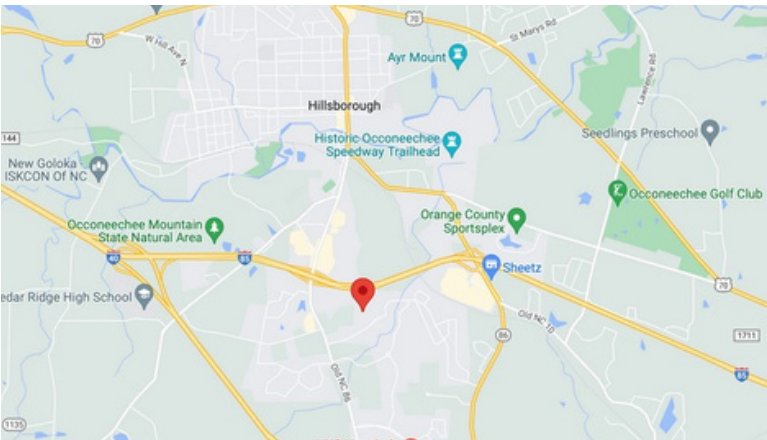


FLEX SPACE FOR LEASE

Old Mill Business Park

2210 Leah Drive, Unit 3, Hillsborough, NC 27278



OFFERING SUMMARY

\$3,745/mo (includes projected TICAM)

Available May 2025

Zoned Economic Development District.

2,178 SF Flex Unit with 330 SF of Office Space

\$3,082 base rent plus \$3.65/SF projected TICAM

For more information contact:

Emilee Collins, CCIM

(919) 730-7040

emilee@pickettsprouse.com



FOR LEASE

Old Mill Business Park

2210 Leah Drive, Unit 3, Hillsborough, NC

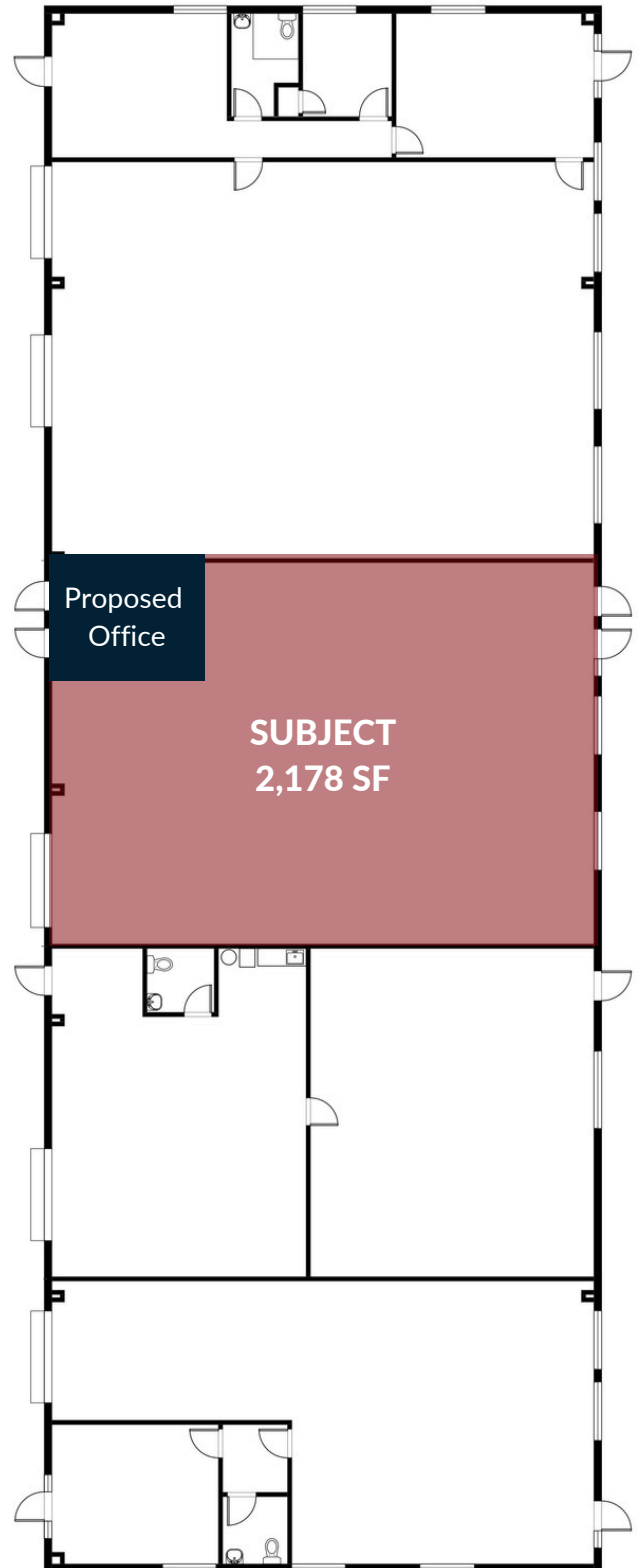
FEATURES

- Private Business Setting
- Overhead Door
- Natural Light
- Front & Rear Service Door Access
- Fully Conditioned
- Kitchenette

PERMITTED USES

- Personal Service Business
- Research
- Art/Music/Dance School
- Flex
- Health Fitness
- Light Manufacturing
- Office

PROPOSED OFFICE LAYOUT



FLOOR PLAN