



OFFICE SPACE FOR LEASE

400 Building at Southern Village

400 Market Street
Chapel Hill, NC 27516

Avison Young - Raleigh-Durham | 919 785 3434
5440 Wade Park Boulevard, Suite 200 | Raleigh, NC 27607

Arnold Siegmund
Principal, Landlord Representation
D 919 420 1573
arnold.siegmund@avisonyoung.com

**AVISON
YOUNG**

Property highlights

Second floor corner office space for lease

Opportunity

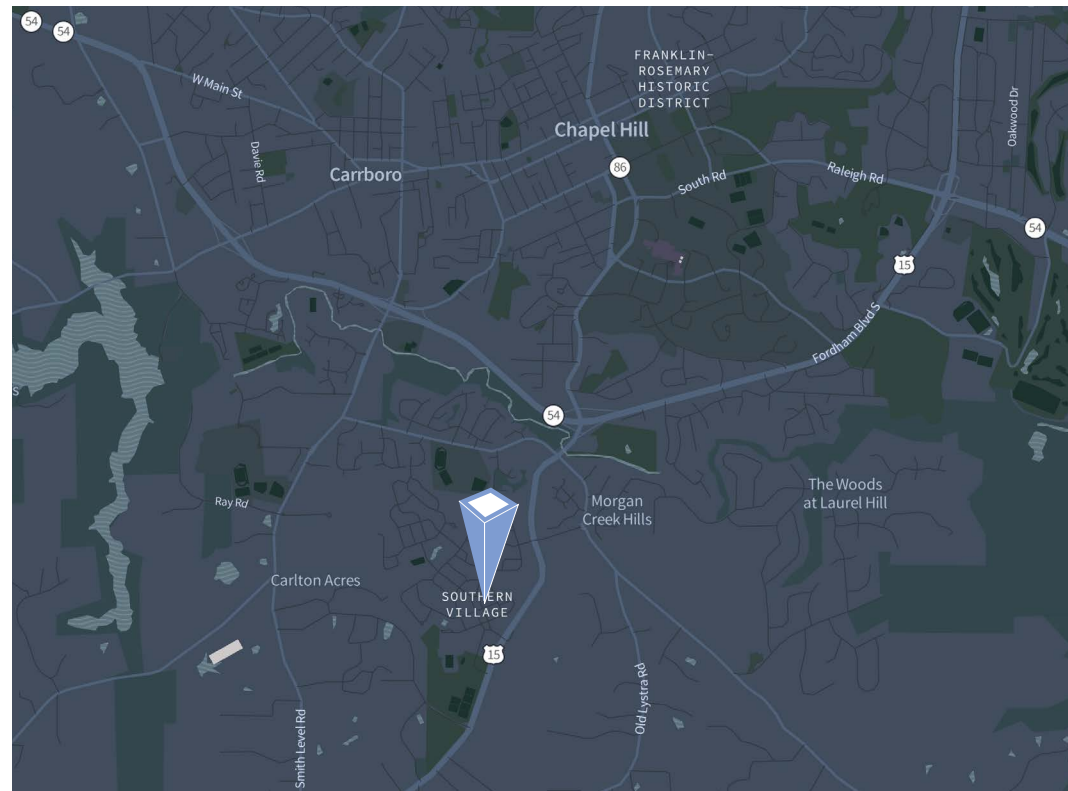
Located in the Southern Village Business Center, this office space is positioned directly off 15-501 and ten-minutes from I-40 in Chapel Hill; two-miles to UNC at Chapel Hill and twenty-miles from RDU Airport. Southern Village offers multiple amenities such as covered and surface parking, onsite restaurants, 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

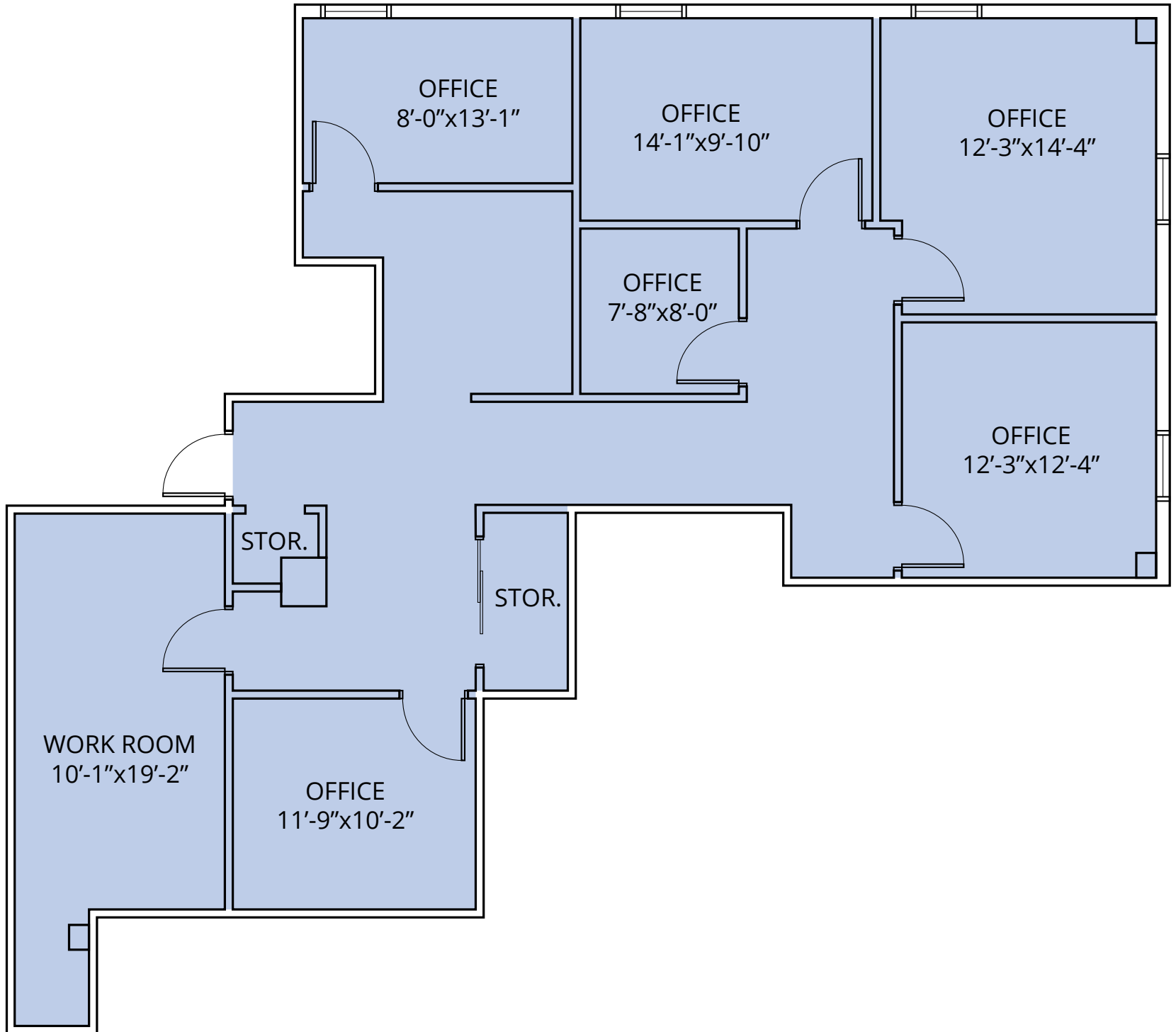
Lease Rate:	\$29.75/sf, Full Service
Building Size:	19,256 sf
Available SF:	1,640 sf
Parking:	3.30/1,000 SF

Highlights

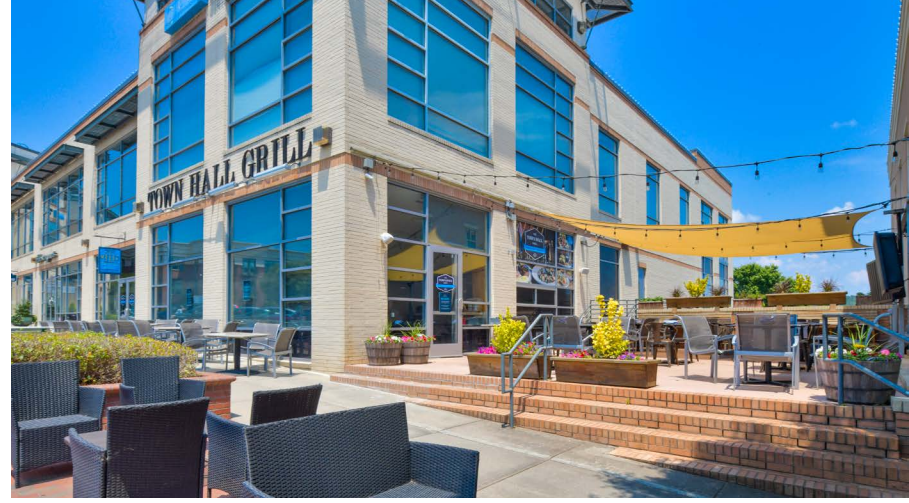
- TI allowance negotiable
- Mixed-use development
- Deck parking



Floor Plan



AVISON
YOUNG



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.

Arnold Siegmund
Principal, Landlord Representation
D 919 420 1573
arnold.siegmund@avisonyoung.com

Avison Young - Raleigh-Durham
5440 Wade Park Boulevard, Suite 200 | Raleigh, NC 27607

© 2024. Avison Young - Raleigh-Durham. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young - Raleigh-Durham does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

**AVISON
YOUNG**
