



MOVE-IN READY OFFICE SUITE AVAILABLE IMMEDIATELY

FOR LEASE OR SALE

501 Eastowne Drive, Suite 265

Chapel Hill, NC 27514

**AVISON
YOUNG**

Property highlights

Move-in ready office suite available immediately for lease or sale

Offering Summary

Lease Rate: \$23.00/sf, Full Service

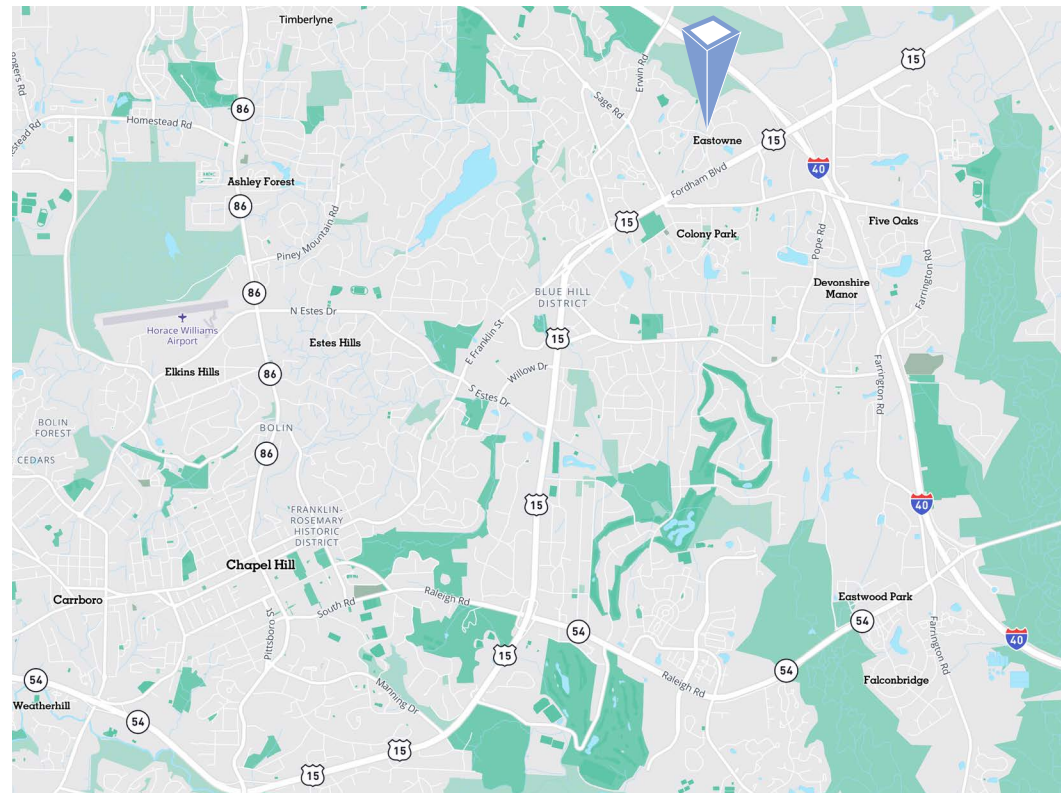
Sale Price: \$525,000

Available SF: 2,064 sf

Year Built: 2005

UOA Quarterly Dues: \$1,493.91

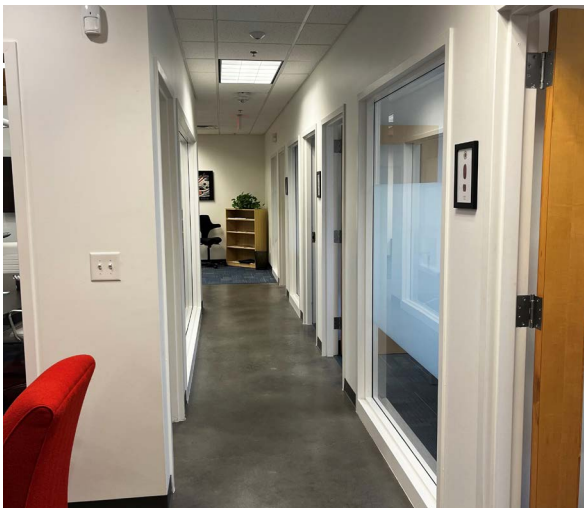
- Efficiently designed office suite featuring a reception/waiting area, conference room, four windowed private offices, break area, and flexible multi-purpose space
- Partial covered parking available
- Secure building access
- Situated within Eastowne Office Park, home to a mix of healthcare-adjacent users, professional services firms, and nonprofit/service organizations
- Excellent accessibility to I-40, with close proximity to Wegmans and nearby banking amenities
- Strong demographics support an affluent and densely populated market, ideal for professional office users



Floor Plan



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Photos

Demographics

136,533
Total population
within a five-mile
radius

6,766
Total businesses
within a five-mile
radius

57,802
Total employees
within a five-mile
radius

62,467
Total housing units
within a five-mile
radius

\$163,355
Avg. hh income
within a three-mile
radius

\$600,544
Avg. house value
within a three-mile
radius



Let's talk.

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