



OFFICE SPACE FOR LEASE

# 400 Building at Southern Village

400 Market Street  
Chapel Hill, NC 27516

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# Property highlights

## Office space for lease

### Opportunity

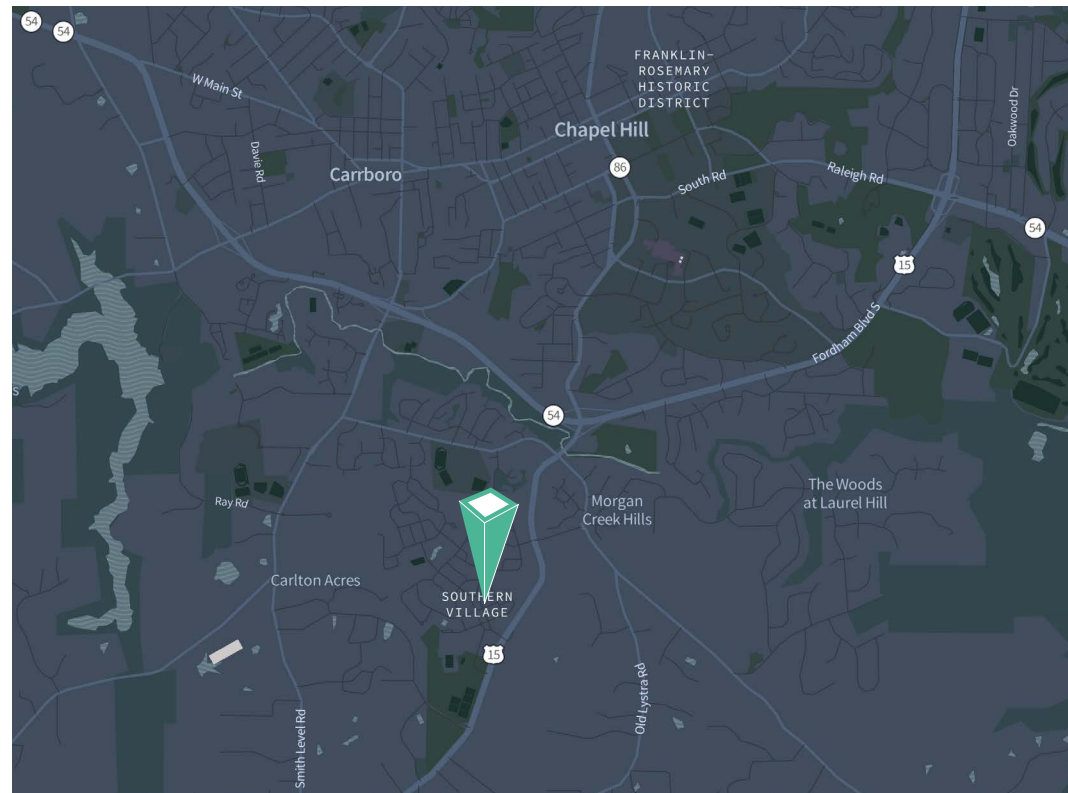
Located in the Southern Village Business Center, this office space is positioned directly off I-501 and ten-minutes from I-40 in Chapel Hill; two-miles to UNC at Chapel Hill and twenty-miles from RDU Airport. Southern Village offers multiple amenities such as covered and surface parking, onsite restaurants, pharmacy, bank, hair salon, day spa, movie theater, specialty grocery store, medical/dental offices and greenspace. Chapel Hill bus system stops along Market Street.

### Overview

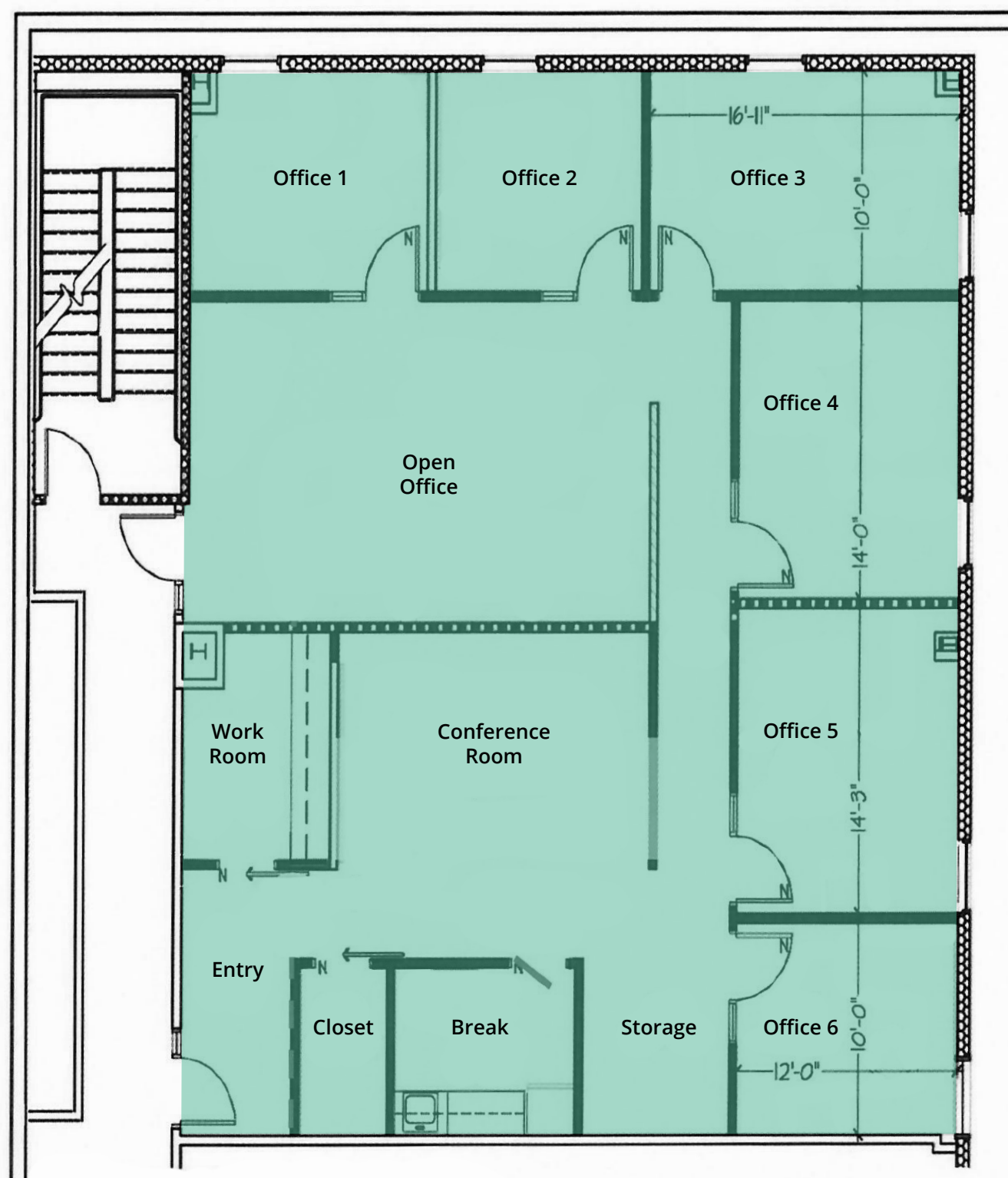
Lease Rate:	\$31.00/sf, Full Service
Building Size:	19,256 sf
Available SF:	2,369 sf
Parking:	3.30/1,000 SF

### Highlights

- Walkable community
- Mixed-use development
- Deck parking



# Floor Plan





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Gallery





# Demographics

**36,080**

Total households  
within a five-mile radius

**89,693**

Total population  
within a five-mile radius

**\$172,439**

Average household income  
within a one-mile radius

**\$451,697**

Average home value  
within a one-mile radius





# Let's talk.

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