

5915 FARRINGTON RD SUITE 202
Chapel Hill, NC 27604

Price Improvement



±5,622 SF OFFICE CONDO FOR SALE



PROPERTY INFORMATION

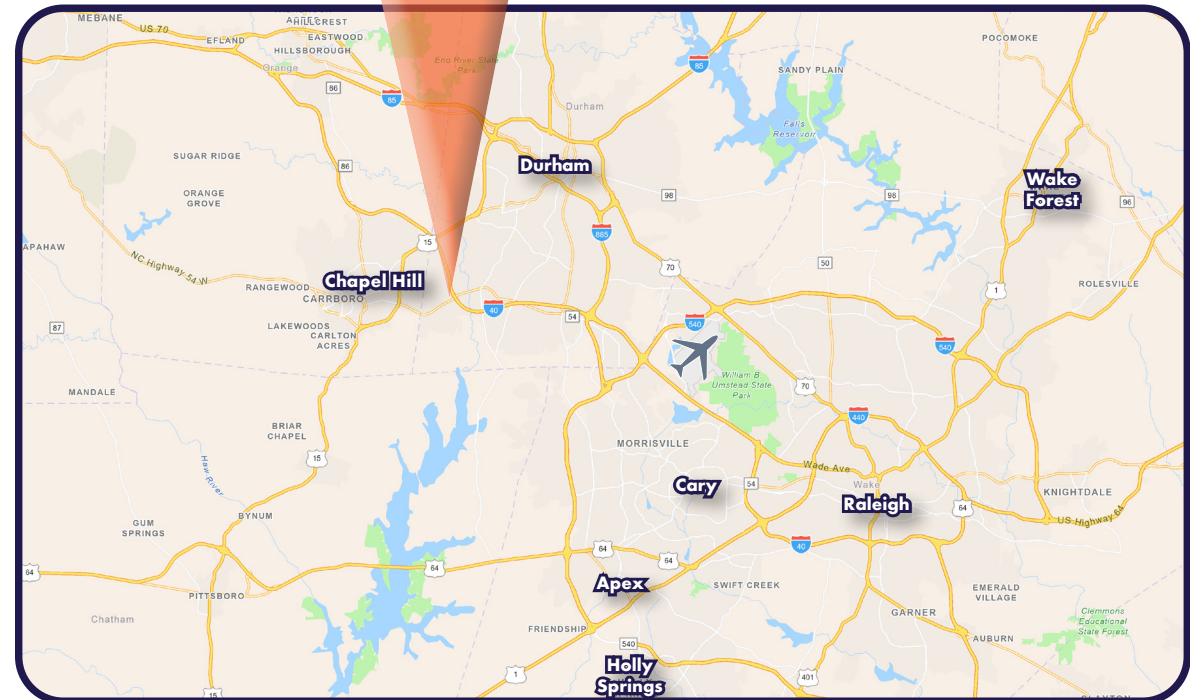
Building Size ±24,000 SF
 Acreage ±1.39 acres
 Zoning OI, Office Institutional

SPACE INFORMATION

Available for Sale Suite 202, ±5,622 SF
 Date Available January 1, 2025 for occupant
 (Lease expires December 31,2024)
 Sale Price ~~\$1,566,500~~ \$1,450,000

HIGHLIGHTS

- Easy access at intersection of I-40 and NC-54
- Great owner occupant opportunity
- Close proximity to Chapel Hill, Durham, RTP and RDU Airport
- Layout consists of private offices along perimeter, open space for cubes, conference room, reception & storage/workroom space
- Spacious outdoor balcony
- Prime corner suite with abundant glass
- Within walking distance to restaurants & amenities
- Water/sewer, roof, property insurance and parking lot maintenance included in POA dues



LOCATION MAP



	1-Mile	3-Miles	5-Miles
Daytime Population	5,090	56,601	184,778
Workers	3,749	56,601	114,116
Residents	1,341	18,861	70,662

PROPERTY INFORMATION

Zoning	OI, Office Institutional
Tenancy	Multi
Building Size	±24,000 SF
Acreage	1.39 acres
REID Number	141703
Parking	85 surface spaces
Building Class	B
Year Constructed	2004
Construction	All masonry exterior
Utilities on site	Electric: Duke Energy Sewer: City of Durham Water: City of Durham Telecom: Available
POA Dues	\$1529.09/month

Covers water/sewer, roof repair & maintenance, parking lot maintenance and property insurance



PROPERTY PHOTOS



Office



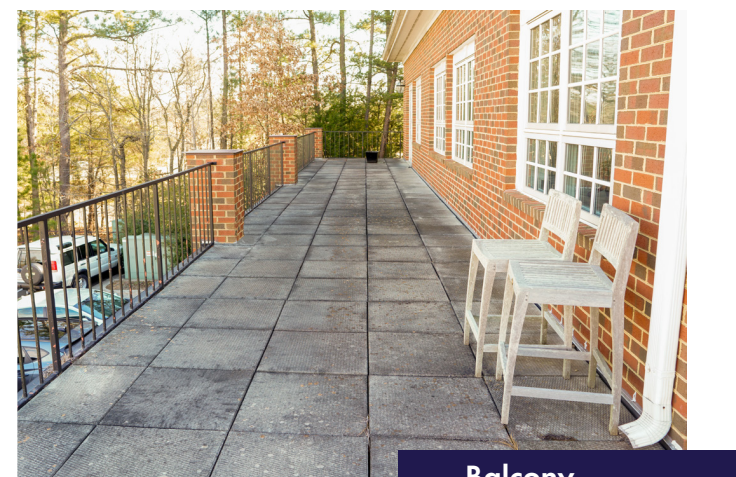
Conference Room



Reception/Hall



Waiting Area



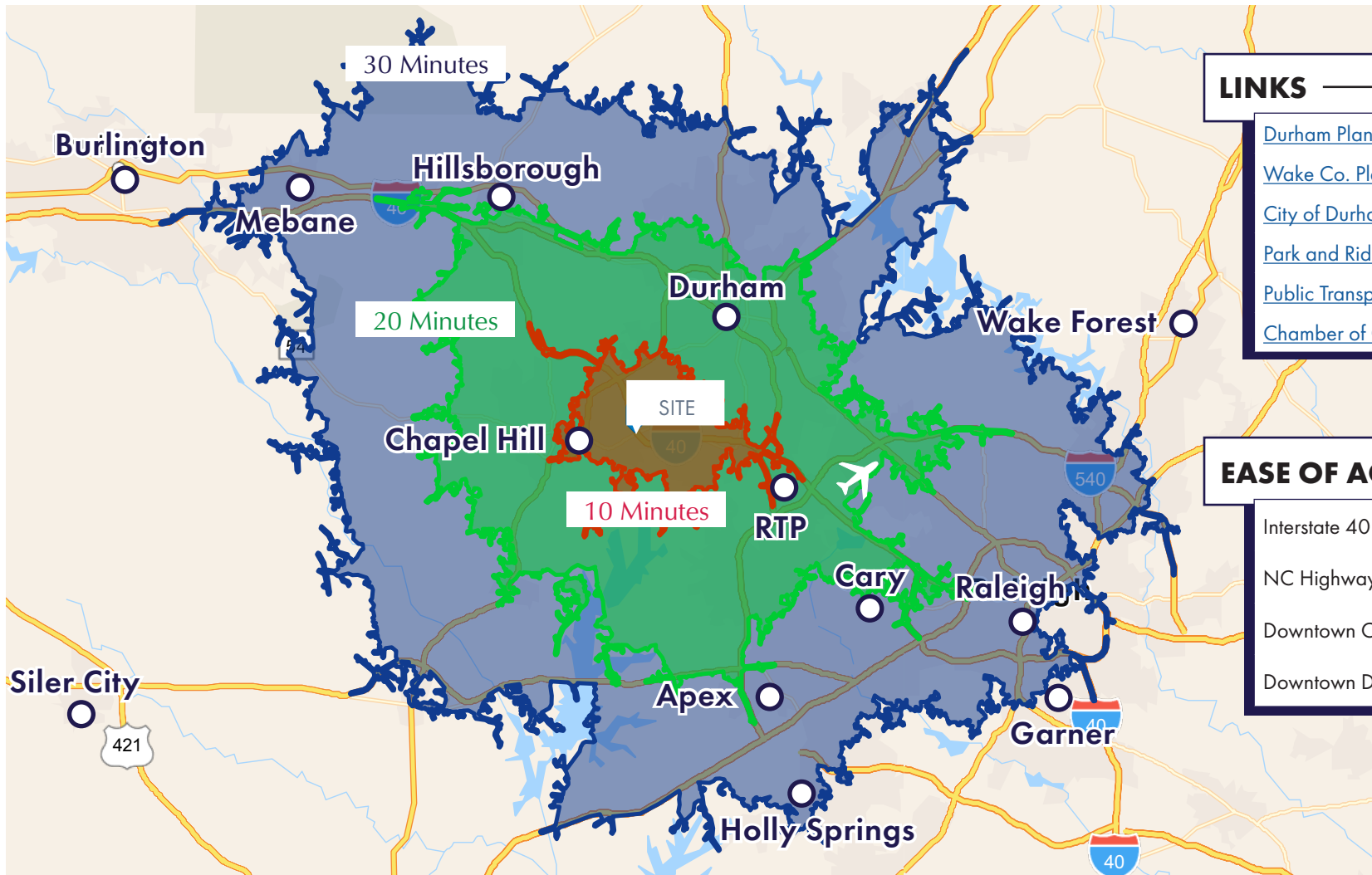
Balcony



FLOOR PLAN



DRIVE TIME MAP



- LINKS**
- [Durham Planning & Development](#)
 - [Wake Co. Planning Department](#)
 - [City of Durham](#)
 - [Park and Ride](#)
 - [Public Transportation](#)
 - [Chamber of Commerce](#)

EASE OF ACCESS

Interstate 40	0.2 miles
NC Highway 54	0.2 miles
Downtown Chapel Hill	4.0 miles
Downtown Durham	8.1 miles



DURHAM QUICK FACTS

Durham is known as the Bull City, the City of Medicine, the Tastiest Town in the South, and the Startup Capital of the South. It's a two-hour drive from the beach, a three-hour drive from the Blue Ridge Mountains, and is North Carolina's fourth largest city by population.

Durham is called the City of Medicine not only because of its more than 300 outstanding medical facilities but because of the Research Triangle Park (RTP) based in Southeast Durham, with extensions now spilling into Wake County toward Cary and Morrisville, whose 7,000 acres now house more than 300 companies including science and technology firms, government agencies, academic institutions, startups and nonprofits.

Attractions that Durham is nationally known for:

- The Durham Bulls
- Durham Performing Arts Center (DPAC)
- The American Tobacco Campus
- Duke University
- The Museum of Life and Science

Sources: discoverdurham.com, zoomprospector.com



#1

**Best Places to Live
(Raleigh-Durham)**

US News & World Report, 2023



#3

Best Cities for Artists

Money under 30, 2023



#5

**Best Cities to Start a
Business**

WalletHub, 2023



#6

**Most Educated Cities
(Durham-Chapel Hill)**

WalletHub, 2023

Demographics (5 mile radius)

Population	131,637
Labor Force	84,414
Median Age	35.3
Bachelors Degree or Higher	55.6%
Durham Land Area	112.6 Sq Miles
2023 Housing Units	48,482
Owner-Occupied Housing Units	57%
Renter-Occupied Housing Units	37%
Vacant Housing Units	6%
2023 Average Household Income	\$119,444



CHAPEL HILL QUICK FACTS

Centrally located in the state, Chapel Hill is a uniquely charming college town famous for having a quaint feel with a modern vibe. Chapel Hill is a multicultural university town with a resident population of 59,000. Historic Franklin Street in downtown is home to more than 200 restaurants, bars, retail shops and service businesses. Enjoy festivals, special events, nightlife and cultural destinations.

Chartered in 1789, UNC is the nation’s first public university and ranks among the world’s leading research universities. UNC-Chapel Hill placed fourth among national public universities according to the 2024 “Best Colleges” ranking by US News & World Report.



Sources: visitchapelhill.org, zoomprospector.com



#4

**Best Colleges
UNC-Chapel Hill**

US News & World Report, 2024



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DISCLAIMER

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner") to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and APG Advisors. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Offering Memorandum in any manner.

Neither the Owner or APG Advisors, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner.

CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. By receipt of this Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any another entity without the prior written authorization of the Owner or APG Advisors. You also agree that you will not use this Offering Memorandum or any of its contents in any manner detrimental to the interest of the Owner or APG Advisors. If after reviewing this Offering Memorandum, you have no further interest in purchasing the Property, kindly return this Offering Memorandum to APG Advisors.

DISCLAIMER

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