



# 200 TIMBERHILL PLACE

OFFICE/MEDICAL CONDOMINIUMS FOR SALE OR FOR LEASE | CHAPEL HILL, NC



# PROPERTY DETAILS

ADDRESS	200 Timberhill Place, Chapel Hill, NC 27514
AVAILABILITIES	Suites 221, 222, & 223/224
SQUARE FOOTAGE	1,827 – 8,676 SF (Full Floor)
LEASE RATE	Negotiable - Call Broker
SALE PRICE	Negotiable - Call Broker
AVAILABLE DATE	Immediately
YEAR BUILT	1997
PARKING RATIO	4:1,000
SIGNAGE	Building

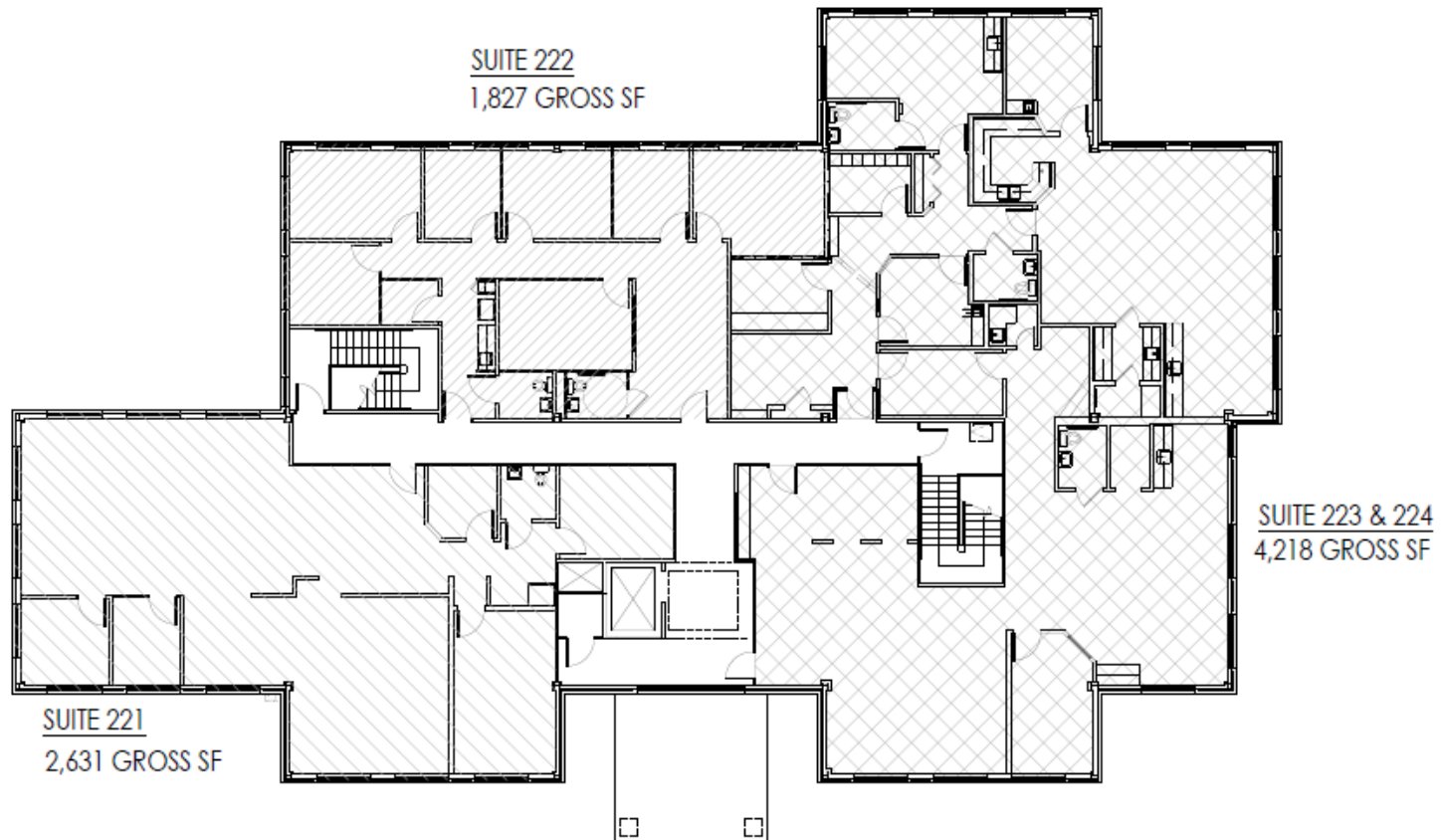
OPPORTUNITY	SIZE	SALE PRICE / LEASE RATE
FULL FLOOR	8,676 SF	Negotiable
SUITE 221	2,631 SF	Negotiable
SUITE 222	1,827 SF	Negotiable
SUITE 223/224	4,218 SF	Negotiable

\* POTENTIAL TO PURCHASE FULL BUILDING APPROX. 18,000 SF



200 Timberhill Place presents a rare opportunity to purchase or lease a full floor or up to three professional office / medical office suites in one of Chapel Hill's most accessible and desirable locations. Situated at the prominent intersection of Martin Luther King Jr. Blvd. (Hwy. 86) and Weaver Dairy Road, the property offers outstanding visibility with building signage along a major thoroughfare. Each suite features multiple private offices, abundant natural light, and convenient surface parking. Tenants and owners will benefit from quick access to I-40 and downtown Chapel Hill. Surrounded by well-established neighborhoods, retail, and dining, this location is prime for medical and office users alike.

# FLOOR PLAN



3

# MARKET OVERVIEW



## CHAPEL HILL SUBMARKET

The Chapel Hill submarket represents a distinguished academic and research hub within the greater Triangle region, anchored by the prestigious University of North Carolina at Chapel Hill and characterized by its strong foundation in education, research, and emerging biotechnology sectors.



## HEALTHCARE

Chapel Hill's healthcare landscape is distinguished by its academic medical excellence, anchored by UNC Hospitals, an academic medical center providing top quality healthcare to North Carolinians. The medical office market in Chapel Hill reflects the strength of this healthcare ecosystems.



68,275  
Total Employees



4,272  
Total Businesses

5 Mile Radius - ESRI 2024



\$85,619  
Median Household  
Income



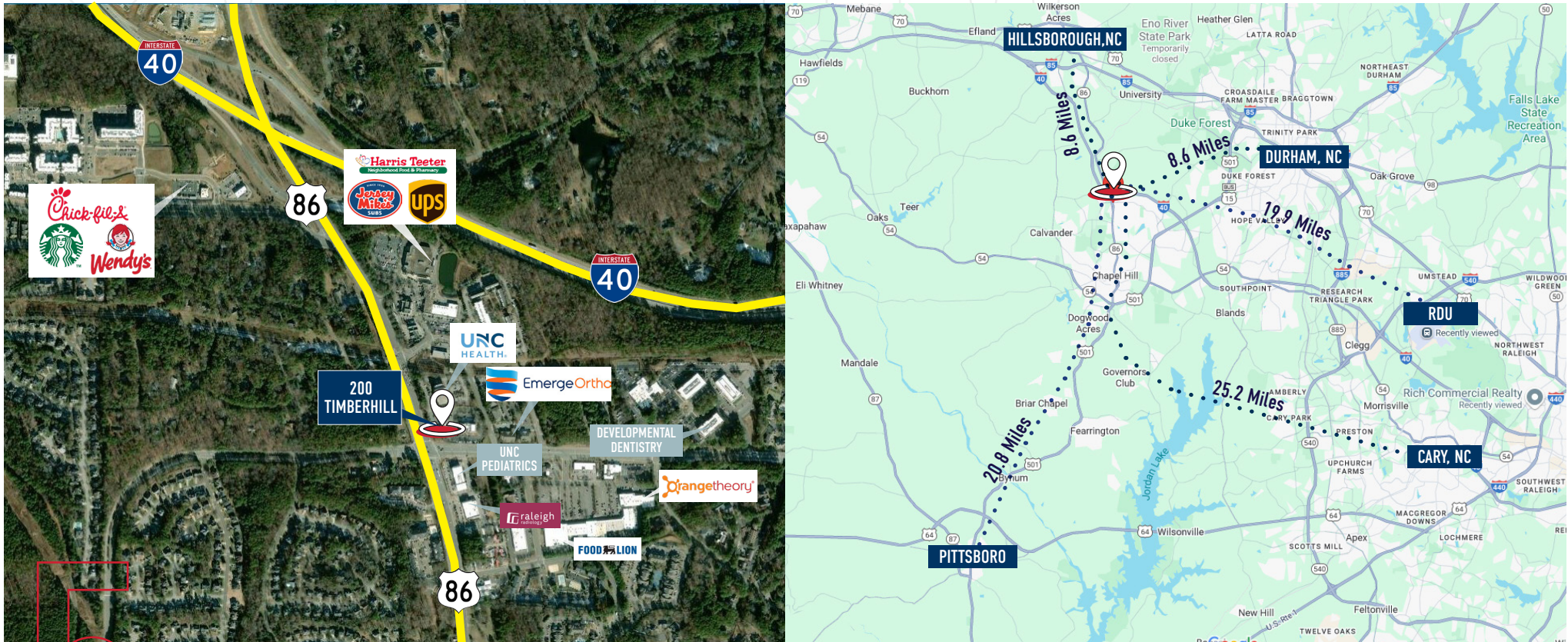
## EXPANSION

Major development projects are reshaping the local landscape and creating substantial demand for healthcare services. The most significant is Beechwood Carolinas' South Creek development, an 815-home project at 4511 S. Columbia St. that will also have between 21,000 and 52,000 square feet of commercial space. This expansion trajectory presents compelling opportunities for medical office development and healthcare providers to establish or expand their presence in Chapel Hill.





# LOCATION OVERVIEW





Sam DiFranco Jr., CCIM, SIOR  
Principal  
919-604-2137  
[sdifrancojr@richcommercialrealty.com](mailto:sdifrancojr@richcommercialrealty.com)

Dylan Heafner, CCIM, SIOR  
Principal  
919-618-3026  
[dheafner@richcommercialrealty.com](mailto:dheafner@richcommercialrealty.com)

Conley Kenney Moretz  
Vice President  
757-817-1348  
[cmoretz@richcommercialrealty.com](mailto:cmoretz@richcommercialrealty.com)

**DISCLAIMER:**

While we have made every attempt to ensure that the information contained herein is accurate, Rich Commercial Realty, LLC ("RCR") is not responsible for any errors or omissions, or for the results obtained from the use of this information. All information provided herein is provided with no guarantee of completeness, accuracy, or timeliness, and without warranty of any kind, express or implied, including, but not limited to warranties of performance, merchantability and fitness for a particular use. It is recommended that you conduct a thorough review of the included property to determine its compatibility with your real estate goals and specifications. In no event will RCR, its partners, agents, or employees be liable to you or anyone else for any decision made or action taken in reliance on the information herein.



Call Our Office  
919.821.7880



Visit Our Website  
[richcommercialrealty.com](http://richcommercialrealty.com)



Follow RCR on LinkedIn  
[www.linkedin.com/company/  
2514132/admin/feed/posts/](https://www.linkedin.com/company/2514132/admin/feed/posts/)



Rich Commercial Realty  
3840 Ed Drive, Suite 108  
Raleigh, NC 27612