

2,308 SF OFFICE FOR SALE OR LEASE



1504 E. FRANKLIN ST. CHAPEL HILL
UNIT 105



50051 GOVERNORS DRIVE
CHAPEL HILL, 27517
BOLDCRE.COM



LISTING AGENT
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919.260.7059
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1901 HILLANDALE RD SUITE 100
DURHAM, NC 27705
PICKETTSPROUSE.COM



LISTING AGENT
ANNA JENKINS
704.224.4792
ANNA@PICKETTSPROUSE.COM

PROPERTY OVERVIEW

1504 E FRANKLIN ST. STE 105 CHAPEL HILL, NC 27514

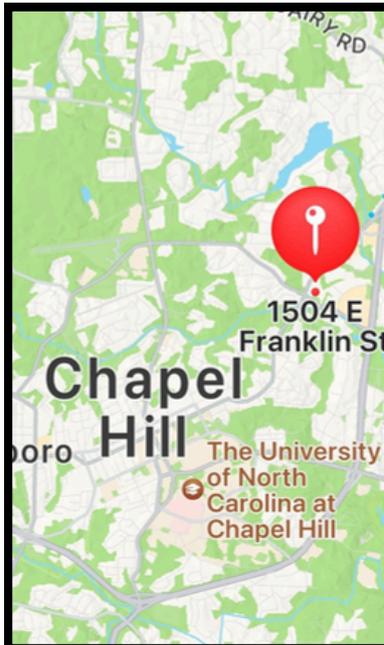
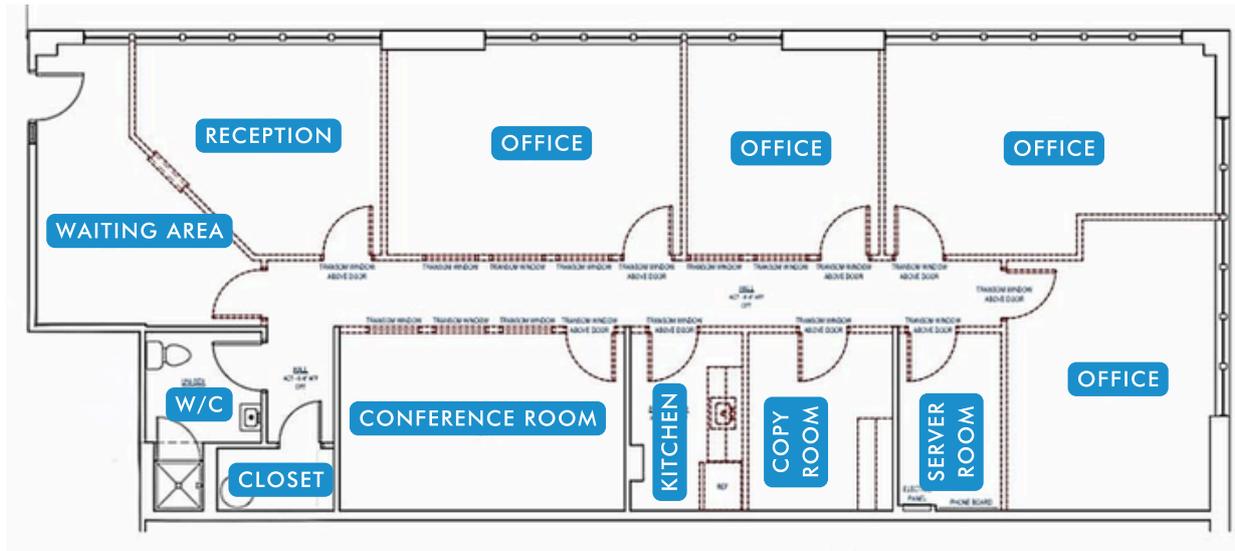
Turnkey ±2,308 SF ground-floor office condo ideally located near the intersection of Estes Drive and Franklin Street in Chapel Hill. Features include multiple large-window offices, a conference room, kitchen, and private bathroom with shower. Flexible layout suits professional office use or easy conversion to medical/dental. Abundant on-site parking (parking ratio $\geq 3:1000$ SF), walking distance to University Place, 1.7 miles to UNC, and on the Chapel Hill Transit fare-free bus line. Perfect for owner-occupied local business or medical practitioner seeking visibility, convenience, and adaptability.

SALE	Sale Price	Contact Broker
	COA Dues (monthly)	\$450

LEASE	Lease Rate	\$23/SF MG (\$4,424/mo)
	Utilities	<u>Tenant:</u> electricity, internet, janitorial <u>Landlord:</u> CAM, water, trash, sewer
	Term	5 years

FLOOR PLAN

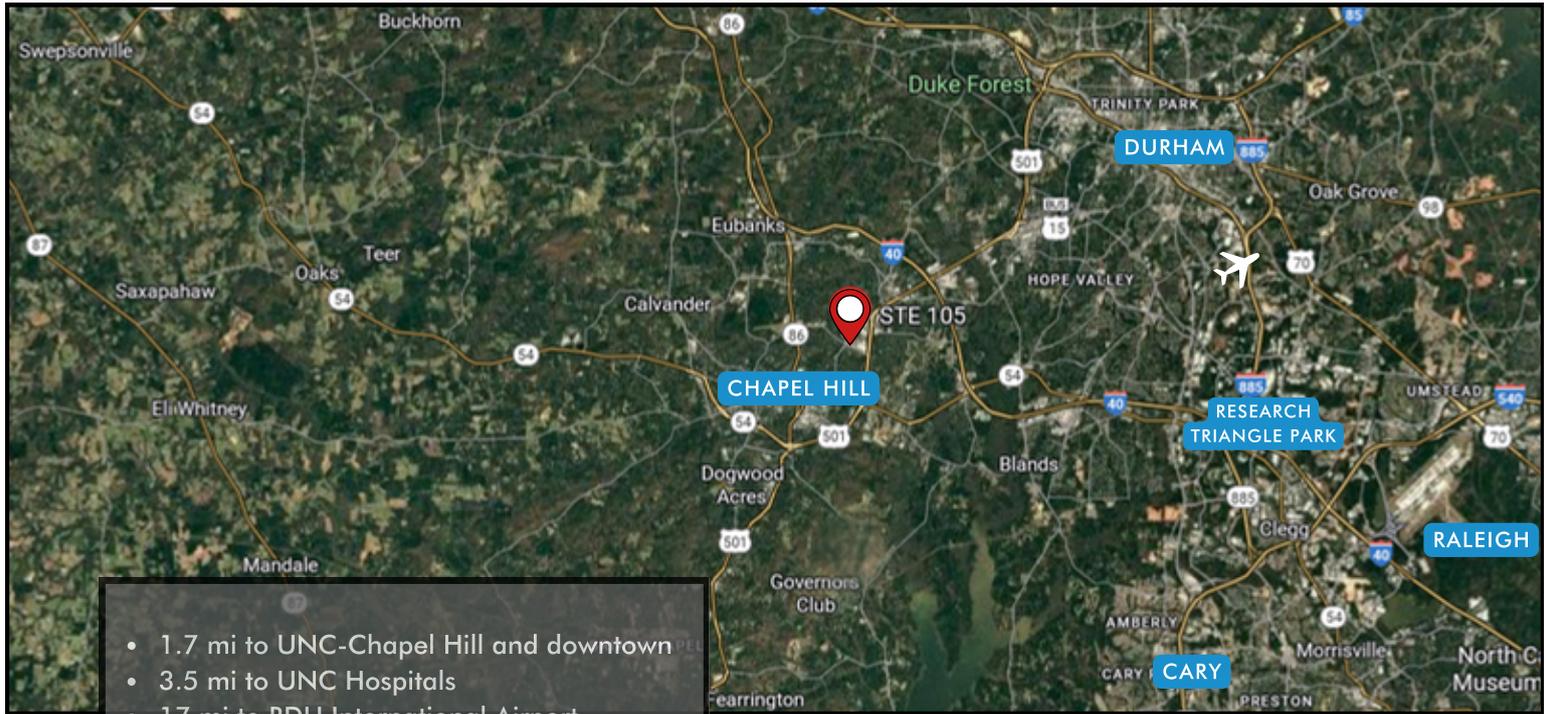
±2,308 SF



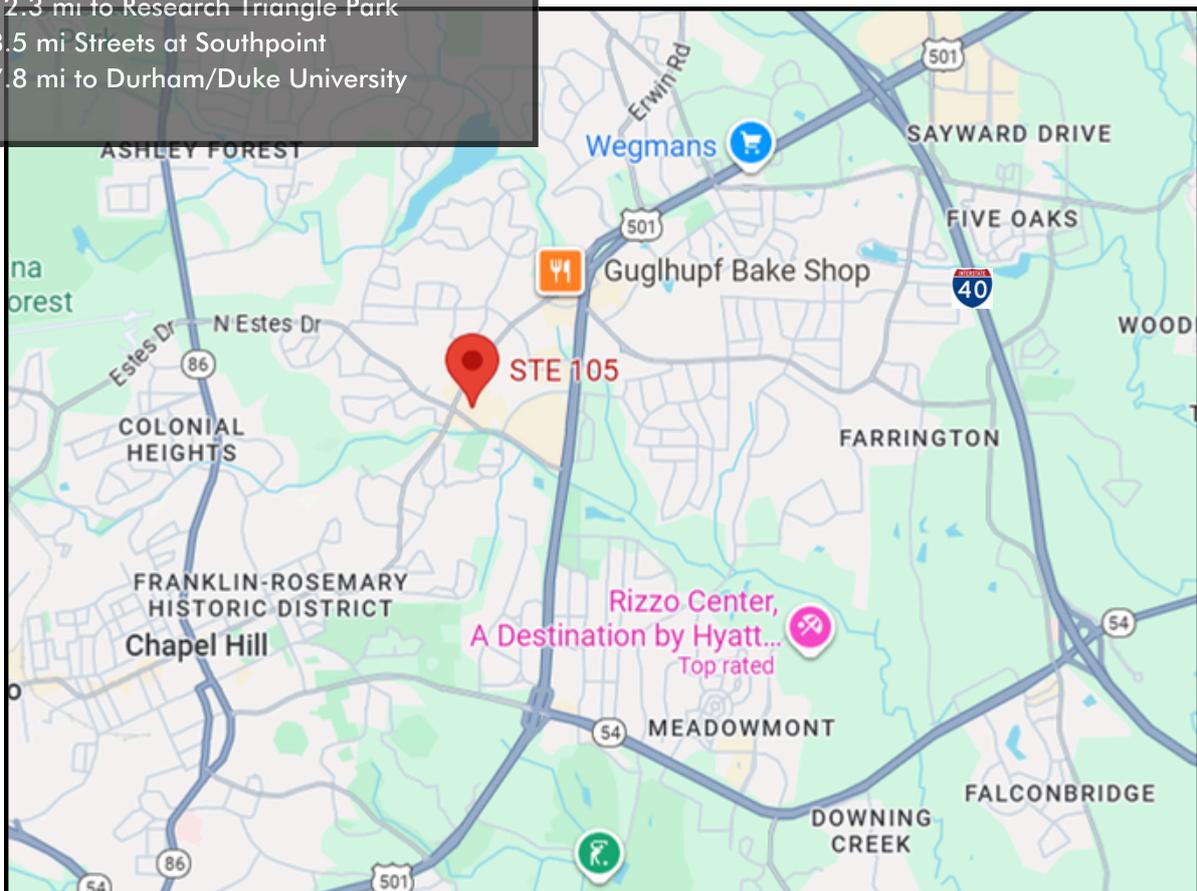
PHOTOS



SITE LOCATION: 1504 E FRANKLIN ST



- 1.7 mi to UNC-Chapel Hill and downtown
- 3.5 mi to UNC Hospitals
- 17 mi to RDU International Airport
- 12.3 mi to Research Triangle Park
- 8.5 mi Streets at Southpoint
- 7.8 mi to Durham/Duke University





Why Chapel Hill?

WE love it here...

- We're home to the oldest public university **and** the newest innovations in life sciences and clean tech.
- We have one of the country's largest free transit systems **and** some of the region's most connected greenways. We're
- committed to climate action and affordable housing **and** we're actively investing in those commitments. We come
- together for big-time basketball, old-fashioned barbecue, **and** world-class arts and culture.

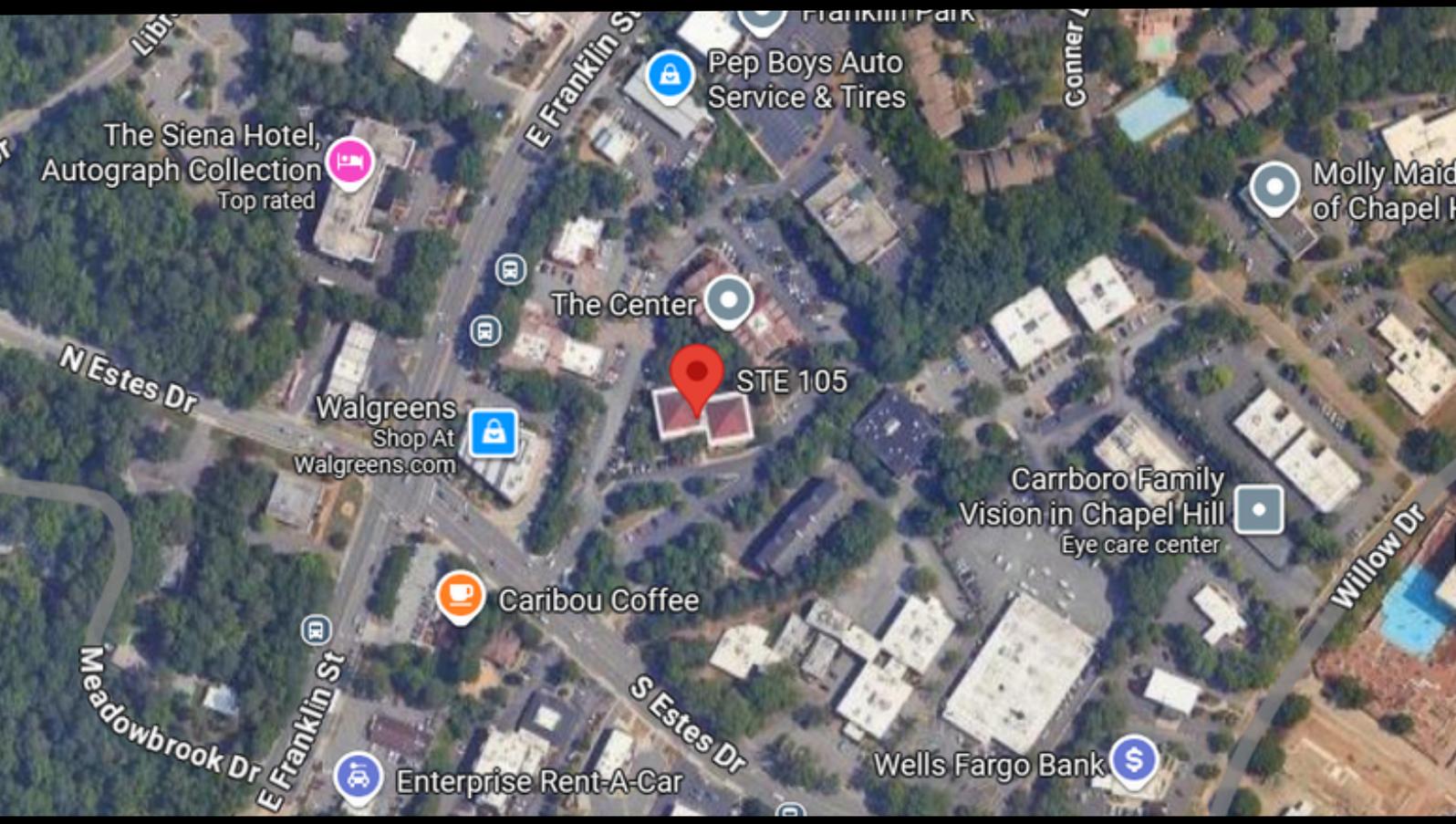
<h1>#1</h1> <p>Public School District in NC</p>	<h1>#1</h1> <p>State for Business in 2025</p>
<h1>#4</h1> <p>Most Educated US Metro Area</p>	<h1>#6</h1> <p>US Metro for Tech Innovation</p>

YOU will love it here, too...

- You want access to top quality talent **and** a high quality of life.
- You want to get to the airport **and** have a great place to land.
- You want high-end offices **and** low-key places to relax after work.
- You want great spaces for client dinners **and** fun places for families.



We'd love to show you some office spaces & special places in Chapel Hill.
chapelhilleconomicdevelopment.org



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