

MEDICAL OFFICE FOR LEASE

112 PERKINS DRIVE

CHAPEL HILL, NC 27514



NAITRI PROPERTIES

PROPERTY OVERVIEW

First floor end-cap medical office condo for lease just minutes to UNC Health, Downtown Chapel Hill, NC-86, and I-40. This small medical office is located within a well maintained, established professional office complex that provides easy accessibility from both Durham and Chapel Hill and is surrounded by a variety of shops, restaurants, and other professional office users.

ADDRESS	112 Perkins Drive, Chapel Hill, NC 27514
BUILDING SIZE	Approximately 10,801 RSF
AVAILABLE SPACE	Suite 200: 1,224 RSF
YEAR BUILT	2009
RENTAL RATE	\$23.50/RSF, Modified Gross
TENANT RESPONSIBILITIES	Electric, Telecommunications, & Janitorial
DATE AVAILABLE	November 1, 2026
PARKING RATIO	4.25 spaces per 1,000 SF
HIGHLIGHTS	• Second generation medical office- former acupuncture office • End-cap unit • Large windows provide ample light • Centrally located between Durham and Chapel Hill and convenient to NC-86, US 15-501, I-40, UNC Chapel Hill, & Duke University • Professional office environment within an established business park • Surrounded by numerous amenities including restaurants, shops, and grocery stores

CONTACT

RYAN GAYLORD, CCIM, SIOR | 919.491.8722 | rgaylord@triprop.com

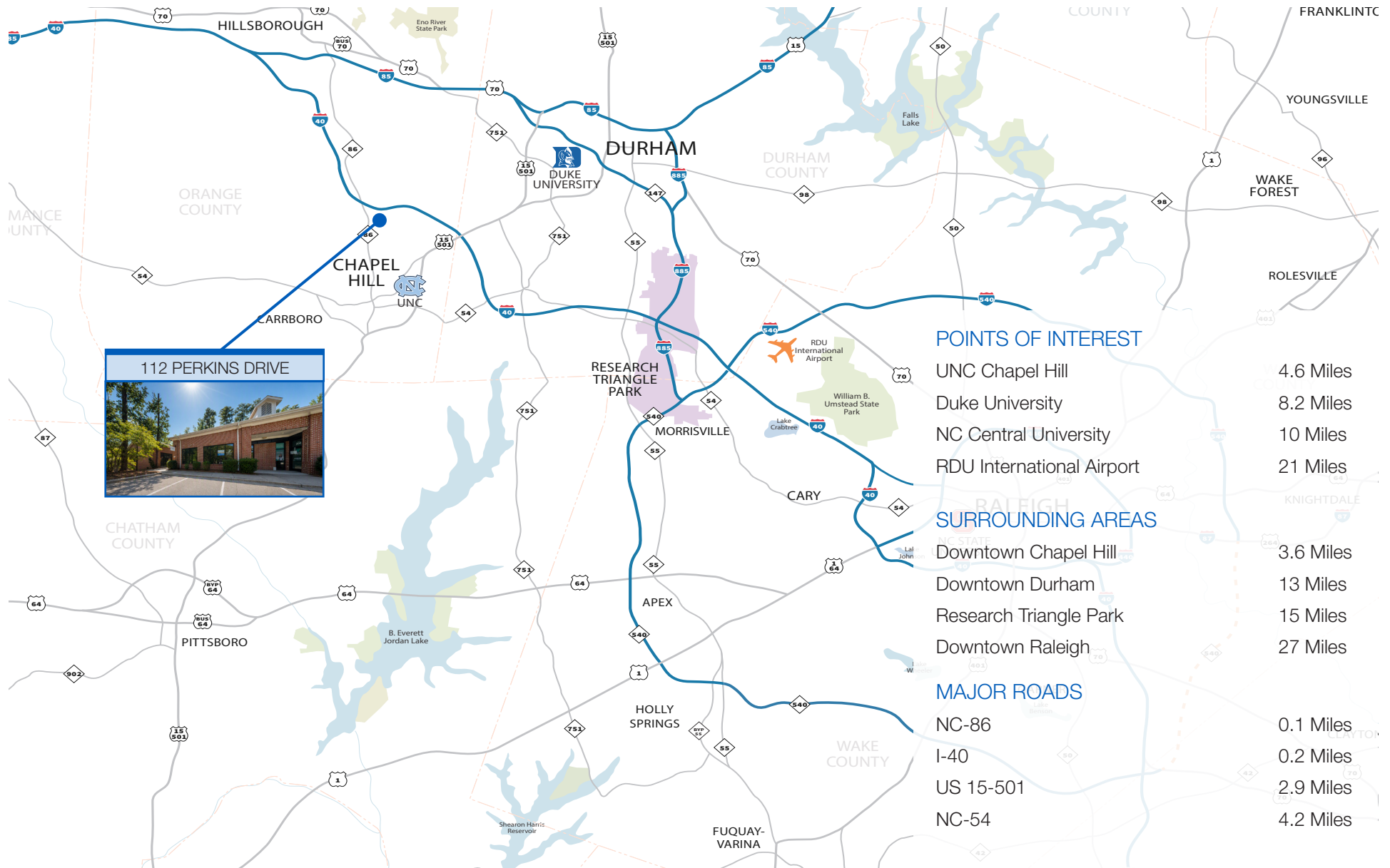
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TRIANGLE REGION



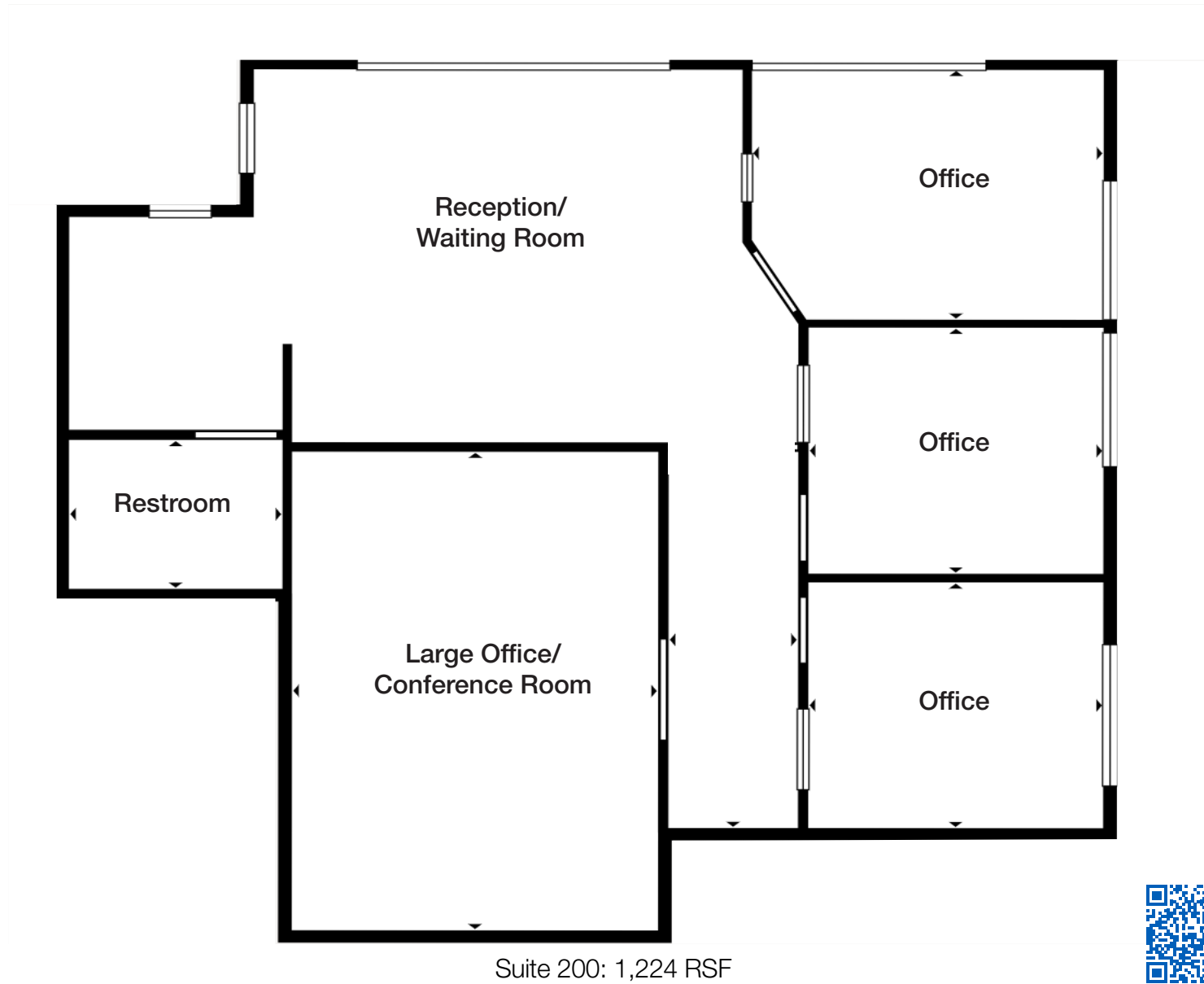
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FLOOR PLAN



CLICK OR
SCAN FOR
VIRTUAL
TOUR

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NAITRI PROPERTIES

AMENITIES

Centrally located between Durham and Chapel Hill and convenient to NC-86, US 15-501, I-40, UNC Chapel Hill, & Duke University and surrounded by an abundance of easily accessible restaurants, hotels, and other amenities.

ARTS, CULTURE, & ENTERTAINMENT

Carolina Performing Arts
The Forest Theatre
The Arts Center
Morehead Planetarium
PlayMakers Repertory Company
NCCU Art Museum
Kenan Theatre
Ackland Art Museum
FRANK Gallery
Museum of Life and Science
The Sonja Haynes Stone Center
Nasher Museum of Art
Cat's Cradle
Duke Homestead Museum

DINING

Blue Bird
bartaco
Namu Korean Eats
Lime & Lemon Indian Grill
Alpaca Chicken
Momo's Master
The Pig
Top of the Hill
The Town Hall Grill

Osteria Georgi
Lucha Tigre
La Hacienda
Buns
Squid's Restaurant
Oakleaf
Carolina Brewery
The Purple Bowl
Tesoro
Grk Yeero
Spotted Dog Restaurant and Bar
Al's Burger Shack
Kipos Green Taverna
Bombolo
Tandem
The Root Cellar
La Vita Dolce
Buns
Venable Rotisserie Bistro
Jason's Deli
Cava
Pomegranate Kitchen
Rise Southern Biscuits
Sutton's Drug Store
Bin 54
Moe's Southwest Grill
Rasa Malaysia

HOTELS

Aloft by Marriott- Chapel Hill
AC Hotel Chapel Hill Downtown
Hampton Inn & Suites- Carrboro
Graduate by Hilton- Chapel Hill
Hyatt Place Chapel Hill
Courtyard by Marriott- Chapel Hill
Tru by Hilton Chapel Hill
Sheraton Chapel Hill
SpringHill Suites by Marriott
Residence Inn by Marriott
Comfort Inn Durham
The Carolin Inn by Hyatt Hotel
Homewood Suites Durham
Rizzo Center by Hyatt Hotel
Red Roof Inn Chapel Hill

BANKS

Truist
Chase Bank
First Horizon Bank
Bank of America
Fifth Third Bank
Well Fargo
PNC Bank
Coastal Credit Union
First Citizens

SHOPPING, WELLNESS, & OUTDOOR RECREATION

Chapel Hill North
Southern Community Park
UNC Wellness Center
Natural Spa
NC Botanical Gardens
Southpoint Mall
Chapel Hill Wellness Collective
Umstead Park
Merritt's Pasture
University Place
Bolin Creek
New Hope Commons
Carr Mill
Eastgate
Parker Preserve
Elite Relaxation
SweatHouz
My Wellness Sage
Timberlyne
Arete Elemental Wellness Studio
BodyLase Med Spa
Carolina North Forest
Tranquil Flow
Cedar Falls
Little Creek Trail

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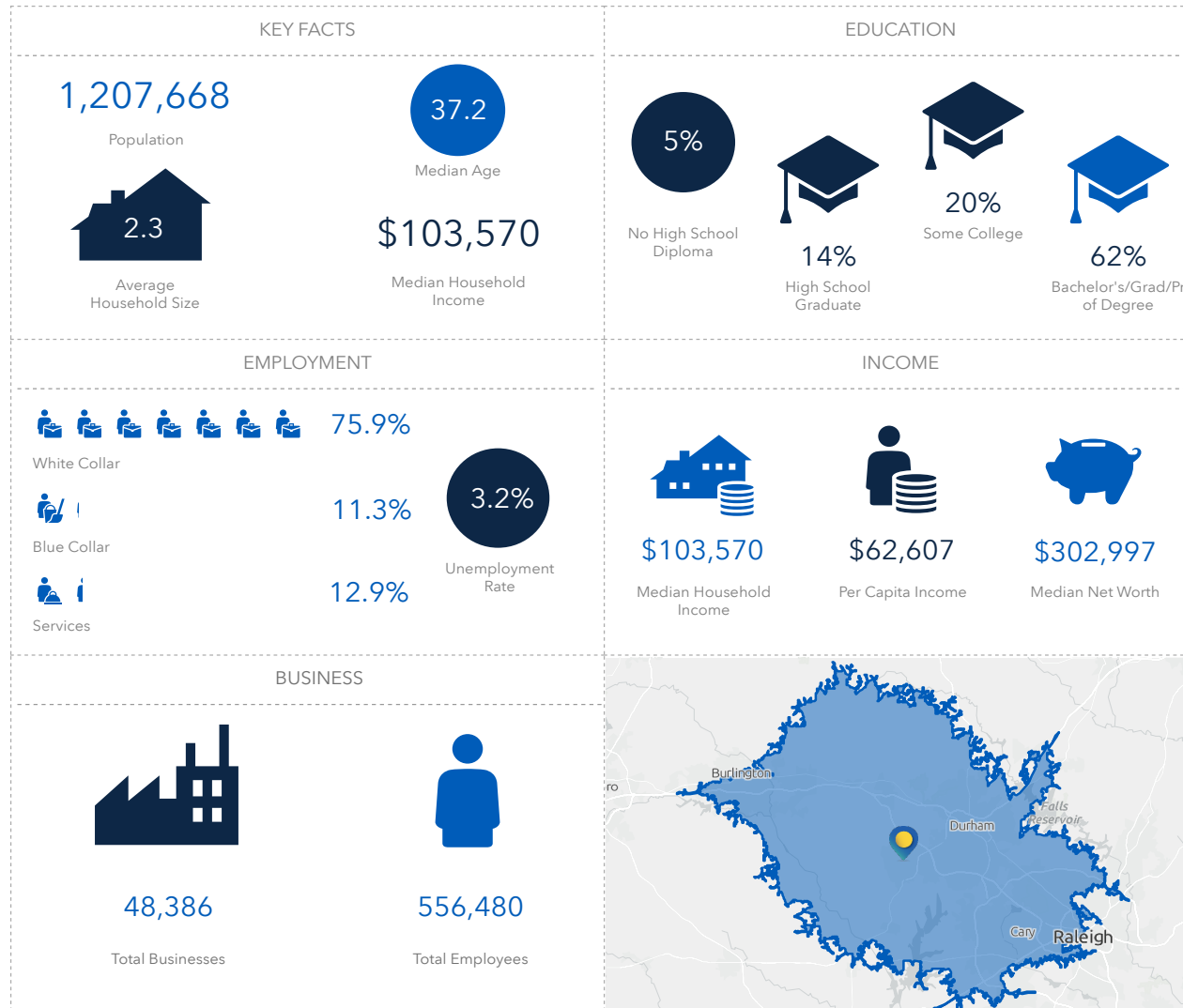
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DEMOGRAPHICS

34 MINUTE AVERAGE COMMUTE DRIVE TIME



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