

**REDUCED  
PRICE**

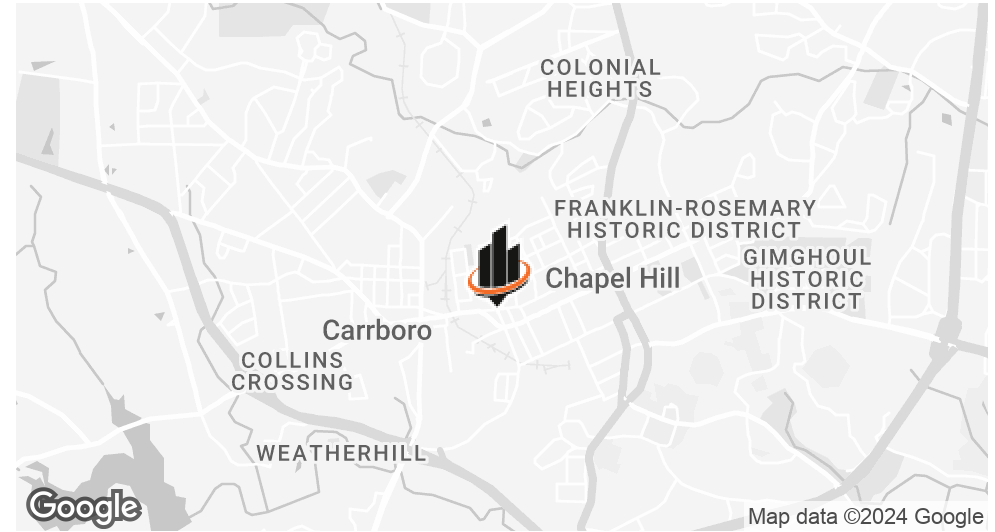


**FOR SALE**

# **GREENBRIDGE (SUITE 213/214)**

601 W. ROSEMARY STREET | CHAPEL HILL, NC 27516

# PROPERTY SUMMARY



## OFFERING SUMMARY

|                              |                           |
|------------------------------|---------------------------|
| <b>UNIT SIZE:</b>            | ±1,522 - 3,043 SF         |
| <b>ZONING:</b>               | TC-3                      |
| <b>TENANT LEASE EXPIRES:</b> | 12/31/2025                |
| <b>REDUCED PRICE:</b>        | <b>\$599,000</b>          |
| <b>AERIAL TOUR:</b>          | <a href="#">View Here</a> |

## PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to present for sale **Suite 213/214 at Greenbridge**, located at 601 W. Rosemary Street in Chapel Hill. This property offers both accessibility and innovative design, with the space combining modern architecture **with green energy efficiency in a prime Chapel Hill/Carrboro location.**

## PROPERTY HIGHLIGHTS

- **Suite is divisible**, please contact broker for more information
- **Ideal for organizations seeking a sustainable/strategically located office space** that supports a dynamic work environment
- **Multiple individual offices, workspaces, and conference rooms**, all benefiting from natural light
- **Building features include secured entry, elevator access**, and 10 underground parking spaces
- Access to communal amenities such as a **second-floor outdoor terrace, gym, event spaces, and rooftop**

**WHIT BRANNON**

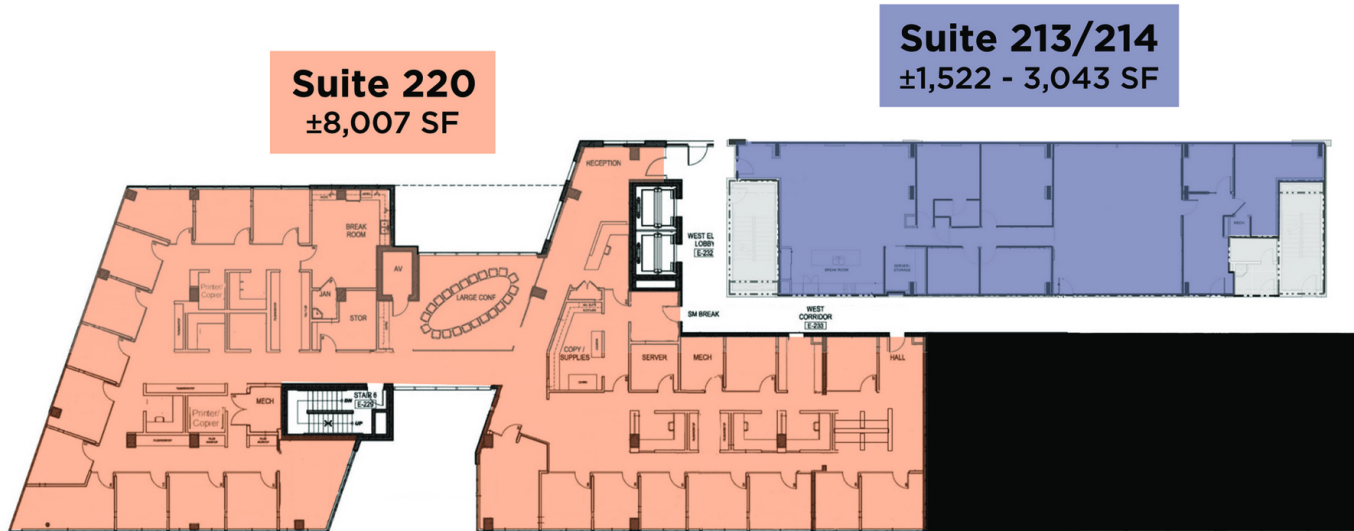
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# FLOOR PLAN



- Tenant lease expires 12/31/2025
- Current tenant would vacate early for an owner-occupant or a replacement tenant
- 2025 NOI anticipated to be above \$280,000 (13%+ cap)

**2023 Taxes**  
Suite 213/214 - \$16,304.04  
Suite 220 - \$34,721.42

**2024 UOA Dues**  
Suite 213/214 - \$2,260.32/mo  
Suite 220 - \$5,854.79/mo

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**SUITE PHOTOS**



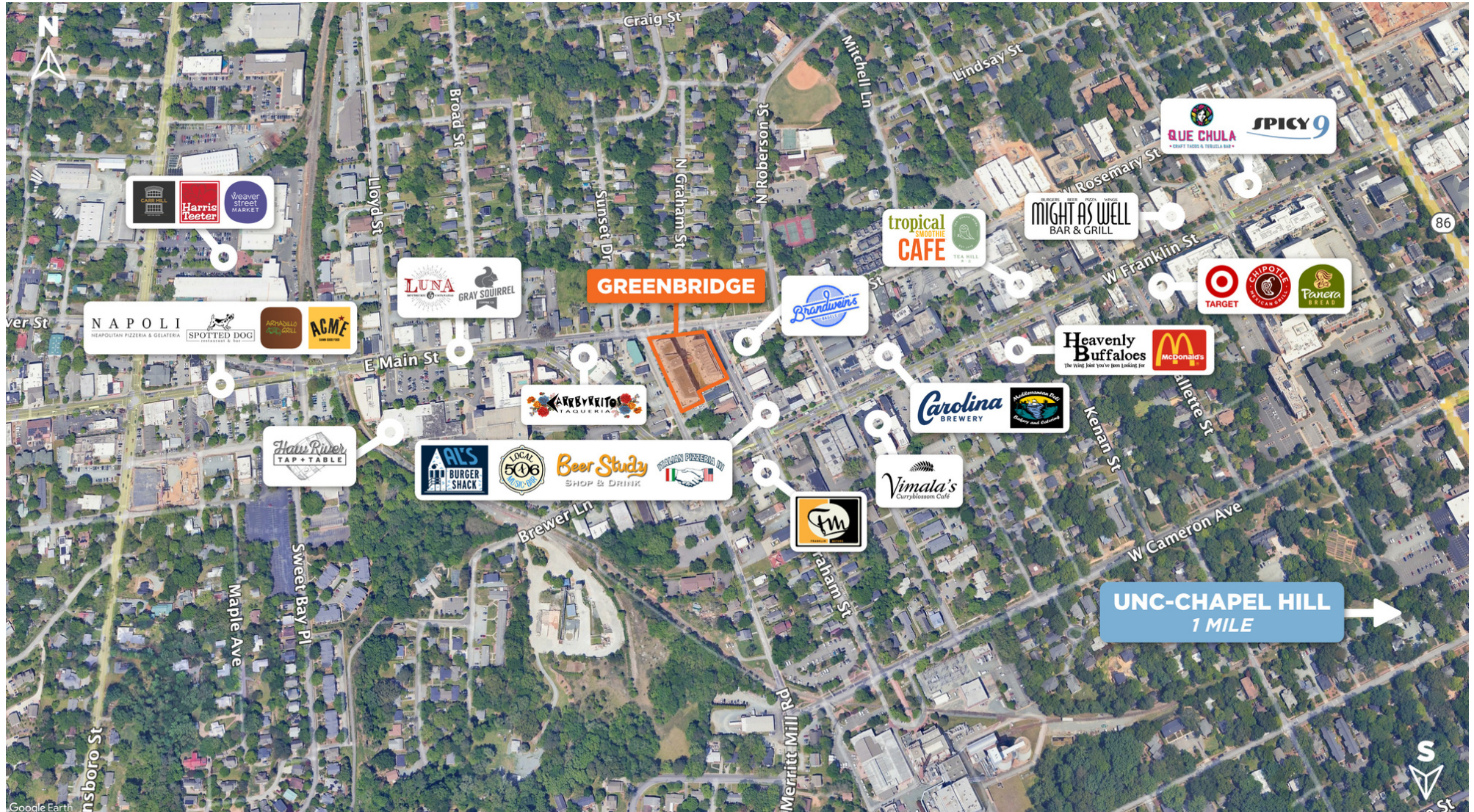
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# RETAILER MAP



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## COMMON AREA PHOTOS



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## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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## ADVISOR BIO



### WHIT BRANNON

Advisor

[whit.brannon@svn.com](mailto:whit.brannon@svn.com)

Direct: **919.287.3219** | Cell: **919.667.6226**

### PROFESSIONAL BACKGROUND

Whit started his real estate career at Morris Commercial in 2016. Having grown up in Chapel Hill and residing in Durham, Whit brings local knowledge to SVN | REA, where his primary focus is on retail infill opportunities and industrial. He loves spending time with his wife and dogs and, together, they enjoy running and competing in local races, such as The Tar Heel 10 Miler, Running of the Bulls 8K, and The Bull City Half Marathon.

### MEMBERSHIPS

- Licensed Real Estate Broker, North Carolina
- Member, Triangle Commercial Association of Realtors®
- Member, National Association of Realtors®

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