

Hillsborough Office Suites For Lease

**PICKETT
SPROUSE**

COMMERCIAL
REAL ESTATE



Emilee Collins, CCIM
emilee@pickettsprouse.com
(919) 730-7040

Matthew Morton
matthew@pickettsprouse.com
(919) 864-0864

960 and 1000 Corporate Drive,
Hillsborough, NC 27278

Multiple Suites Available

Property Overview

Strategically positioned in one of the Triangle's most accessible commercial corridors, this professional office complex offers businesses an exceptional combination of convenience, visibility, and connectivity. Located along the thriving I-85/I-40 corridor between Durham and Burlington, the area serves as a dynamic center for commerce, driving regional economic growth and supporting a diverse mix of professional, industrial, and service-based businesses.

AVAILABLE SUITES

960 Corporate Drive

Suite 310	920 SF	\$1,700/Month + \$95 Utility Reimbursement
Suite 403	120 SF	\$500/Month + \$25 Utility Reimbursement

1000 Corporate Drive

Suite 109	1,140 SF	\$2,500/Month + \$150 Utility Reimbursement
------------------	----------	---



960 Corporate Drive, Suite 310
Hillsborough, NC 27278

Property Details

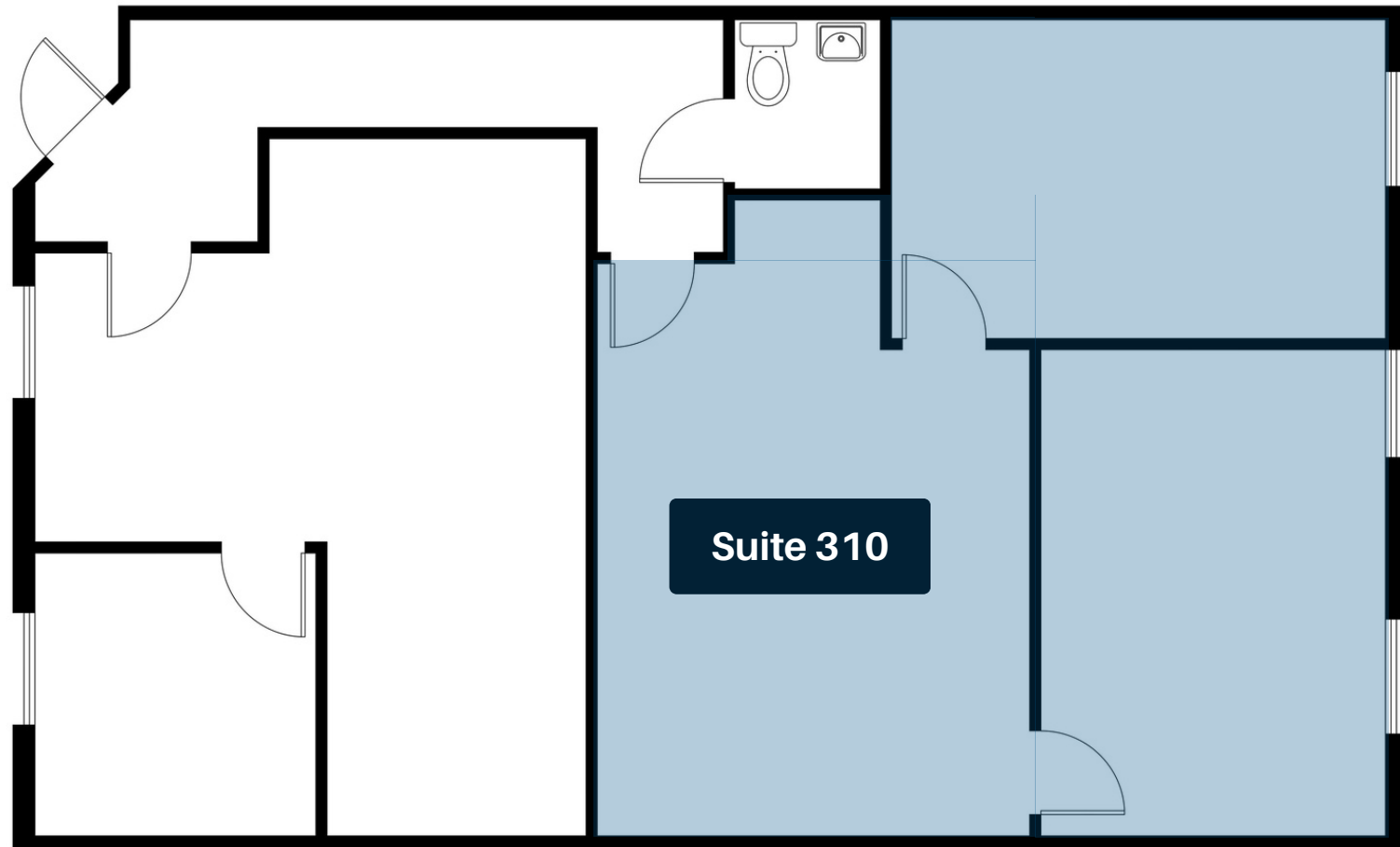
This exceptionally maintained one-level office provides a comfortable and flexible workspace within an established professional environment. Featuring a comfortable reception room, private office and versatile third work room or conference room, along with access to a shared shared bathroom and ample shared parking, this suite offers convenience and functionality in a prime Hillsborough location. Zoned for high-intensity commercial use with easy access to I-85/I-40, US 70, and downtown Hillsborough.

Zoning	High Intensity Commercial (HIC)
Square Footage	920 SF
Monthly Rent	\$1,700/Month + \$95 Utility Reimbursement
Parcel Number	9874614816



Floorplan

960 Corporate Drive, Suite 310
Hillsborough, NC 27278



Emilee Collins, CCIM
emilee@pickettsprouse.com
(919) 730-7040

Matthew Morton
matthew@pickettsprouse.com
(919) 864-0864

**PICKETT
SPROUSE**
COMMERCIAL
REAL ESTATE

960 Corporate Drive, Suite 403
Hillsborough, NC 27278

Property Details

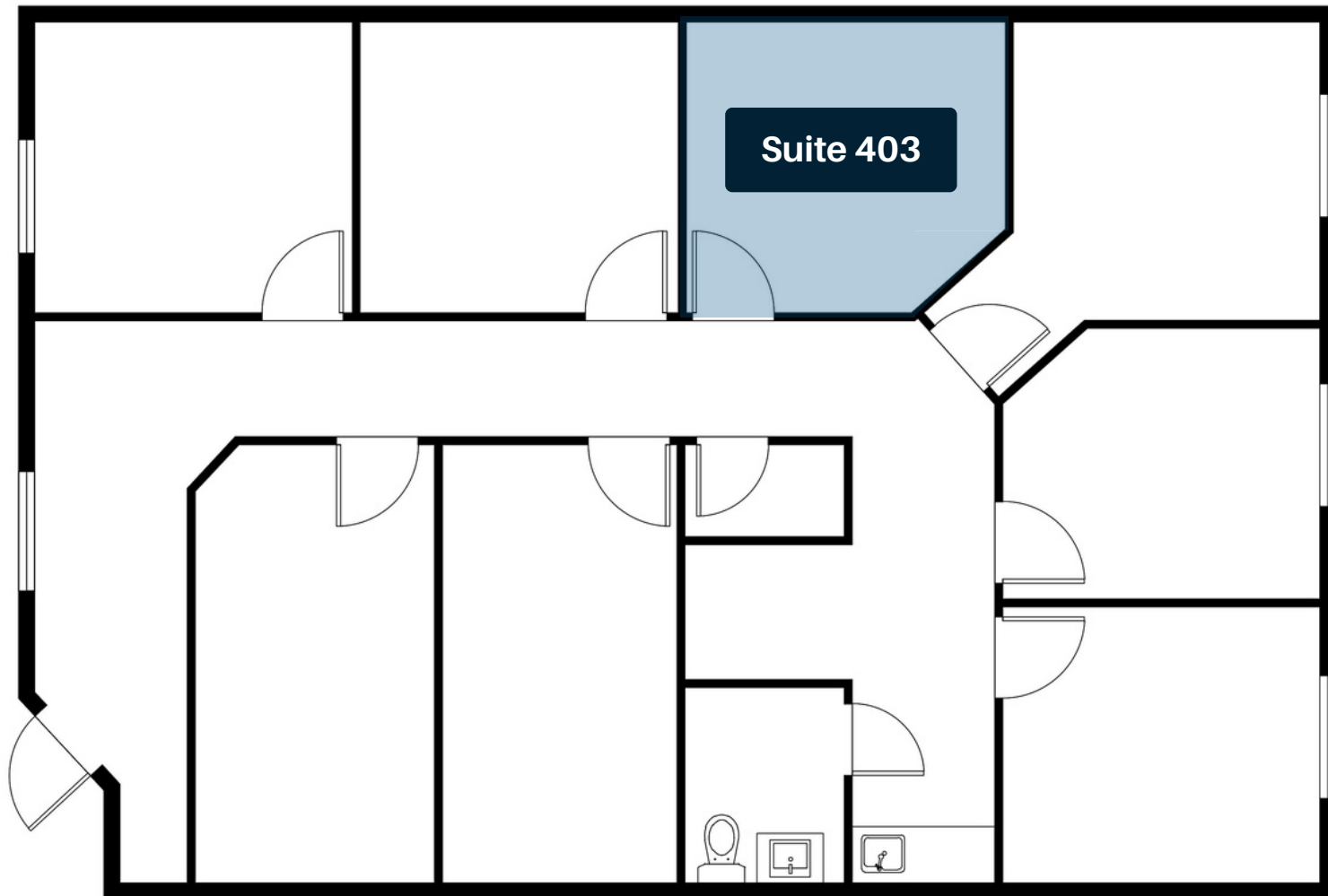
Quality office space in a professional complex offering a clean, functional environment with shared waiting area, kitchenette, and convenient parking. Ideal for businesses seeking an accessible location with flexible workspace options, this property is positioned just off I-85/I-40 and US 70 for easy commuting throughout the Triangle region. Zoned for high-intensity commercial use and minutes from downtown Hillsborough.

Zoning	High Intensity Commercial (HIC)
Square Footage	120 SF
Monthly Rent	\$500/Month + \$25 Utility Reimbursement
Parcel Number	9874614816



Floorplan

960 Corporate Drive, Suite 403
Hillsborough, NC 27278



Emilee Collins, CCIM
emilee@pickettsprouse.com
(919) 730-7040

Matthew Morton
matthew@pickettsprouse.com
(919) 864-0864

**PICKETT
SPROUSE**
COMMERCIAL
REAL ESTATE

1000 Corporate Drive, Suite 109
Hillsborough, NC 27278

Property Details

Designed for businesses needing a little more room to operate, this spacious office suite features a welcoming reception area, kitchenette, conference room, two private bathrooms and comfortable workspaces. Located in a well-maintained commercial complex with ample parking and convenient access to I-85/I-40 and US 70, this space offers excellent visibility and connectivity. Zoned for high-intensity commercial use.

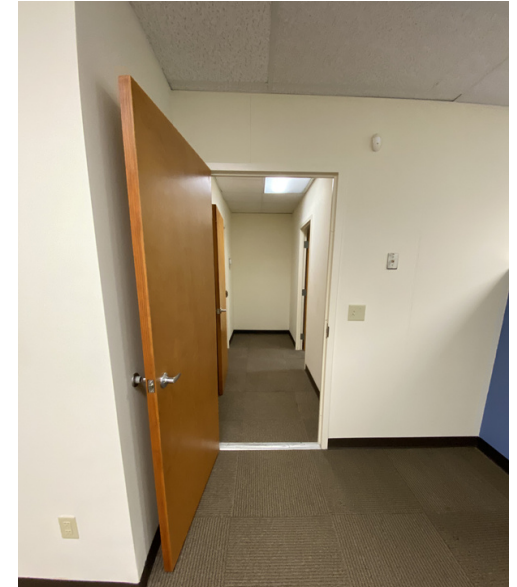
Zoning	High Intensity Commercial (HIC)
Square Footage	1,140 SF
Monthly Rent	\$2,500/Month + \$150 Utility Reimbursement
Parcel Number	9874616773



Floorplan

1000 Corporate Drive, Suite 109
Hillsborough, NC 27278

Suite 109



Emilee Collins, CCIM
emilee@pickettsprouse.com
(919) 730-7040

Matthew Morton
matthew@pickettsprouse.com
(919) 864-0864

**PICKETT
SPROUSE**
COMMERCIAL
REAL ESTATE

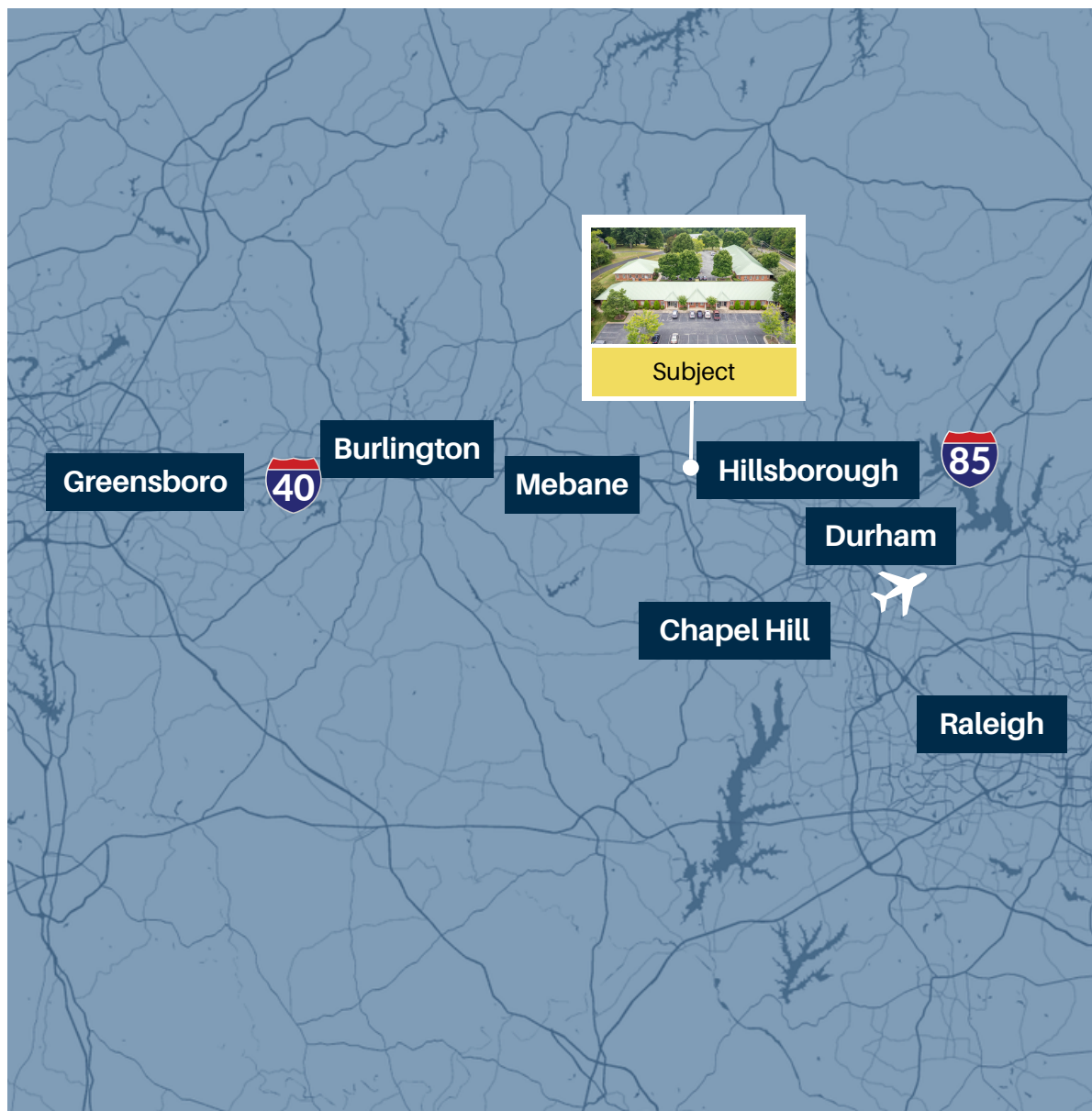
Nearby Businesses



Emilee Collins, CCIM
emilee@pickettsprouse.com
(919) 730-7040

Matthew Morton
matthew@pickettsprouse.com
(919) 864-0864

**PICKETT
SPROUSE**
COMMERCIAL
REAL ESTATE



Drive Times

The subject's proximity to I-85 and I-40 provides direct connectivity to major cities across the Triangle and Triad, including Durham, Raleigh, Greensboro, and Chapel Hill.

14 min.

Chapel Hill

25 min.

Burlington

17 min.

Durham

37 min.

Raleigh

14 min.

Mebane

41 min.

Greensboro

Emilee Collins, CCIM
emilee@pickettsprouse.com
(919) 730-7040

Matthew Morton
matthew@pickettsprouse.com
(919) 864-0864

**PICKETT
SPOUSE**
COMMERCIAL
REAL ESTATE



Pickett Sprouse Commercial Real Estate
(919) 493-0395

Contact Us

Emilee Collins, CCIM

emilee@pickettsprouse.com

919-730-7040

pickettsprouse.com

Matthew Morton

matthew@pickettsprouse.com

919-864-0864

**PICKETT
SPROUSE**

COMMERCIAL
REAL ESTATE