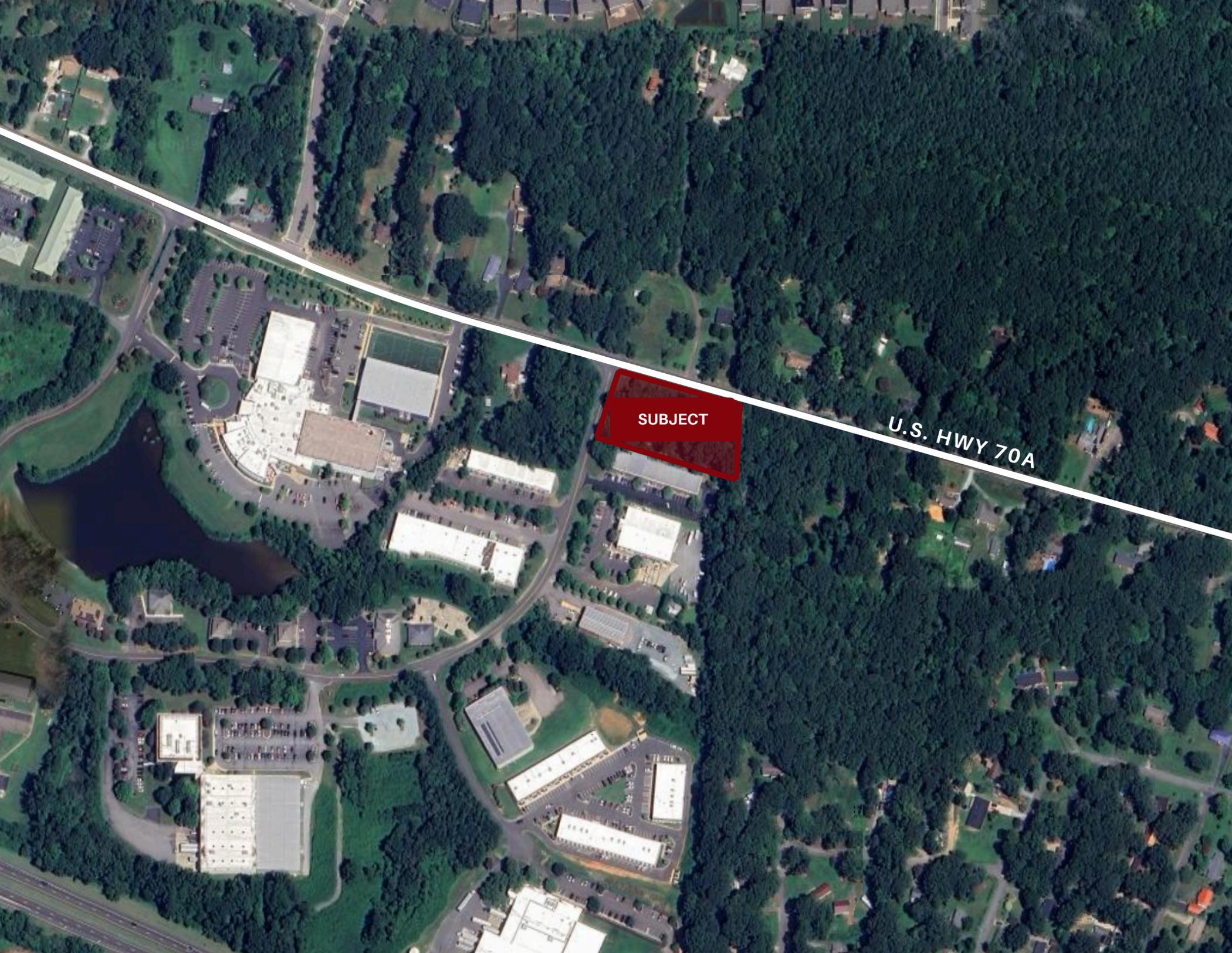
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SUBJECT

U.S. HWY 70A

MEADOWLAND DRIVE

EXISTING 60' PUBLIC RW

EX. CENTERLINE

TOP OF HILLSBOROUGH

EIP
N=841,412.3319'
E=1,978,270.4129'

EXISTING MEADOWLANDS SIGN

MEDICAL OFFICE
10,800 SF

DUMPSTER ENCLOSURE
(SEE DETAILS ON SHEET D-3)

LOADING/UNLOADING ZONE

24' MIN. OPENING

VAN
VAN

7 SPACES

CONCRETE WHEEL STOP (TYP.)

R3.0000' 9 SPACES

R2' (TYP.)

11 SPACES

CONCRETE PAD

HABITAT FOR HUM
ORANGE COUN
PIN # 98748161
DB/PC: 6965/74
ZONING: R1 (ORANGE)
1.2 AC

ER
N=841,133.6005'
E=1,978,583.5375'

