



# 200 TIMBERHILL PLACE

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

# PROPERTY DETAILS

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

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.

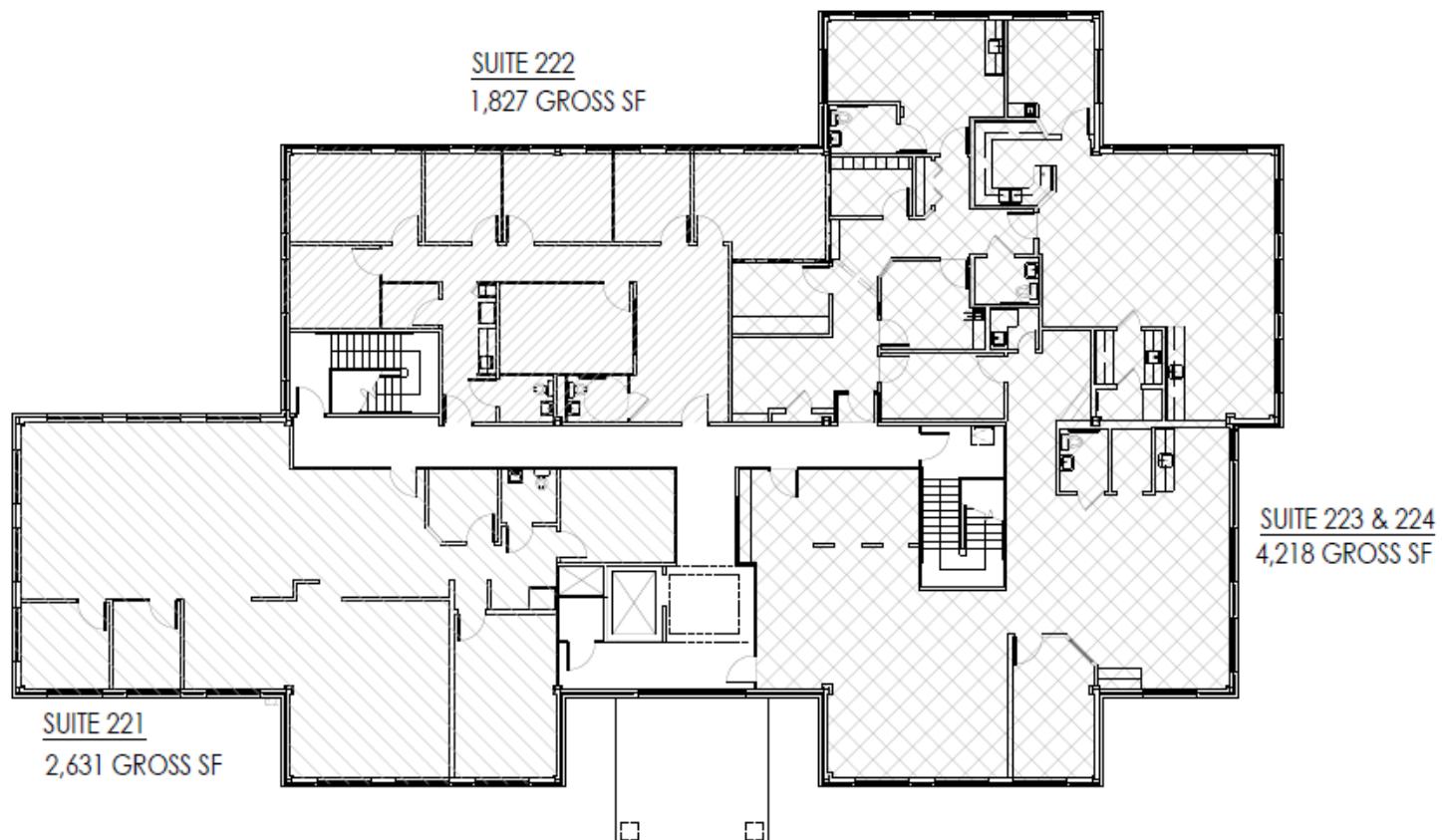
<b>OPPORTUNITY</b>	<b>SIZE</b>	<b>SALE PRICE / LEASE RATE</b>
<b>FULL FLOOR</b>	8,676 SF	Negotiable
<b>SUITE 221</b>	2,631 SF	Negotiable
<b>SUITE 222</b>	1,827 SF	Negotiable
<b>SUITE 223/224</b>	4,218 SF	Negotiable

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



2

# 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.

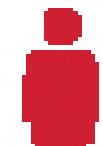


**\$85,619**  
Median Household Income



## 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.

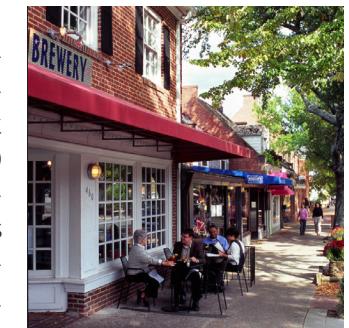


**68,275**  
Total Employees



**4,272**  
Total Businesses

5 Mile Radius - ESRI 2024

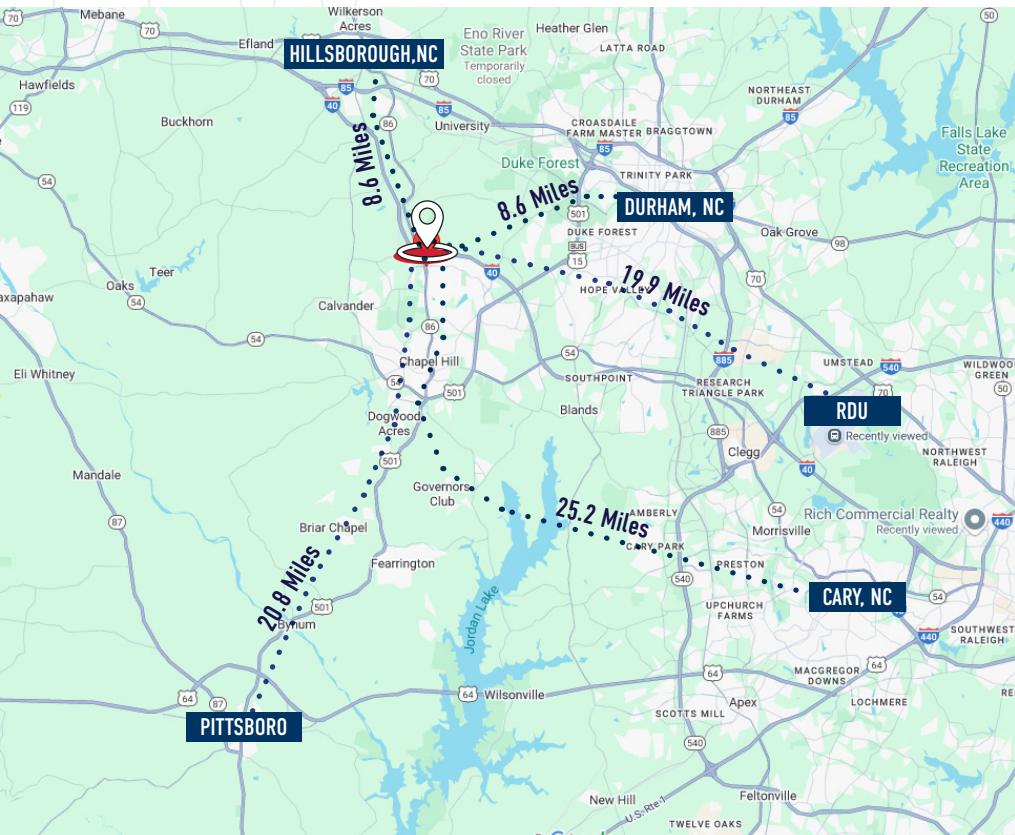


## EXPANSION

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





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