



## **The Willowcrest Building, Suite 200**

101 Conner Dr, Chapel Hill, NC 27514

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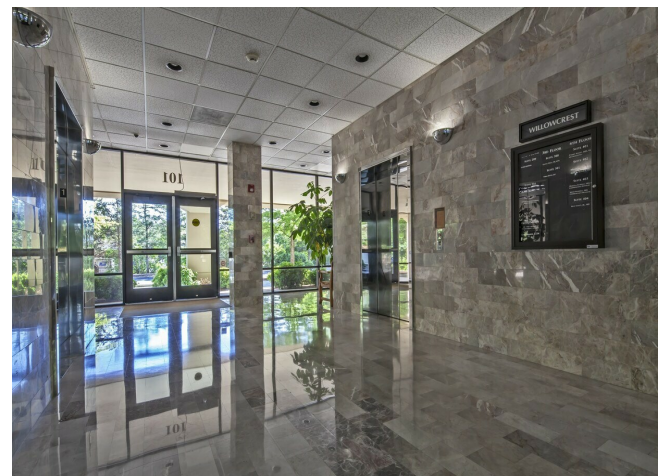


# The Willowcrest Building, Suite 200

\$21.00 /SF/YR

±3,000 SF bright, versatile professional office suite at The Willowcrest Building, Chapel Hill, minutes to UNC & downtown and easy access to Hwy 15-501, I-40, RTP.

- Prominent building signage plus independent monument sign for tenant visibility
- Bright, versatile layout with twelve windowed private offices and generous natural light
- Welcoming reception, large conference room, and spacious kitchen
- Upgraded wood trim with decorative glass accents & drop ceiling with integrated lighting
- Ample on-site surface parking just steps from the building
- Premier Chapel Hill location close to UNC and downtown, with connectivity to RTP and broader enterprise corridor



Rental Rate:	\$21.00 /SF/YR
Property Type:	Office
Building Class:	B
Rentable Building Area:	24,000 SF
Year Built:	1986
Walk Score ®:	63 (Somewhat Walkable)
Transit Score ®:	36 (Some Transit)
Rental Rate Mo:	\$1.75 /SF/MO

2nd Floor Ste 200

Space Available	3,000 SF
Rental Rate	\$21.00 /SF/YR
Date Available	February 01, 2026
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

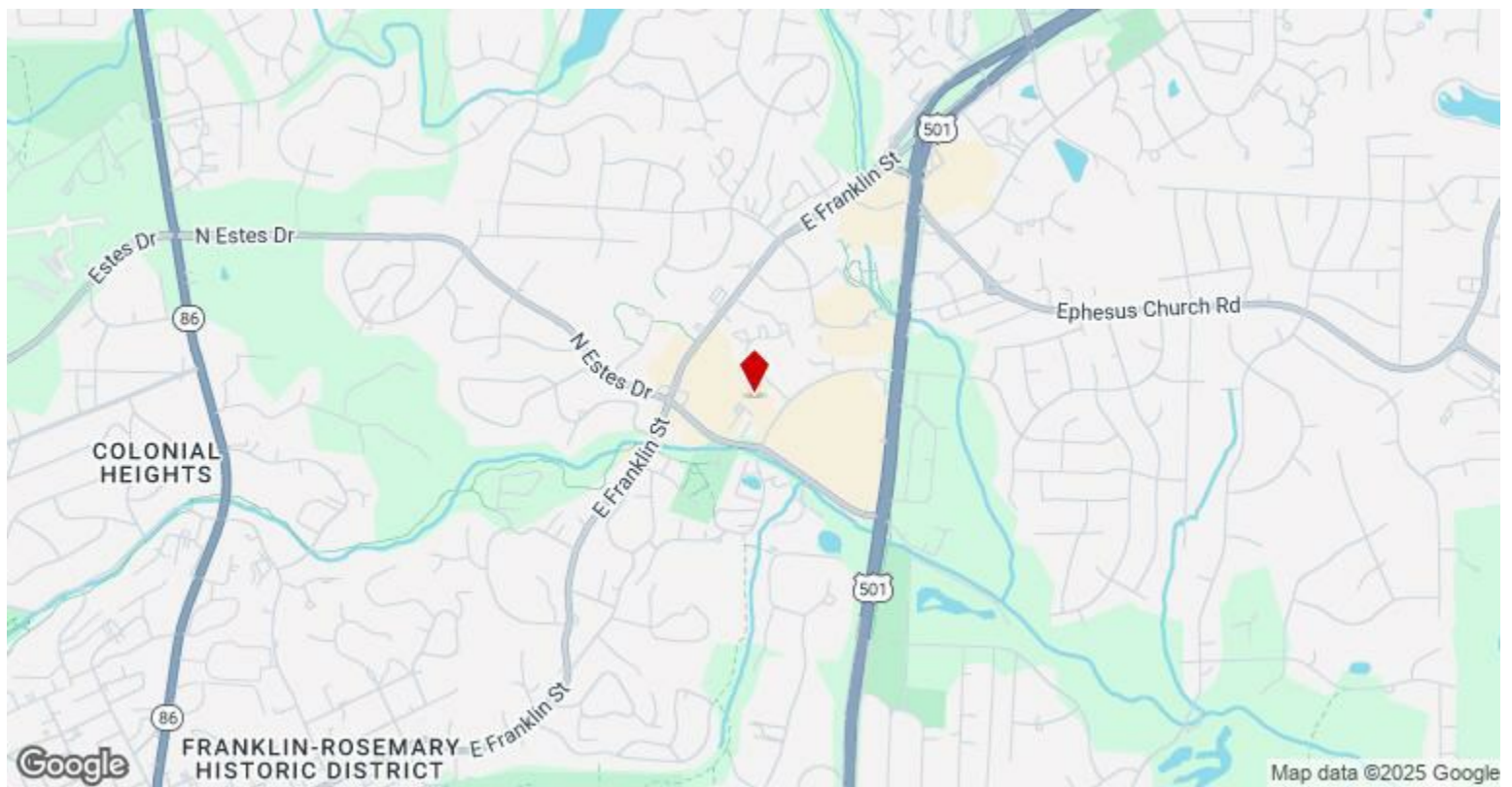
±3,000 SF adaptable office suite at The Willowcrest Building (also known as Willowcrest Professional Center), with room for flexible layouts for a variety of uses, including professional services. Suite 200 includes twelve private windowed offices with generous natural light. The space also consists of a welcoming reception area, a large conference room, spacious kitchen, two private restrooms, and a dedicated server room. The building is professionally managed and landscaped. All utilities are included; tenant is responsible for communications.

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Allergy Partners	-	
Averett Family Law	-	
Dr. Matthew D. Bostian	-	
Edward Jones	-	
Empower Pelvic Floor Physical Therapy	-	
HomeWell Care Services	-	
Kids On Up Psychotherapy	-	
Spell O Glenn Iii CPA	-	
Tammy R Severt DDS PA Orthodontics	-	



## 101 Conner Dr Suite 200, Chapel Hill, NC 27514

±3,000 SF bright, versatile professional office suite at The Willowcrest Building, Chapel Hill, minutes to UNC & downtown and easy access to Hwy 15-501, I-40, RTP.

Strategically positioned, Suite 200 offers an engaging, professional setting with exceptional access to the broader enterprise corridor. Surrounded by vibrant retail, established offices, and essential services such as branch banking and postal facilities, Suite 200 combines robust local amenities with broad regional connectivity and visibility.

### Key Features:

- Welcoming reception area with office/sliding window, wide hall for collaboration
- Twelve windowed private offices with generous natural light
- Upgraded wood trim with decorative glass accents & drop ceiling with integrated lighting
- Large conference room and spacious kitchen
- Two private restrooms & dedicated server room
- Flexible layout for a variety of uses, including professional services

### Additional Advantages:

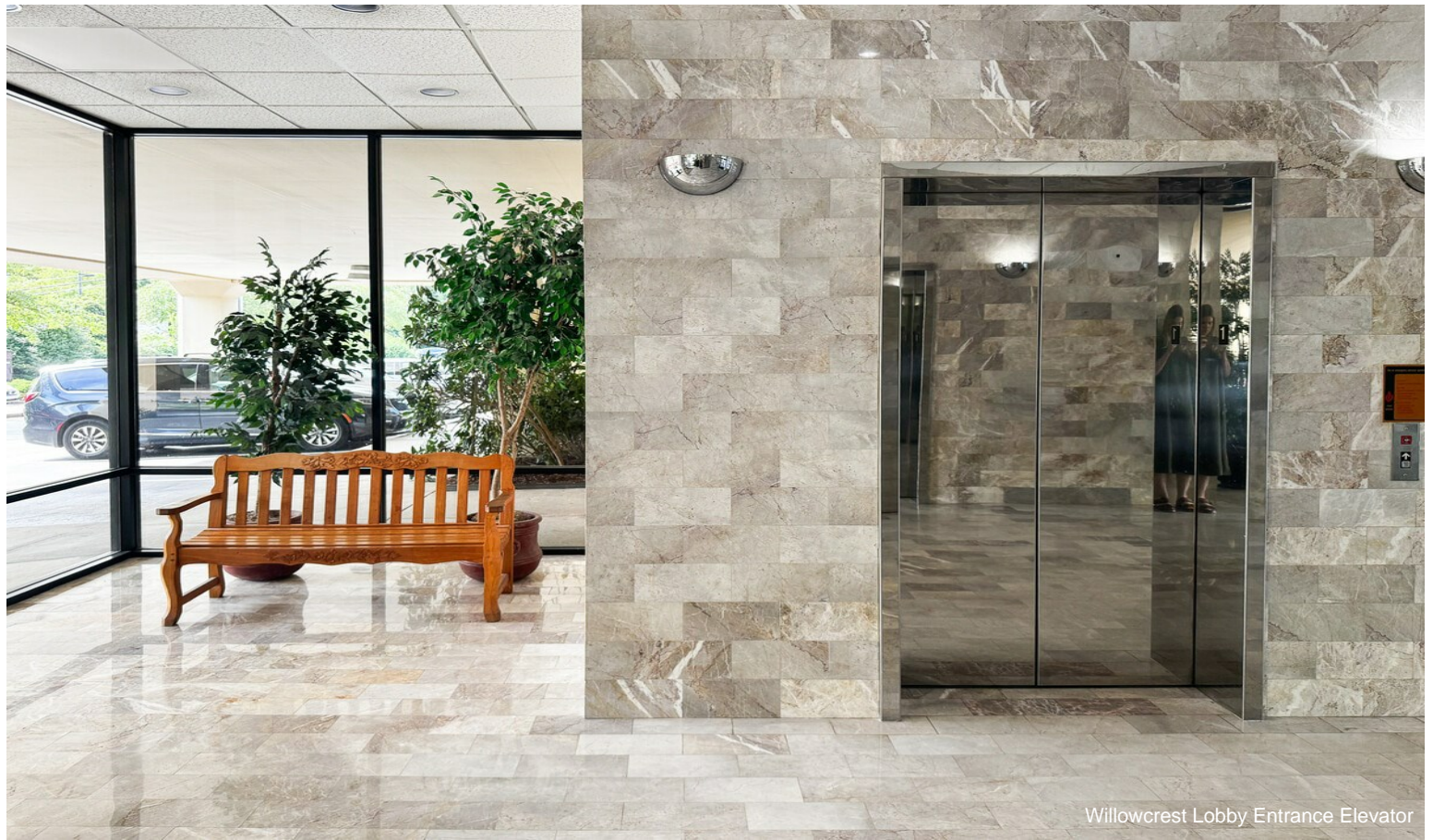
- Ample on-site surface parking (partially covered) & monument sign with independent tenant signage
- Directly above the building lobby, accessible by elevator or short walk-up
- Professionally managed building with landscaped grounds
- Competitive rental rate with ALL utilities included (tenant pays communication services)

Call 919.270.2711 or email [jelchayeb@gmail.com](mailto:jelchayeb@gmail.com) to learn more about this high-value suite and the benefits it can bring to your business.

**DISCLAIMER:** All information, including without limitation any depiction and specification, is approximate, subject to change, and provided for informational purposes only. Please independently verify all details before leasing.

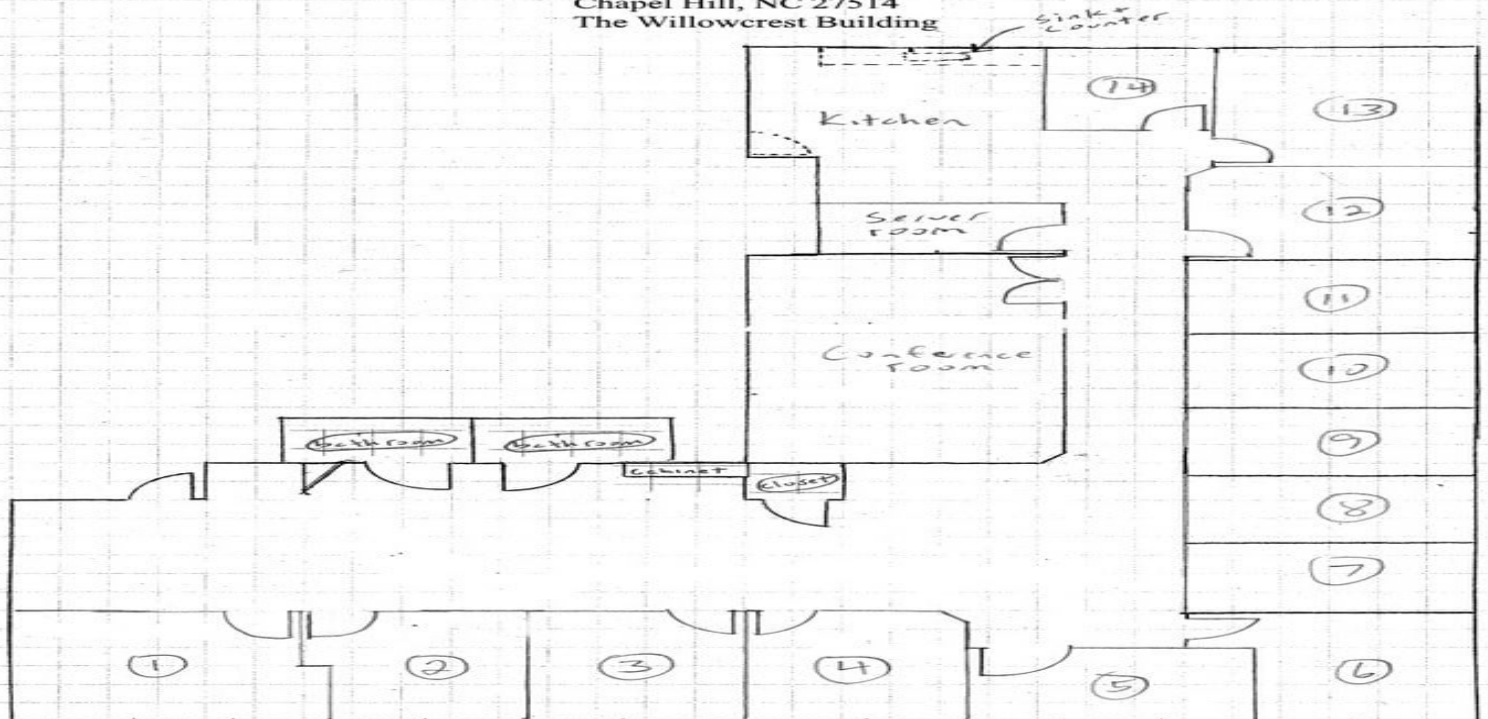


## Property Photos



Willowcrest Lobby Entrance Elevator

101 Conner Drive Suite 200  
Chapel Hill, NC 27514  
The Willowcrest Building



**DISCLAIMER:** The floor plan and any other depictions of the Premises or the Property are provided for **ILLUSTRATIVE AND MARKETING PURPOSES ONLY** and are **NOT TO SCALE**. All dimensions, sizes, and layouts shown are **APPROXIMATE AND SUBJECT TO CHANGE** without notice. Nothing in this advertisement or any related materials shall be deemed a representation, warranty, or agreement by Landlord. The terms, conditions, and obligations governing any tenancy shall be set forth exclusively in a written lease executed by Landlord and Tenant, which shall control in the event of any conflict with this advertisement or its contents.



## Property Photos





## Property Photos





## Property Photos





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## Property Photos





Property Photos



Willowcrest Monument Sign



Willowcrest Street Sign off of Conner Drive



## Property Photos



The Willowcrest Building



The Willowcrest Building