

THE **LOFTS** SUITES



SECURE



UNIQUE



DOWNTOWN



AIRY



WALKABLE

york

SECOND FLOOR OFFICE
SPACES **FOR LEASE**

AGENTS

Gardenia Buendia · gardeniabuendia@yorkproperties.com

James Troxler · jamestroxler@yorkproperties.com





LEASING AGENTS

GARDENIA BUENDIA

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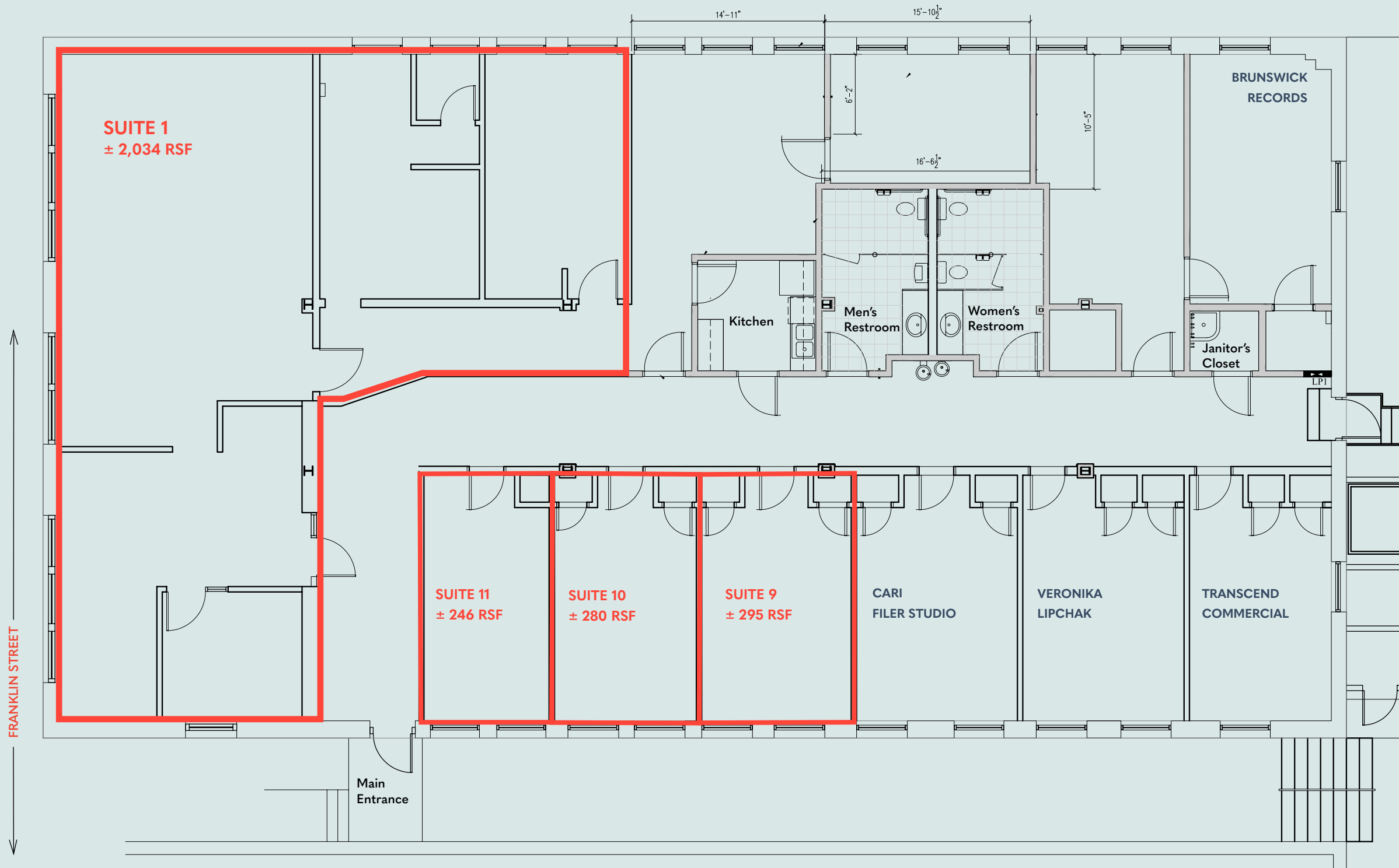
YORK PROPERTIES

2108 Clark Avenue
Raleigh, NC 27605
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f t i y

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DETAILS

SECOND FLOOR

ADDRESS
157 E. Franklin Street, Chapel Hill, NC

RATE
\$26.00 RSF | Full Service

AVAILABILITY	
Suite 1	± 2,034 RSF
Suite 9	± 295 RSF
Suite 10	± 280 RSF
Suite 11	± 246 RSF

BUILDING SPECIFICATIONS
Second floor suite
Secured access
Common bathrooms & kitchen
Gathering room overlooking Franklin Street

MAP

DOWNTOWN PARKING

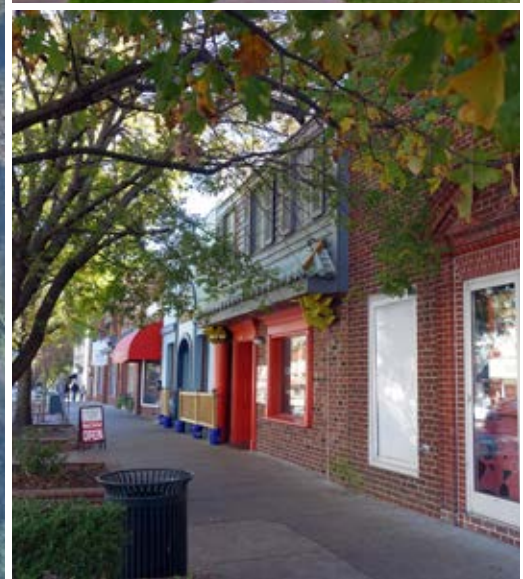


THE LOFTS SUITES



2 minute walk to Wallace Street
parking deck





CHAPEL HILL ACCOLADES

#6 BEST PLACES TO LIVE FOR QUALITY OF LIFE

US News & World Report · 2025-2026

#5 BEST SUBURBS FOR YOUNG PROFESSIONALS IN NC

Niche · 2023

#8 BEST PLACES TO LIVE IN THE US

Travel + Leisure · April 2023

#2 MOST DIVERSE PLACES TO LIVE IN ORANGE COUNTY

Niche · 2023

#13 BEST SUBURBS TO RAISE A FAMILY IN NC

Niche · 2023

#5 TOP PUBLIC SCHOOL IN THE US (UNC-CHAPEL HILL)

US News & World Report · 2022-2023

CITY PROFILE

\$50,216

Est. Per Capita Income

19.6 min.

Average Commute Time

\$85,825

Median Household Income

20,712

Number of Households

\$1,483

Median Gross Rent

\$576,500

Median House Value






25.8

Median Age

59,889

Total Population

157 E. FRANKLIN STREET, DEMOGRAPHICS (2025)

 MILE RADIUS	 POPULATION	 HOUSEHOLDS	 HOUSEHOLD INCOME	 DAYTIME POPULATION
1	20,360	5,599	\$66,716	11,114
3	73,414	28,264	\$102,544	33,866
5	114,391	47,123	\$110,801	47,327

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MARKETING

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YORK PROPERTIES

Brokerage · Property Management · Security
Maintenance · Association Management · Construction
Landscaping · Accounting

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