

EXECUTIVE OFFICE SPACES CHAPEL HILL | FOR LEASE

TRIANGLE
COMMERCIAL REAL ESTATE



Office 201-B

1717 LEGION RD, STE 201-202
CHAPEL HILL, NC 27517

TriangleCRE.com

EXECUTIVE OFFICE SPACES

3 of 9 REMAINING | OFFICES LEASED INDIVIDUALLY

Space features 9 offices (3 remaining) with shared waiting area, kitchenette and 2 restrooms.

Professional Setting | Private Workspace
Essentials Included | Ideal Location
Ample Parking | Flexible Term | Economical Rate

TRIANGLE
COMMERCIAL REAL ESTATE



TriangleCRE.com

**1717 LEGION RD, STE 201-202
CHAPEL HILL, NC 27517**

VILLAGE OFFICE PARK

FOR LEASE | CHAPEL HILL, NC

OFFICES LEASED INDIVIDUALLY | SEE FLOOR PLAN

CONVENIENT ACCESS

I-40 | US Hwy 15-501

LEASE DETAILS

OFFICE	MONTHLY RATE	SIZE	AVAILABILITY
201-B	\$650	±227 SF	NOW
202-A	\$500	±120 SF	01/01/2025
202-B	\$500	±122 SF	NOW

TERM	1-Year Minimum
TYPE	Full Service
INCLUDED	Electric, Water, Wi-Fi, Janitorial, TICAM

ADDITIONAL DETAILS

SECURITY DEPOSIT	Equivalent to One (1) Month's Rent
ZONING	WX-5 (Walkable Mixed Use)

NEARBY RESTAURANTS & SHOPPING

Alpaca | Bruegger's | CAVA | Chopt | Rise | Starbucks
Kipos | La Hacienda | Shake Shack | Snooze | The Loop
ALDI | Trader Joe's | Wegmans | Whole Foods

LEASING CONTACT

Nate Haskins
Nate@TriangleCRE.com
919.744.6827



Office 202-A



Office 202-B

FLOOR PLAN

1717 LEGION RD, STE 201-202
CHAPEL HILL, NC 27517

Not Drawn to Scale | Dimensions Approximate

OFFICE	AVAILABILITY
201-A	LEASED
201-B	NOW
201-C	LEASED
201-D	LEASED
201-E	LEASED
202-A	01/01/2025
202-B	NOW
202-C	LEASED
202-D	LEASED

