308 W ROSEMARY STREET | SUITE 103

CHAPEL HILL, NC 27516

IRREPLACEABLE DOWNTOWN LOCATION | **FOR SALE $400,000**

CUSHMAN & WAKEFIELD

PROPERTY DESCRIPTION

Cushman & Wakefield is pleased to present 308 W Rosemary St, Suite 103 for sale to qualified investors and owner/users. Located in the heart of Downtown Chapel Hill, the condo unit is a short walk away from Franklin Street, thousands of apartment units, and the University of North Carolina at Chapel Hill.

ADDRESS	308 W Rosemary Street, Suite 103
CITY/STATE/ZIP	Chapel Hill, NC 27516
LIST PRICE	$400,000 ($212/SF)
TOTAL SF	± 1,889 SF
YEAR BUILT	1999
PARKING SPACES	3 Covered Spaces
PROPERTY TAX (2026)	$5,722
ANNUAL CONDO FEES	$7,821
ZONING	Town Center 2 (TC-2)
APPROVED USES	Office and Retail

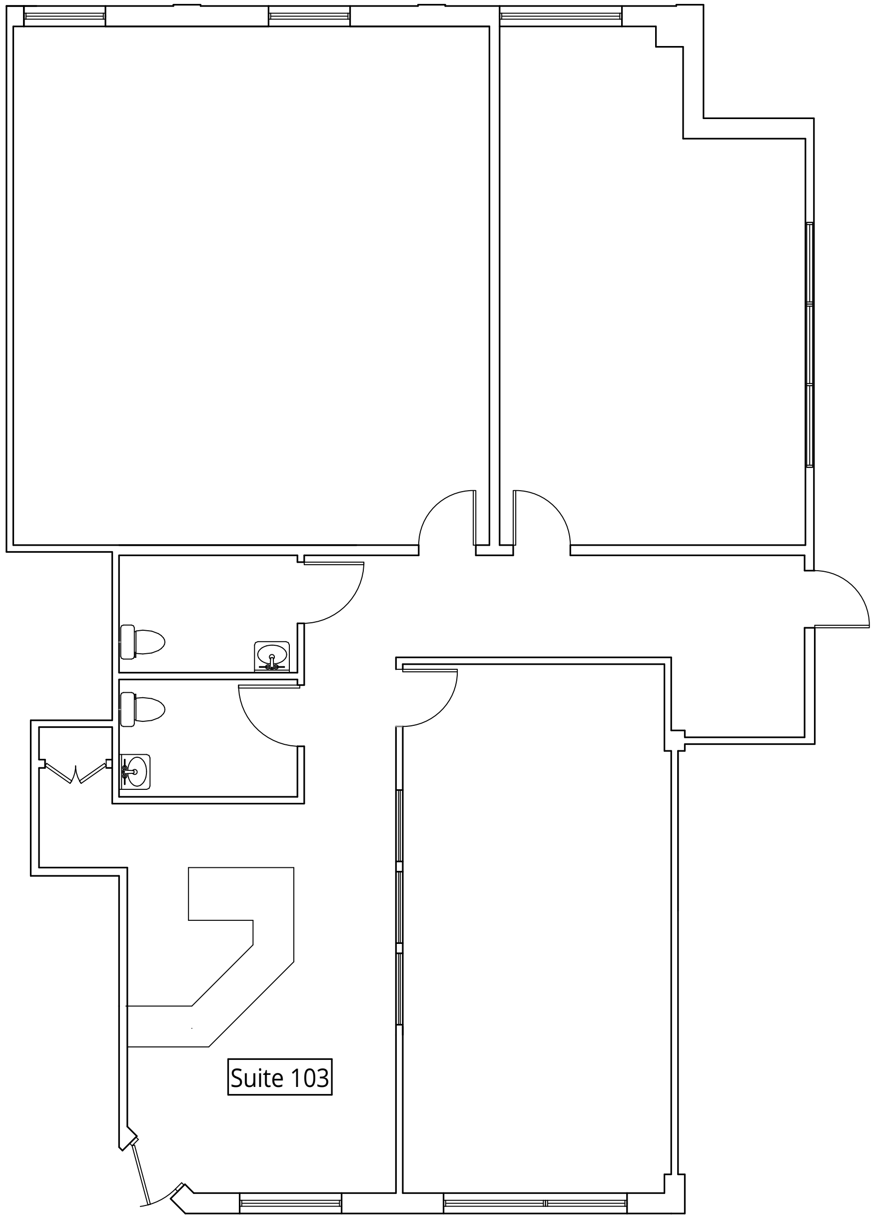
BUILDING OVERVIEW

Suite 103 is part of The Fountains condominium complex. The complex is four stories tall and totals 38,542 SF. The first three floors are office/retail uses while the fourth is residential. Suite 103 is on the first (ground) floor. Parking spaces are in the underground parking garage. There are seven parking spaces for visitors available on a first come, first serve basis.

CONDO ASSOCIATION

The Fountains Owners Association is managed by Community Focus of NC. The association is responsible for roof, exterior, structure, parking garage, elevator, and all common areas. The most recent assessment was in 2021 for capital improvements. The 2026 budget is $146,911. Contact broker for further financials.

FLOOR PLAN



Suite 103:
± 1,889 SF
$400,000

PROPERTY PHOTOS


Main Entrance


Open Office/Training Room


Open Office/Training Room


Open Office/Training Room

LOCATION AERIAL

LOCATION OVERVIEW

DOWNTOWN CHAPEL HILL

Spanning around 85 acres and immediately adjacent to the University of North Carolina at Chapel Hill, Downtown Chapel Hill has had a robust post-pandemic rebound. The area attracts approximately 9.5 million annual visits, with 50% of visitors coming from more than 50 miles. This level of foot traffic—bolstered by expanded sidewalks, outdoor dining infrastructure, and thriving new tenants—signals strong demand for commercial properties.

$28.91/SF
(Full Service)
Average Chapel Hill/Orange County Office Rent, Q2 2025

4,062 SF
Overall Office Net Absorption, Q2 2025

UNC – CHAPEL HILL BY THE NUMBERS

32,438 Fall 2025 Student Population

14,515 Staff and Faculty Members

5TH Top Public School in the U.S.

HIGHLIGHTED DEVELOPMENTS

CAROLINA SQUARE

Formerly known as University Square, UNC-Chapel Hill acquired the site in 2008 and developed a three-building $123 million mixed-use complex that delivered in 2017. It includes approximately 159,000 SF of office, 44,000 SF of street-level retail, and 246 apartments.

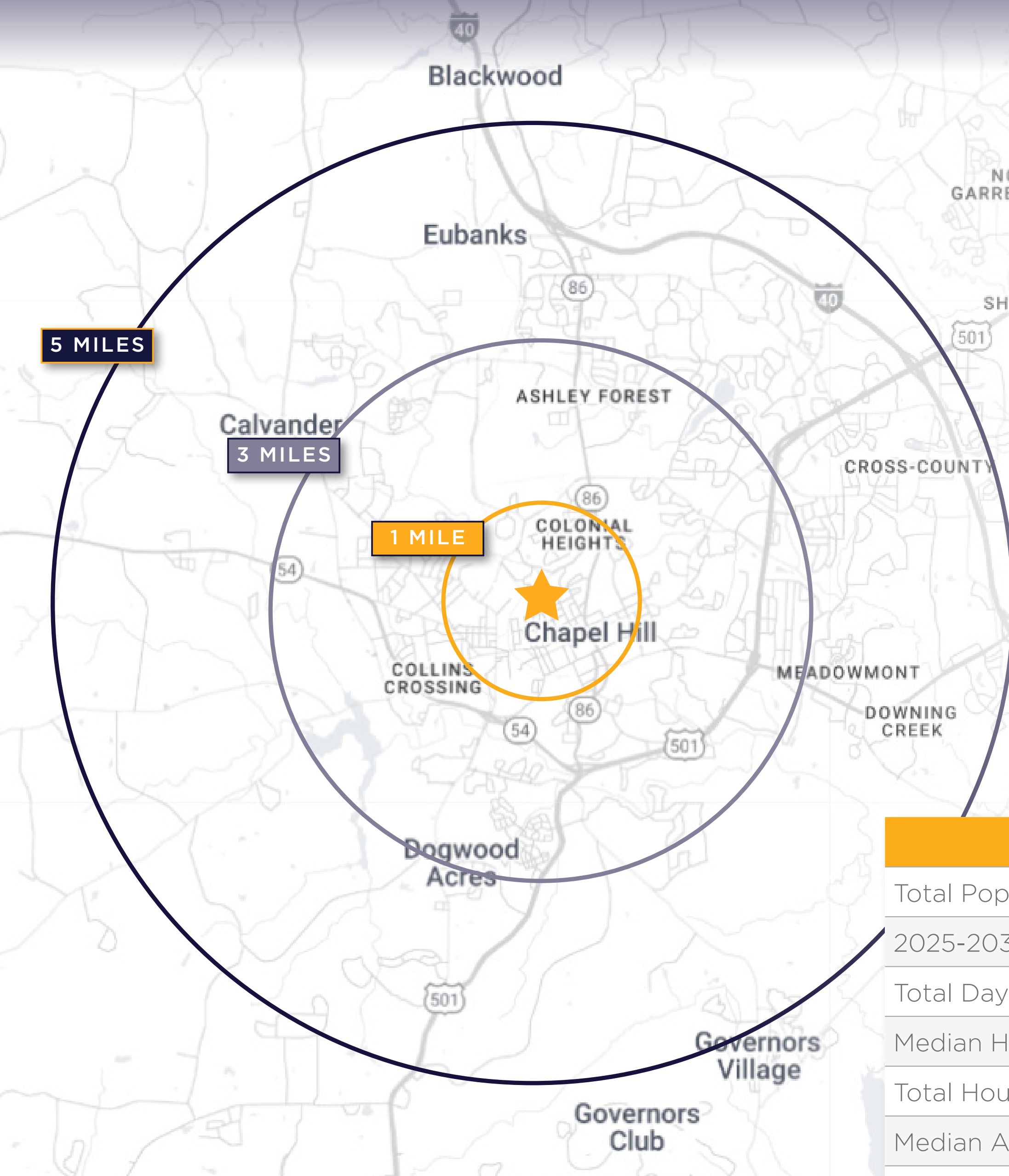
LONGFELLOW

Longfellow acquired the 1.99-acre site at 306 W Franklin St for $13.2 million in early 2022 and plans a 320,000+ SF mixed-use, eight-story building including life science, office, and retail uses. Construction is expected to begin in 2026.

GRUBB PROPERTIES

Grubb Properties partnered with the Town of Chapel Hill to develop the Chapel Hill Innovation District. Spanning over 3.2 acres, the full project entails a 1,100-space parking deck, 200,000+ SF of wet lab and office space, and will deliver around 800 jobs to the downtown community.

AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Total Population	19,259	70,034	112,306
2025-2030 Growth Rate: Population	0.03%	0.76%	0.95%
Total Daytime Population	46,720	94,493	137,276
Median Household Income	$53,680	$82,341	$97,984
Total Households	6,148	26,887	45,608
Median Age	23.3	28.4	32.8
Total Businesses	1,320	3,180	4,780

INVESTMENT SALES ADVISORS

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