

300 SILVER CEDAR CT.

FEATURE SHEET

BUILDING FEATURES

- 2-STORY OFFICE BUILDING
 - FOR SALE 3,200,000 OR LEASE 30,000/MONTH
 - 14,739 SQFT
 - BUILT IN 2000
 - 1.18 ACRE LOT
 - ALL BRICK EXTERIOR
 - ELEVATOR
 - 3 SETS OF INTERIOR STAIRS
 - LOADING DOCK
 - HANDICAP RAMP
-

INTERIOR FEATURES

- INTERIOR AREA IS TURNKEY, UPFITTED, AND OFFICE READY
 - MENS AND LADIES BATHROOMS ON EACH LEVEL
 - RECEPTION/LOBBY AREAS
 - 30 INDIVIDUAL OFFICES
 - 3 LARGE ROOMS FOR CONFERENCES, TRAINING, PRINTING/PRODUCTION
 - FULLY EQUIPPED KITCHEN WITH DINING AREA
 - BREAKROOM
 - THIRD FLOOR, UNFINISHED WALK-UP ATTIC FOR FILE STORAGE ETC...
-

EXTERIOR FEATURES

- 50 PARKING SPACES
 - TRASH/RECYCLE AREA
 - LOT SIZE 1.18 ACRES
 - FENCE ALONG REAR OF PROPERTY/PARKING LOT
-

LOCATION

- PRIME N. CHAPEL HILL LOCATION
 - CLOSE TO MAJOR MEDICAL CENTERS: UNC & DUKE
 - CLOSE TO TOP UNIVERSITIES: UNC, DUKE & NC STATE
 - LOCATION PART OF THE TRIANGLE AREA/RESEARCH TRIANGLE PARK
-