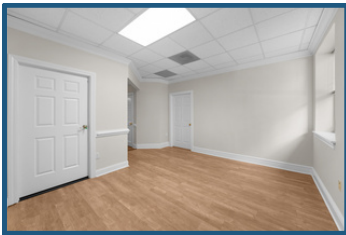


# Professional Office Suite For Lease

180 Providence Road Suite 1C, Chapel Hill, North Carolina 27514



- ±1,088 SF first-floor professional office suite with convenient access for both clients and practitioners
- Four private windowed offices offering strong natural light and a comfortable setting for therapists and similar professionals
- Recently updated interior finishes and common areas creating a clean, well-maintained environment
- Shared amenities include an updated kitchen and two restrooms with showers, including one ADA-compliant bath
- Modified gross lease at \$31.81/SF, with tenants responsible only for internet and janitorial services for predictable occupancy costs



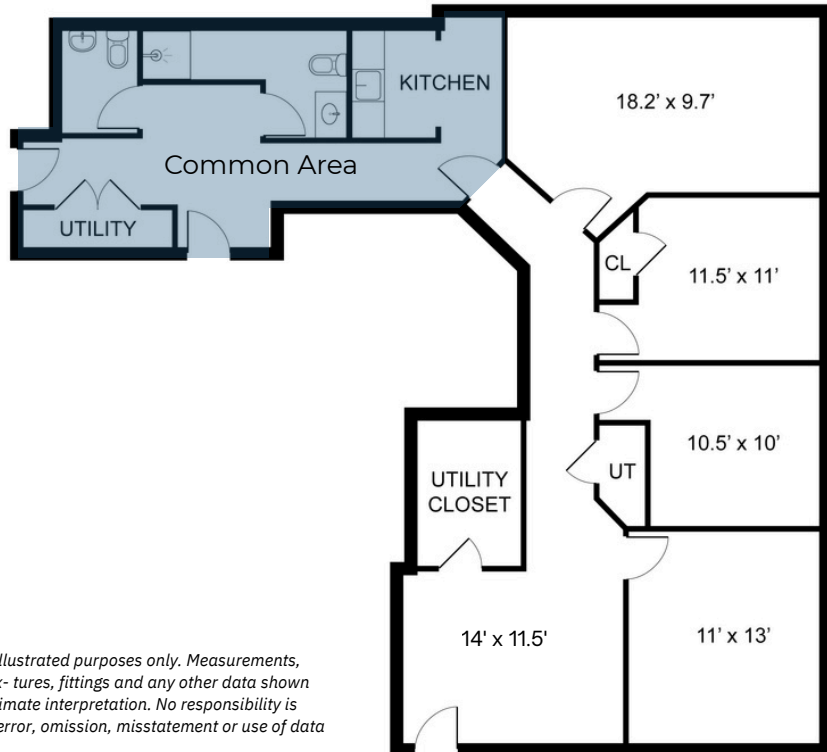
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*Floorplan for illustrated purposes only. Measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation. No responsibility is taken for any error, omission, misstatement or use of data displayed.*



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