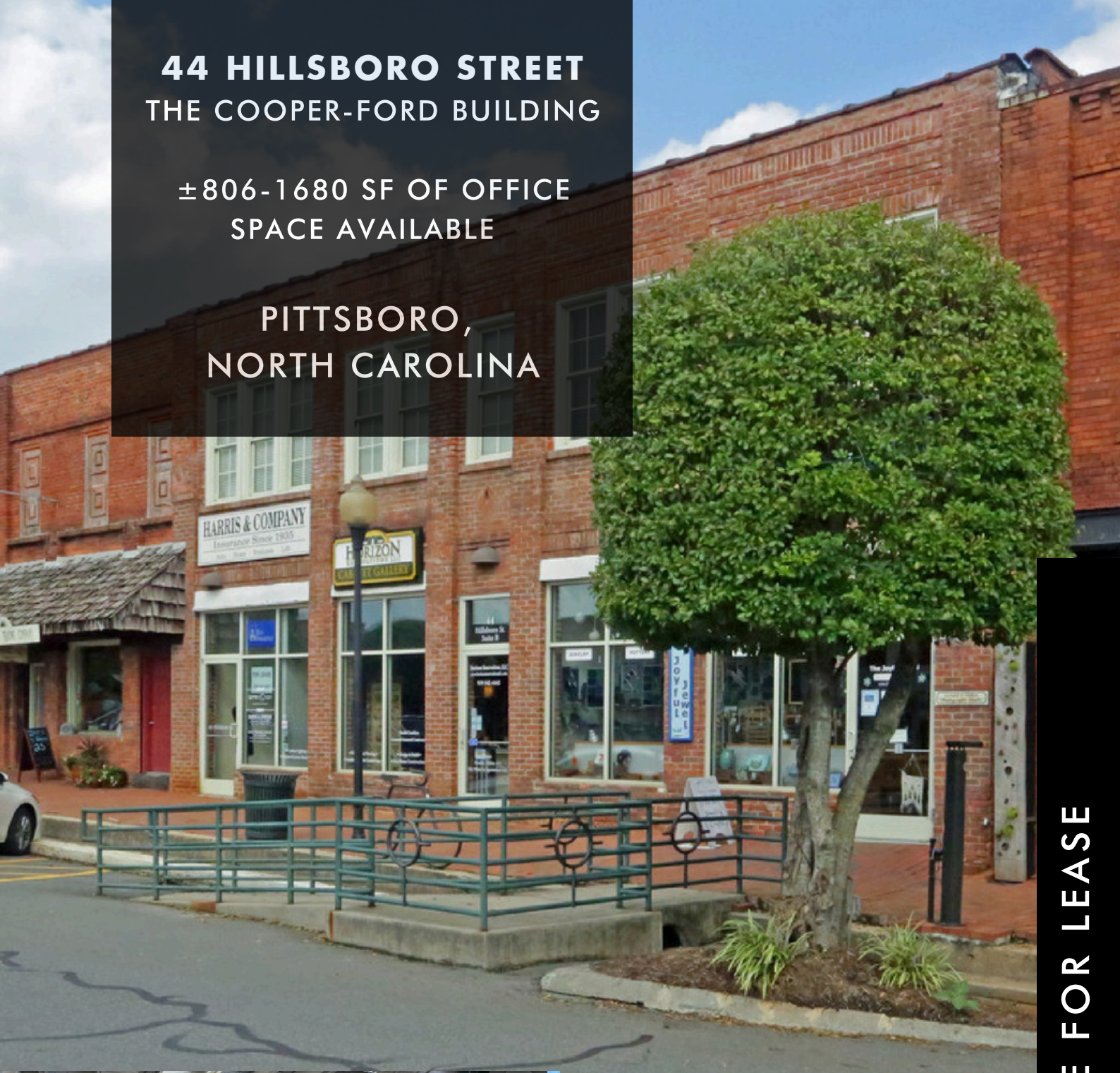


**44 HILLSBORO STREET
THE COOPER-FORD BUILDING**

**±806-1680 SF OF OFFICE
SPACE AVAILABLE**

**PITTSBORO,
NORTH CAROLINA**



OFFICE SPACE FOR LEASE



50051 GOVERNORS DRIVE
CHAPEL HILL, 27517
BOLDCRE.COM

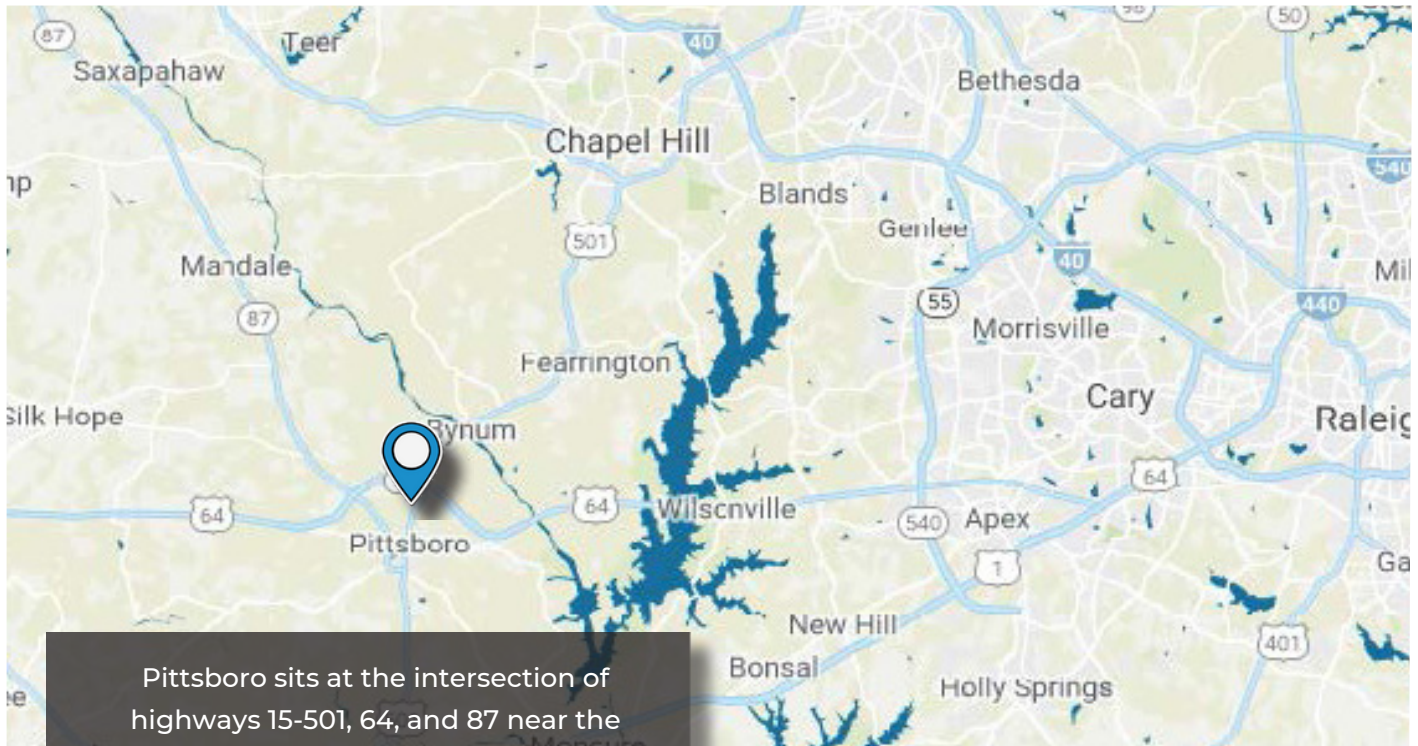


LISTING AGENT
CHELA TU
919.260.7059
CHELA@BOLDNC.COM

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PROPERTY LOCATION & COMMUNITY



Pittsboro sits at the intersection of highways 15-501, 64, and 87 near the center of Chatham County's 707 square miles in the center of the state. Pittsboro is a short drive from the Haw River and Jordan Lake State Park which provide a variety of outdoor recreational opportunities.

Pittsboro is 16 miles south of Chapel Hill, 25 miles west of Research Triangle Park and RDU International Airport, and 30 miles west of the state capital in Raleigh. Pittsboro is 17 miles north of Sanford and 16 miles east of Siler City.

Pittsboro is a small town with unique shops and a friendly, diverse population of about **4,500 people** — families, artists, students, farmers, empty nesters, alternative healers, and retirees—**many of who smile and wave whether they know you or not.**

OVERVIEW & FEATURES

Established in 1915, the **Cooper-Ford Building** is located in **downtown Pittsboro** and features an **open floor plan** with **exposed brick walls** and plenty of **natural light**. Watch as the birds fly above your head through the skylight of this unique, 2nd-floor office space.

PROPERTY FEATURES:

- Rate includes utilities, building services, and property expenses
- Fully built out as standard office
- Mostly open floor plan layout
- Central air and heating
- High ceilings
- Downtown historic district
- Fully carpeted
- Foot traffic
- Central to lots of local restaurants and retail
- Natural light, skylight feature
- 2nd floor, accessible by stairs only

TENANTS:

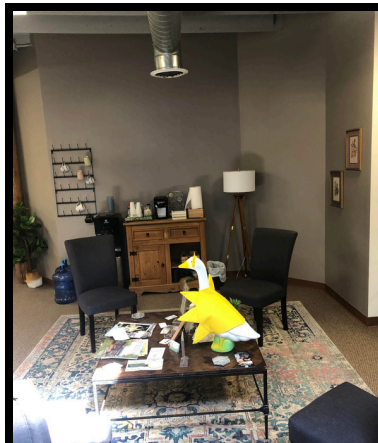
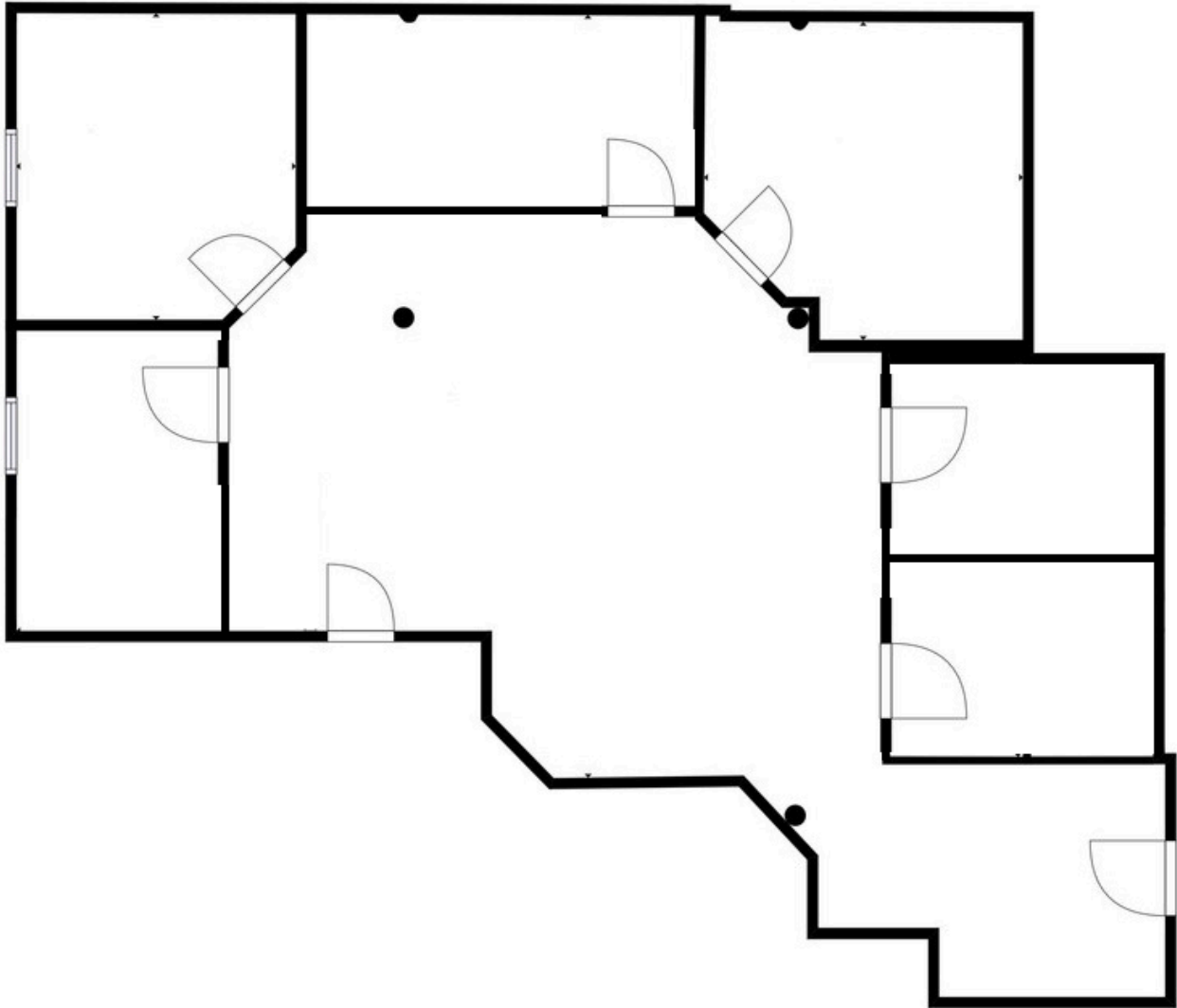
- On the ground level:
- Horizon Renovations LLC
 - Pittsboro Gallery of Arts

PROPERTY FACTS:

- Property Type: Office
- Property Subtype: Storefront Retail/Office
- Gross Leasable Area: 9,506 SF
- Year Built: 1915
- Cross-Streets: East St.

SUITE C

Total SF: ±1,680

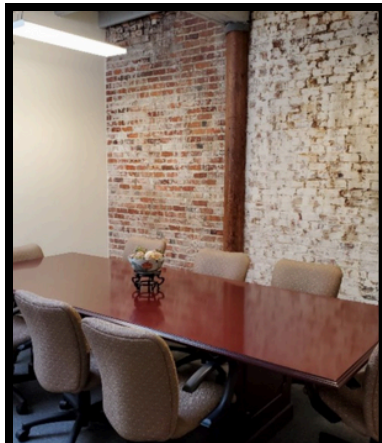
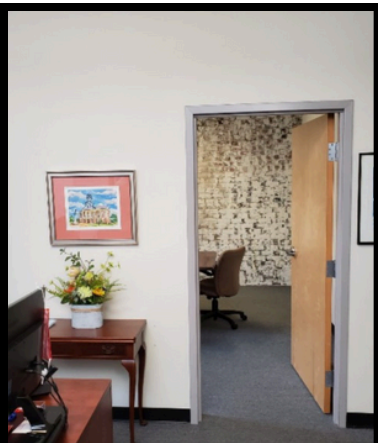
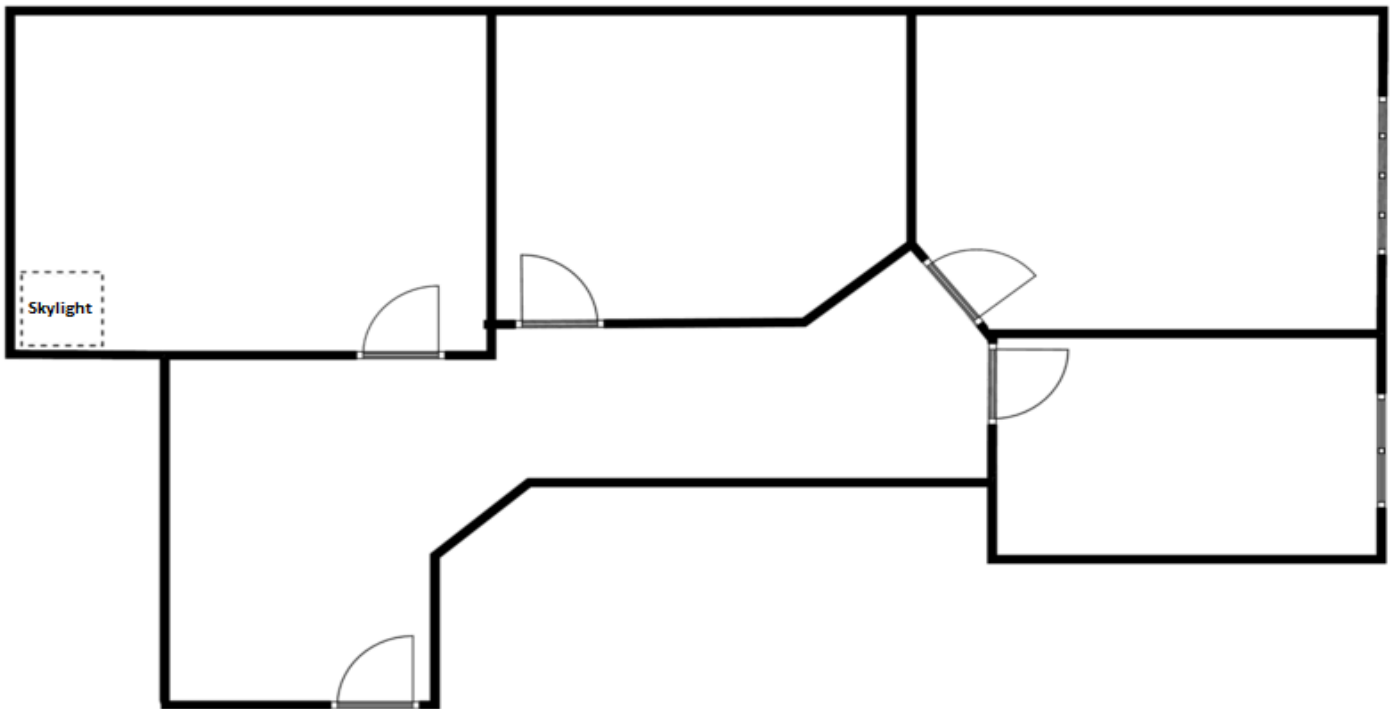


44 HILLSBORO STREET

OFFICE SPACE FOR LEASE

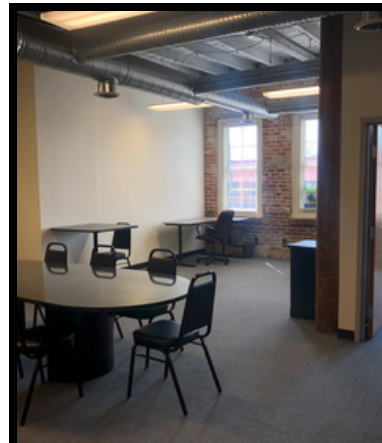
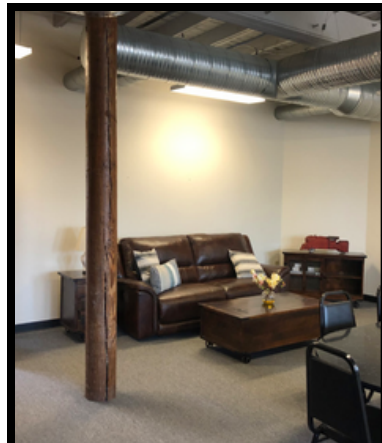
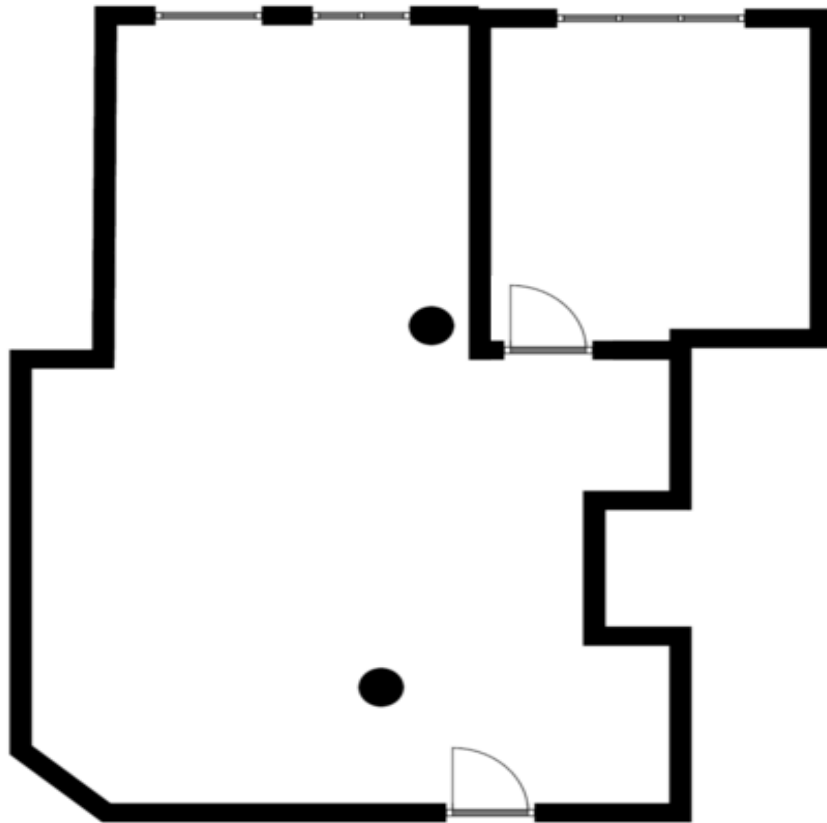
SUITE D

Total SF: ±1,052



SUITE E

Total SF: ±806



44 HILLSBORO STREET

OFFICE SPACE FOR LEASE

EXTERIOR PHOTOS





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