

# CHAPEL HILL OFFICE FOR LEASE

1,024 SF



308 W ROSEMARY ST. STE 308



50051 GOVERNORS DRIVE  
CHAPEL HILL, 27517  
**BOLDCRE.COM**



LISTING AGENT  
CHELA TU  
919.260.7059  
CHELA@BOLDNC.COM

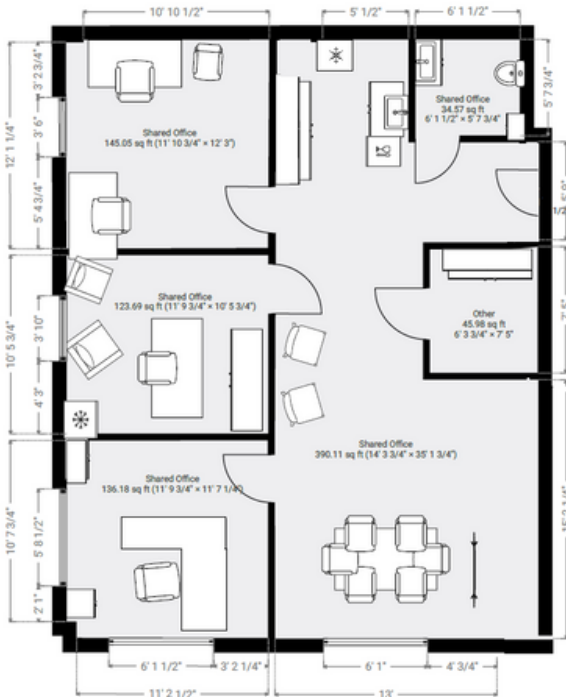
MARKETING BROCHURE

# PROPERTY OVERVIEW

Located in The Fountains at the gateway to downtown Chapel Hill, Suite 308 offers 1,024 square feet of pristine, move-in-ready office space. The suite features two to three private executive offices, a dedicated conference area, and a private kitchenette and restroom, providing a fully self-contained work environment. Modern finishes, abundant natural light, and a boutique professional setting make this an ideal office for small firms or executive teams. Two reserved, covered garage parking spaces are included, along with convenient guest parking, while Franklin Street's restaurants, retail, and UNC-Chapel Hill are all within easy walking distance. [Click for a quick virtual tour on Instagram.](#)

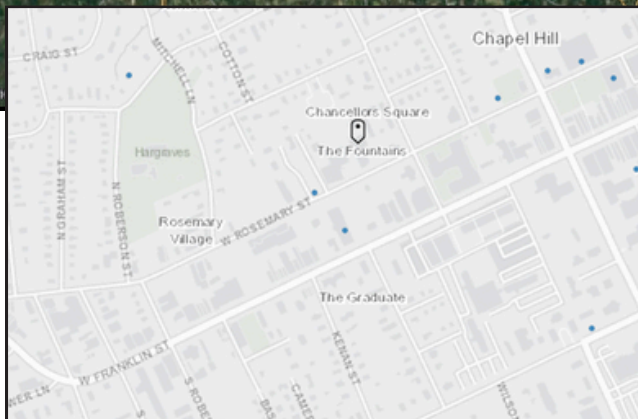
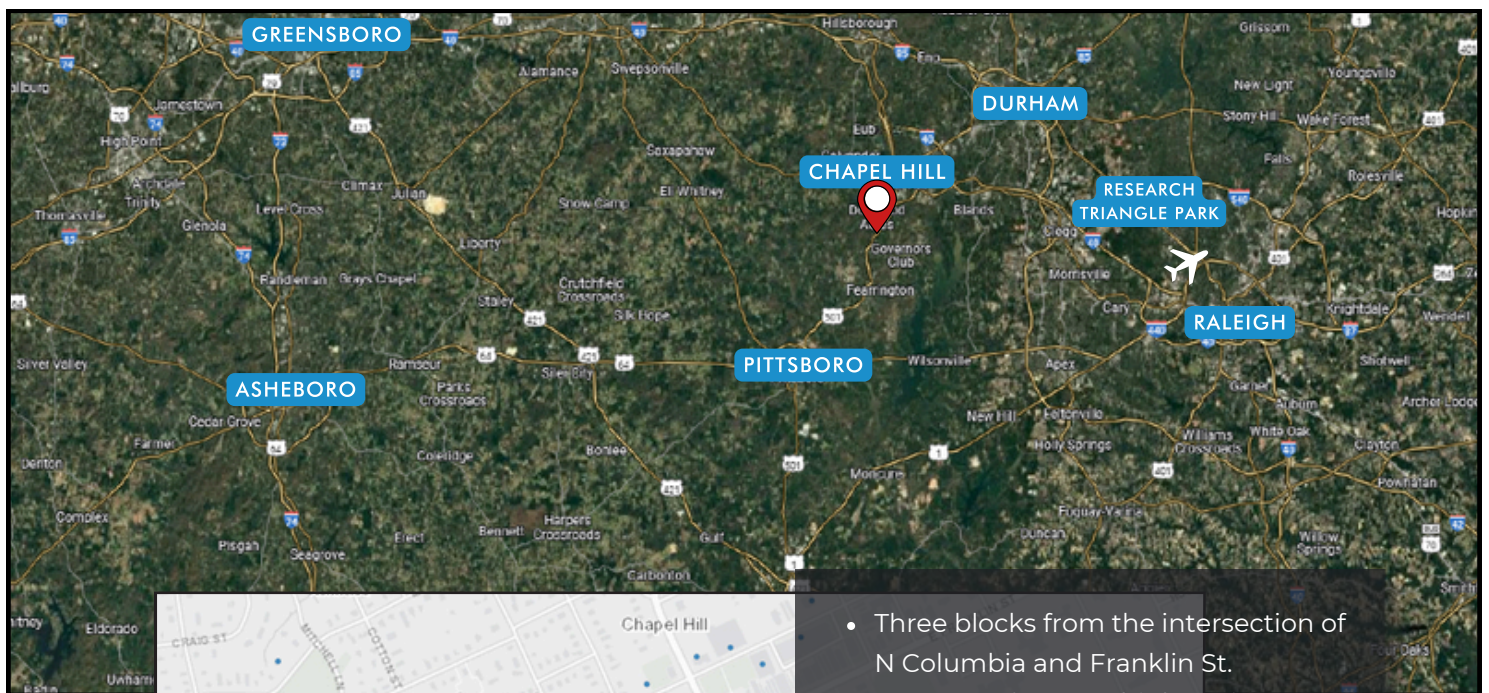


# PROPERTY FEATURES & FLOOR PLAN



<b>ADDRESS</b>	308 W Rosemary St. Ste. 308 Chapel Hill, NC 27516
<b>BUILDING SIZE</b>	38,542 RSF Class A Office Building
<b>SPACE FEATURES</b>	<ul style="list-style-type: none"> <li>• 1,024 RSF</li> <li>• Full-service lease</li> <li>• 3 private window offices</li> <li>• Ensuite restroom and kitchenette</li> <li>• 2 reserved parking spaces</li> <li>• Covered, secure parking</li> <li>• Fully-furnished option</li> </ul>
<b>BUILDING AMENITIES</b>	<ul style="list-style-type: none"> <li>• Visitor Parking</li> <li>• Common outdoor patio meeting/dining space</li> <li>• Covered, gated parking</li> </ul>

# PROPERTY LOCATION

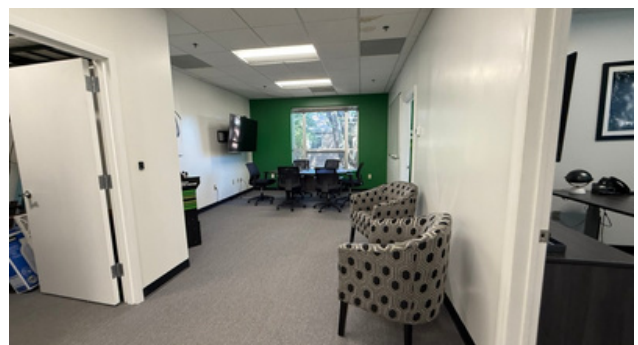
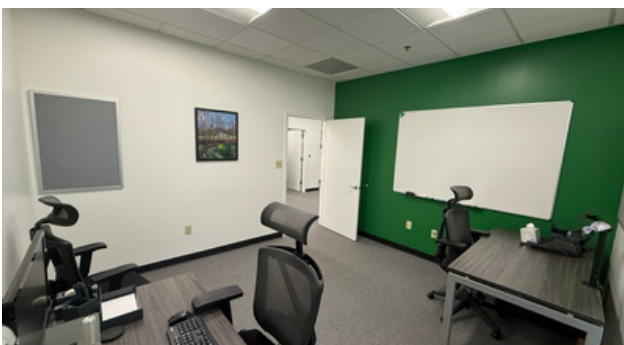
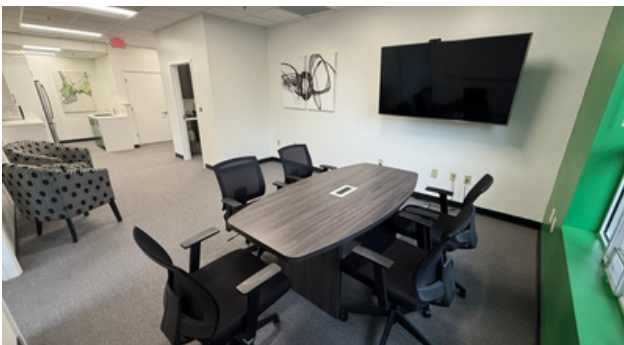


- Three blocks from the intersection of N Columbia and Franklin St.
- Footsteps from multiple active developments including Chapel Hill Life Sciences Center and West Rosemary Street Hotel
- 8 minute walk to UNC-Chapel Hill campus
- Walk Score: 87
- Bike Score: 83

# DEMOGRAPHICS

POPULATION	2 Miles	5 Miles	10 Miles
2024 Population	47,221	108,451	283,718
2029 Population Projection	44,335	103,603	286,123
HOUSEHOLDS	2 Miles	5 Miles	10 Miles
2024 Households	17,120	43,050	115,803
2029 Household Projection	15,878	41,116	117,057
Total Specified Consumer Spending (\$)	\$507.3M	\$1.5B	\$3.9B
INCOME	2 Miles	5 Miles	10 Miles
Average Household Income	\$95,487	\$119,981	\$113,355

# PHOTOS





# Why Chapel Hill?

## WE love it here...

- We're home to the oldest public university **and** the newest innovations in life sciences and clean tech.
- We have one of the country's largest free transit systems **and** some of the region's most connected greenways. We're
- committed to climate action and affordable housing **and** we're actively investing in those commitments. We come
- together for big-time basketball, old-fashioned barbecue, **and** world-class arts and culture.



# #1

Public School  
District in NC

# #1

State for  
Business in 2025

# #4

Most Educated US  
Metro Area

# #6

US Metro for Tech  
Innovation

## YOU will love it here, too...

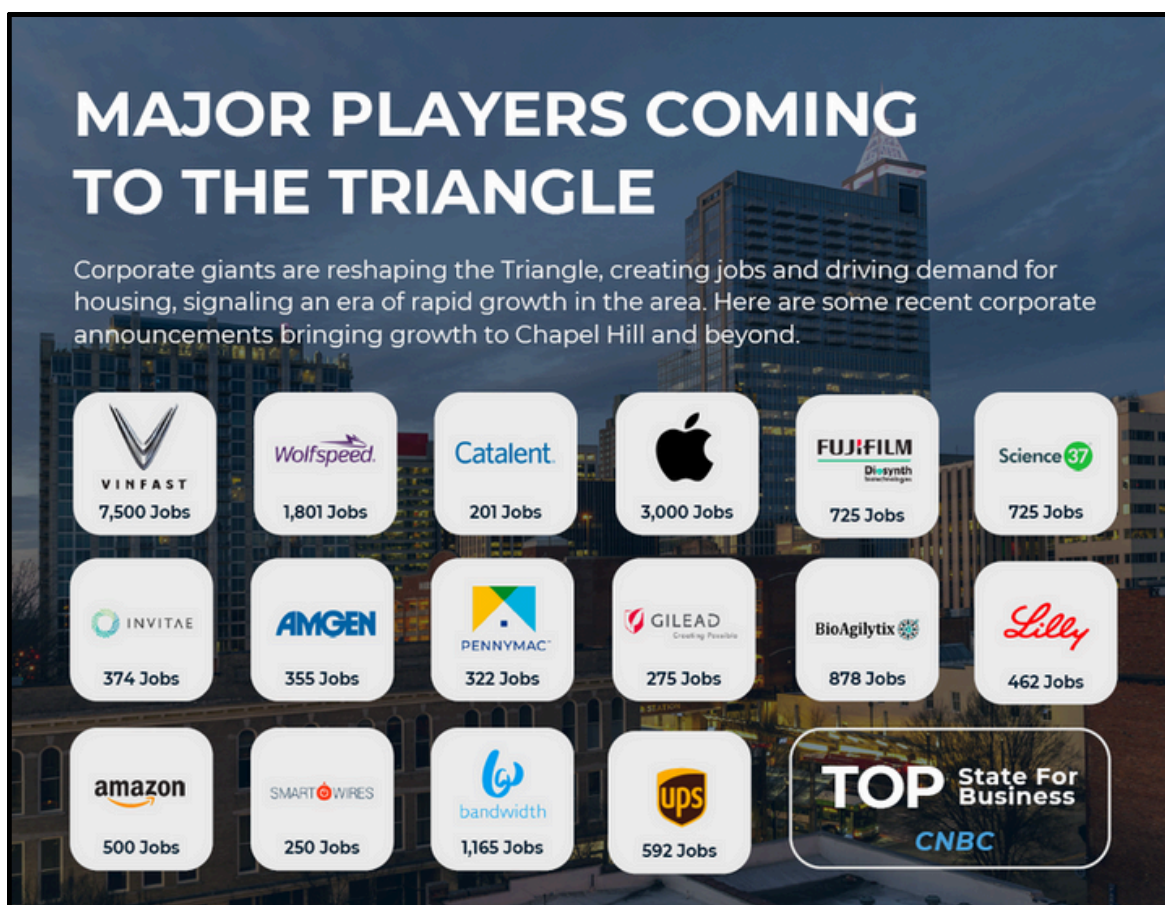
- You want access to top quality talent **and** a high quality of life.
- You want to get to the airport **and** have a great place to land.
- You want high-end offices **and** low-key places to relax after work.
- You want great spaces for client dinners **and** fun places for families.

**We'd love to show you some office spaces & special places in Chapel Hill.**

[chapelhilleconomicdevelopment.org](http://chapelhilleconomicdevelopment.org)

# THRIVING REGION BOOMING CORRIDOR

In the heart of one of the fastest-growing regions in the country, this Chapel Hill property offers a rare chance to create a transformative project in the Triangle's thriving economic corridor. With proximity to world-class universities and healthcare systems—UNC-Chapel Hill and Duke University—this site is perfectly positioned to tap into one of the nation's most educated and dynamic workforces. The Triangle's diverse industry base, from tech and life sciences to finance and creative sectors, continues to attract top companies seeking talent and innovation. People are moving here in record numbers for the unmatched quality of life, robust employment market, and vibrant cultural scene. With utilities available, arterial road frontage, and adjacency to high-value mixed-use districts, this is a strategic location for residential, commercial, or mixed-use development. Opportunities like this in Chapel Hill are exceptionally limited—position your project at the center of the Triangle's next wave of growth.





**CHELA TU, CCIM**

SENIOR ASSOCIATE

M: 919.260.7059 | O: 919.883.5502

[CHELA@BOLDNC.COM](mailto:CHELA@BOLDNC.COM)

[WWW.BOLDCRE.COM](http://WWW.BOLDCRE.COM)

50051 GOVERNORS DRIVE STE A  
CHAPEL HILL, NC 27517