

100 Timberhill Place • Suites 115 & 117

CHAPEL HILL - NC 27514

FOR LEAS by Owners



OPPORTUNITY

- 3,667 SF office condo suite is now available for Lease near the intersection n of Hwy 86 and Interstate 40 just off Weaver Dairy Road.
- Lease Rate: Base Rent \$24.00 PSF + NNN
- Main level suite with good parking
- Situated in close proximity to numerous UNC Health Care and Duke Medical clinics

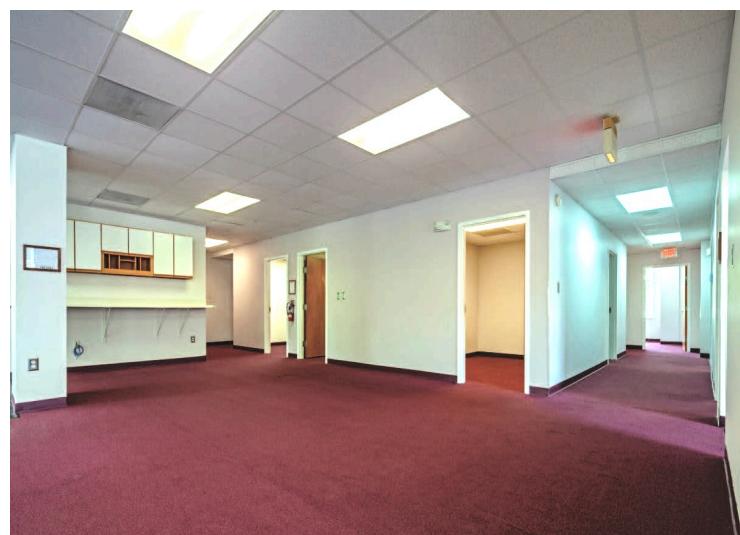
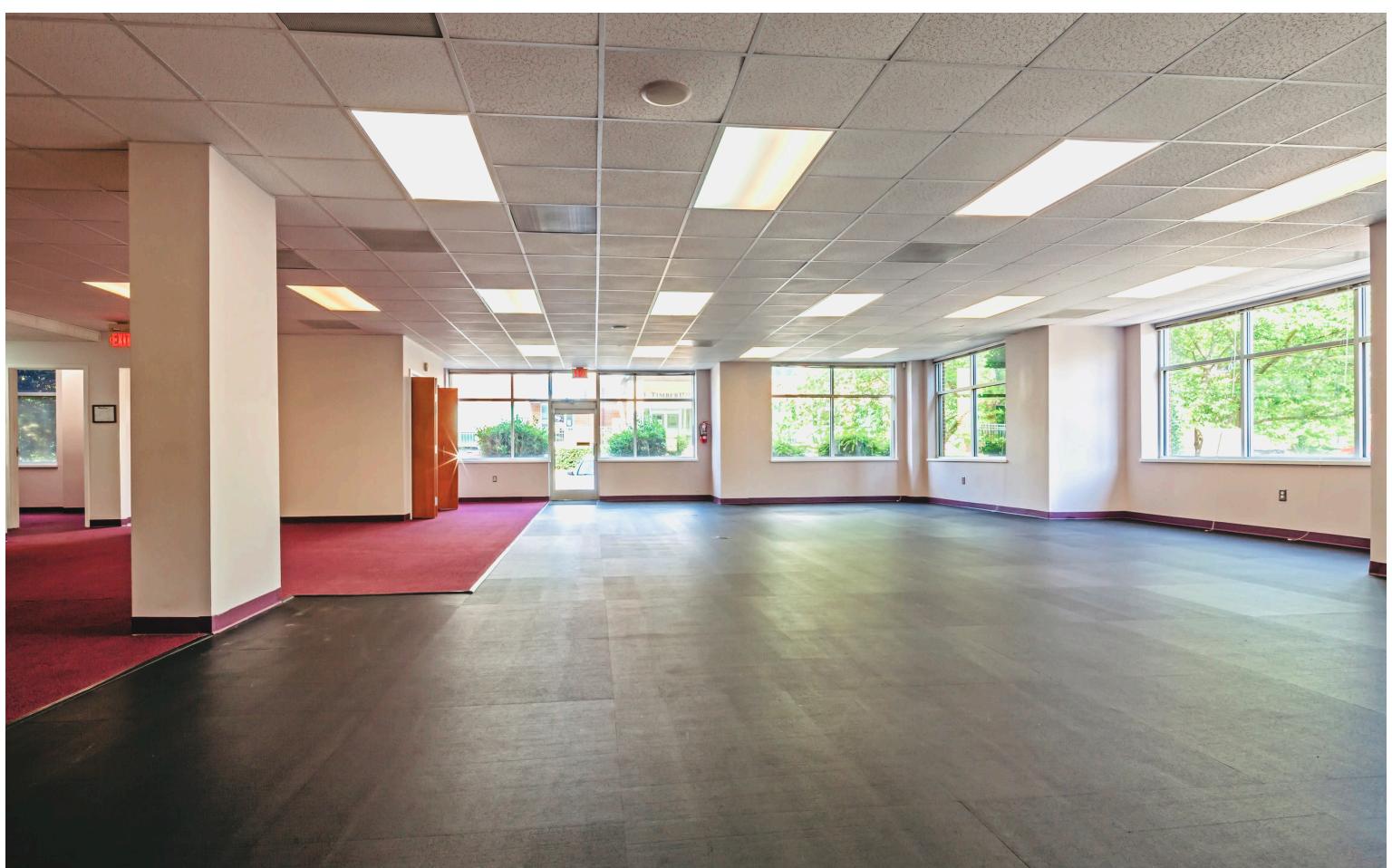
PROPERTY HIGHLIGHTS

- Near restaurants, banking, and retail amenities
- Walk Score: Somewhat Walkable (60) Transit Score: Some Transit (34)
- Parking. 75 Free Surface Spaces Available. Ratio of 5.10/1,000 SF
- Signage. Directory and exterior building/door signage available



RUST PROPERTIES LLC

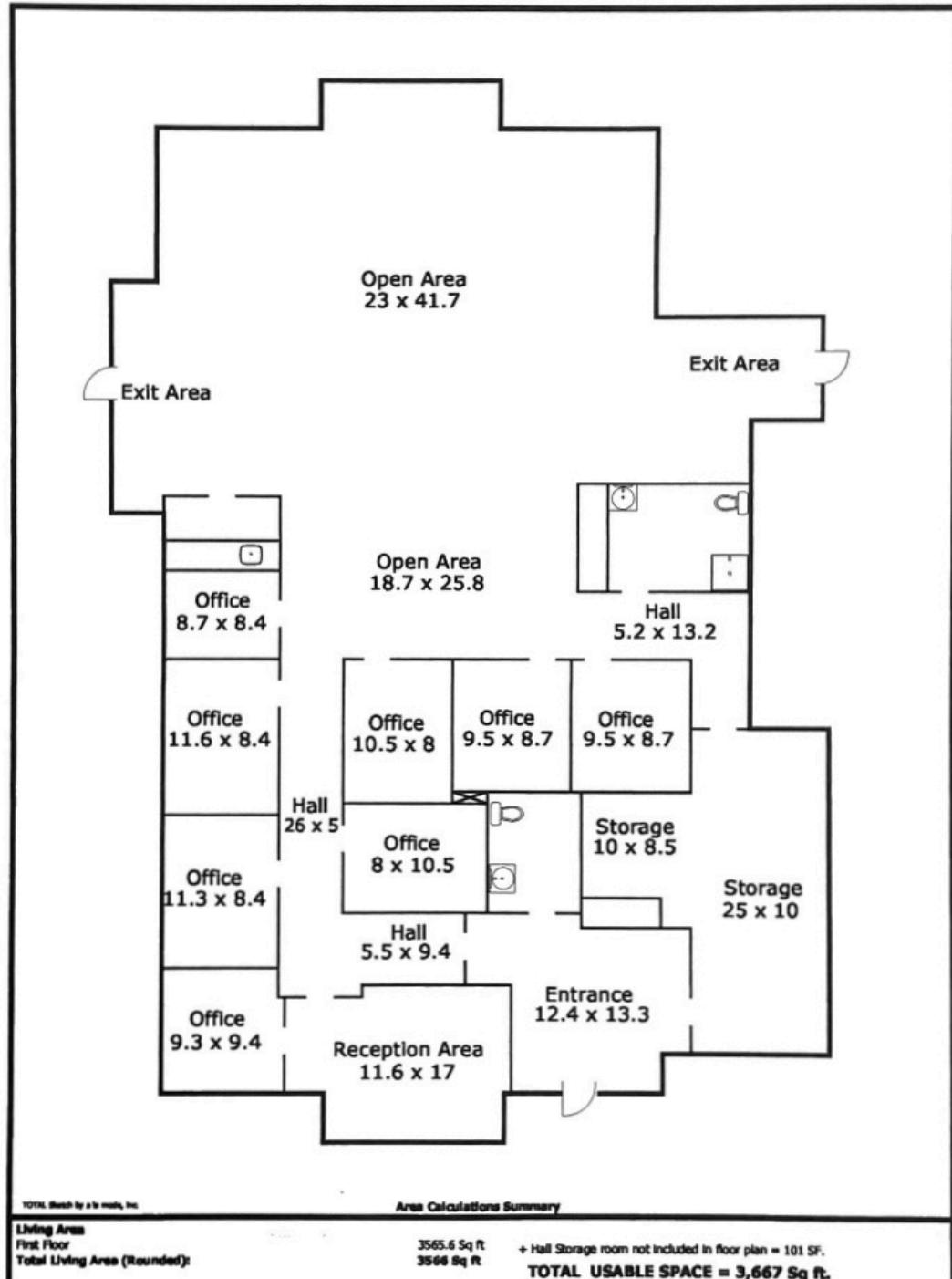
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Building Sketch

Borrower/Client			
Property Address	100 Timberhill Place Suite 115-117		
City	Chapel Hill	County	Orange
Lender	State	NC	Zip Code 27514



**FLOOR PLAN SUITES 115 - 117
100 TIMBERHILL PLACE
Chapel Hill, NC**