

101 Conner Dr, Chapel Hill, NC 27514

## The Willowcrest Building, Suite 200

\$21.00 /SF/YR

±3,000 SF bright, versatile professional office suite at The Willowcrest Building, Chapel Hill, minutes to UNC & downtown and easy access to Hwy 15-501, I-40, RTP. Strategically positioned, Suite 200 offers an engaging, professional setting with exceptional access to the broader enterprise corridor. Surrounded by vibrant retail, established offices, and essential services... ***Continues on page 3...***

### Quick Snapshot

- Premier Chapel Hill location minutes to UNC, HWY 15-501, and I-40 with connectivity to RTP
- Bright layout featuring all windowed offices and generous natural light
- Welcoming reception, large conference room, and spacious kitchen
- Upgraded wood trim with decorative glass accents & drop ceiling with integrated lighting
- Ample on-site surface parking just steps from the building
- Prominent building signage plus independent monument sign for tenant visibility



|                   |                        |
|-------------------|------------------------|
| Rental Rate:      | \$21.00 /SF/YR         |
| Property Type:    | Office                 |
| Property Subtype: | Versatile              |
| Walk Score :      | 61 (Somewhat Walkable) |
| Transit Score :   | 36 (Some Transit)      |
| Rental Rate Mo:   | \$1.75 /SF/MO          |



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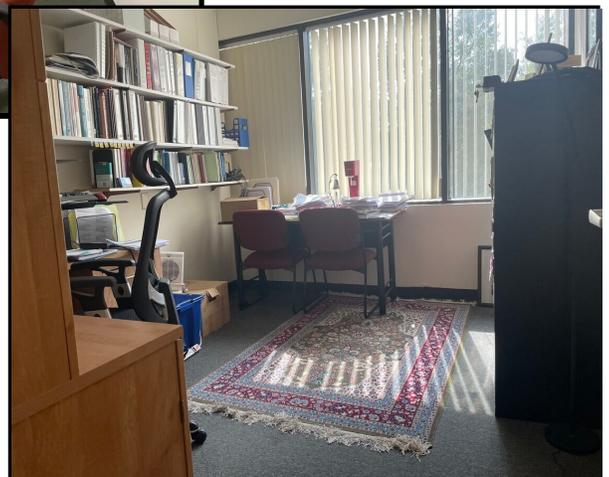
## 2nd Floor Ste 200

|                 |                   |
|-----------------|-------------------|
| Space Available | 3,000 SF          |
| Rental Rate     | \$21.00 /SF/YR    |
| Date Available  | February 01, 2026 |
| Service Type    | Modified Gross    |
| Space Type      | Relet             |
| Space Use       | Office            |
| Lease Term      | 3 - 10 Years      |

±3,000 SF bright, versatile professional office suite at The Willowcrest Building (also known as Willowcrest Professional Center), with room for flexible layouts for a variety of professional uses, including professional services. Landlord may, upon request, consider consolidating the number of single offices for the purpose of enlarging the overall footprint of remaining offices.

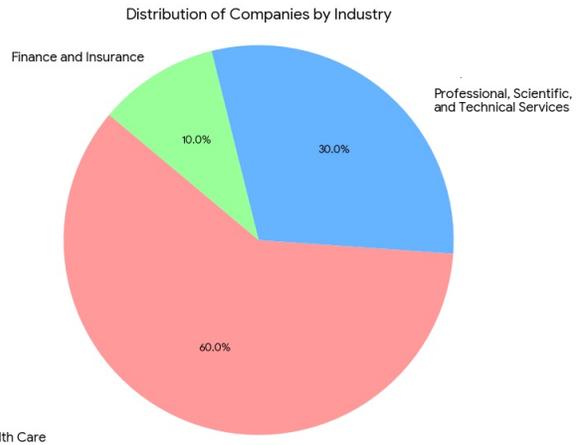
Suite 200 includes twelve private windowed offices with generous natural light. The space also consists of a welcoming reception area, a large conference room, spacious kitchen, two private restrooms, and a dedicated server room.

The building is professionally managed and landscaped. All utilities are included; tenant responsible for communications.



## Major Tenant Information

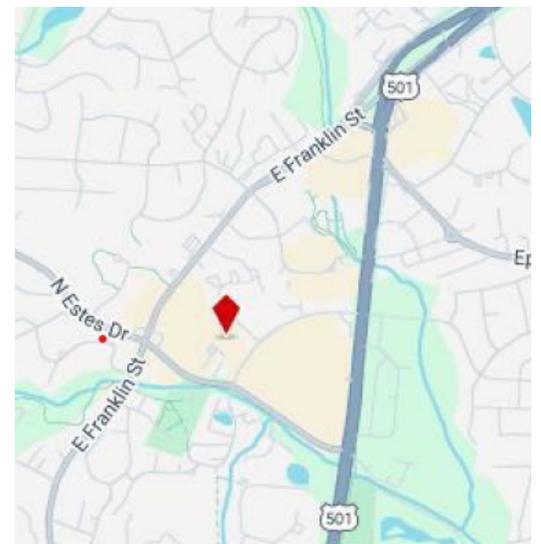
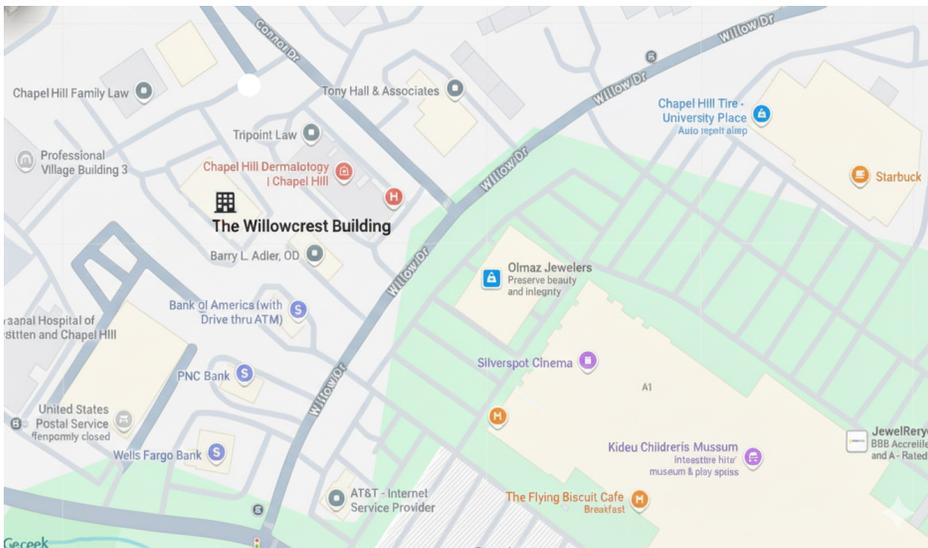
| Tenant                                      | Floor |
|---|-------|
| Allergy Partners                            | - 3   |
| Averett Family Law                          | - 4   |
| Dr. Matthew D. Bostian                      | - 4   |
| Edward Jones                                | - 2   |
| Empower Pelvic Floor Physical Therapy       | - 2   |
| HomeWell Care Services                      | - 4   |
| Kids On Up Psychotherapy                    | - 2   |
| Pacific Institute for Research & Evaluation | - 2   |
| Spell O Glenn III CPA                       | - 3   |
| Tammy R Severt DDS PA Orthodontics          | - 4   |



## Location

±3,000 SF bright, versatile professional office suite at The Willowcrest Building, Chapel Hill, minutes to UNC & downtown and easy access to Hwy 15-501, I-40, RTP.

Strategically positioned, Suite 200 offers an engaging, professional setting with exceptional access to the broader enterprise corridor. Surrounded by vibrant retail, established offices, and essential services such as branch banking and postal facilities, Suite 200 combines robust local amenities with broad regional connectivity and visibility.





● Key Features:

- Welcoming reception area with office/sliding window, wide hall for collaboration
- Twelve windowed private offices with generous natural light
- Upgraded wood trim with decorative glass accents & drop ceiling with integrated lighting
- Large conference room and spacious kitchen
- Two private restrooms & dedicated server room
- Flexible layout for a variety of uses, including professional services

● Additional Advantages:

- Ample on-site surface parking (partially covered) & monument sign with independent tenant signage
- Directly above the building lobby, accessible by elevator or short walk-up
- Professionally managed building with landscaped grounds
- Competitive rental rate with ALL utilities included (tenant pays communication services)

Call 919.270.2711 or email [jelchayeb@gmail.com](mailto:jelchayeb@gmail.com) to learn more about this high-value suite and the benefits it can bring to your business.

DISCLAIMER: All information, including without limitation any depiction and specification, is approximate, subject to change, and provided for informational purposes only. Please independently verify all details before leasing.



➔ In addition to reaching out for more information such as a basic floor plan and/or scheduling a tour, both Loopnet and Crexi may provide additional resources. Visit these links to find more photos, files, and general information:

- <https://www.loopnet.com/Listing/101-Conner-Dr-Chapel-Hill-NC/37494936>
- <https://www.crexi.com/lease/properties/1080278/north-carolina-the-willowcrest-building-suite-200>

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