

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



LISTING AGENT
ANNA JENKINS
704.224.4792
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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

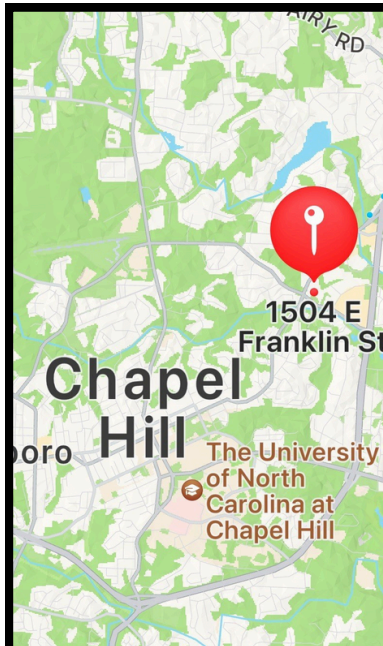
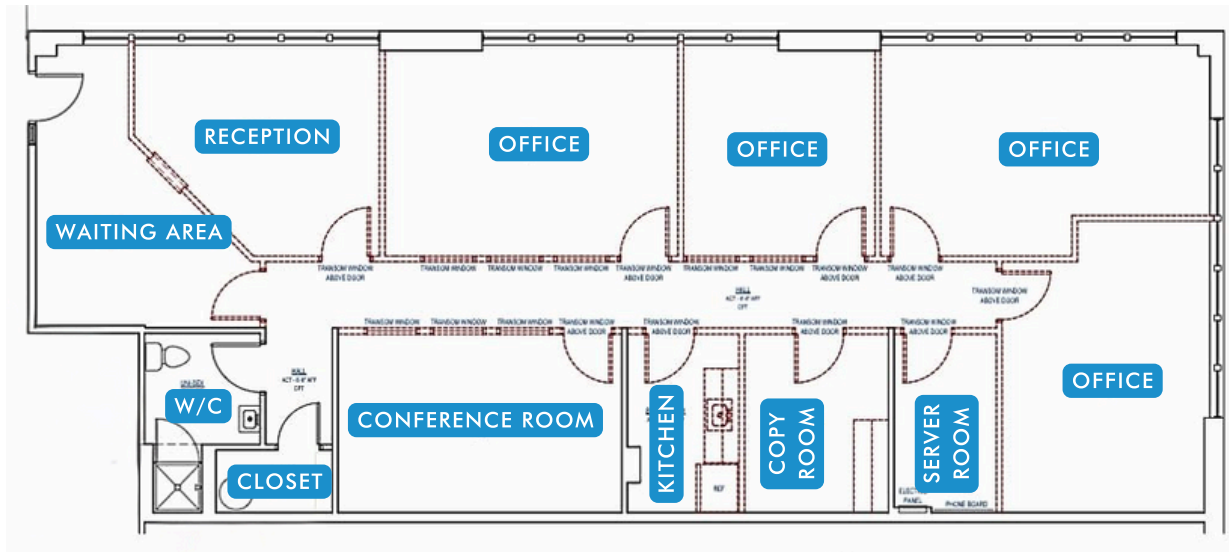
Sale Price	\$499,000 (\$216/SF)
COA Dues (monthly)	\$450

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

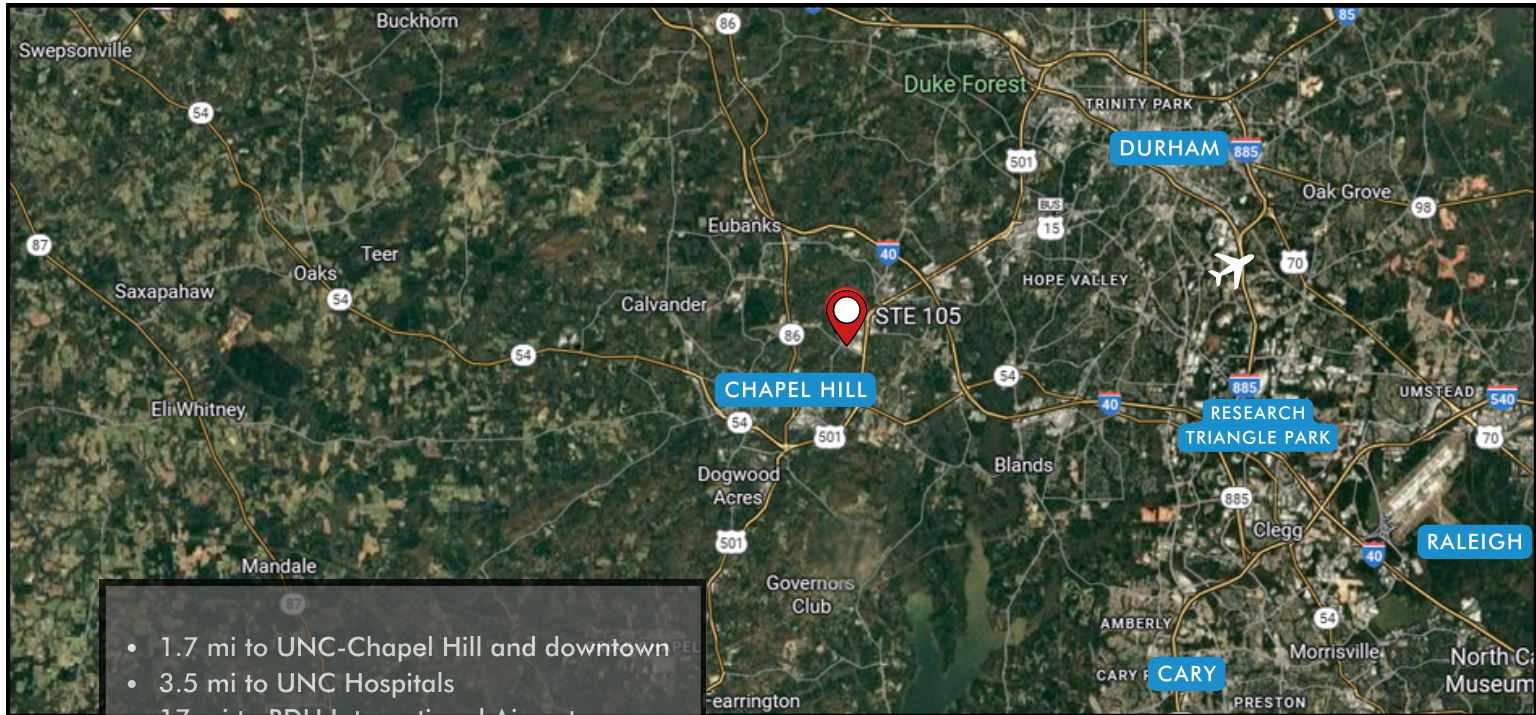
±2,308 SF



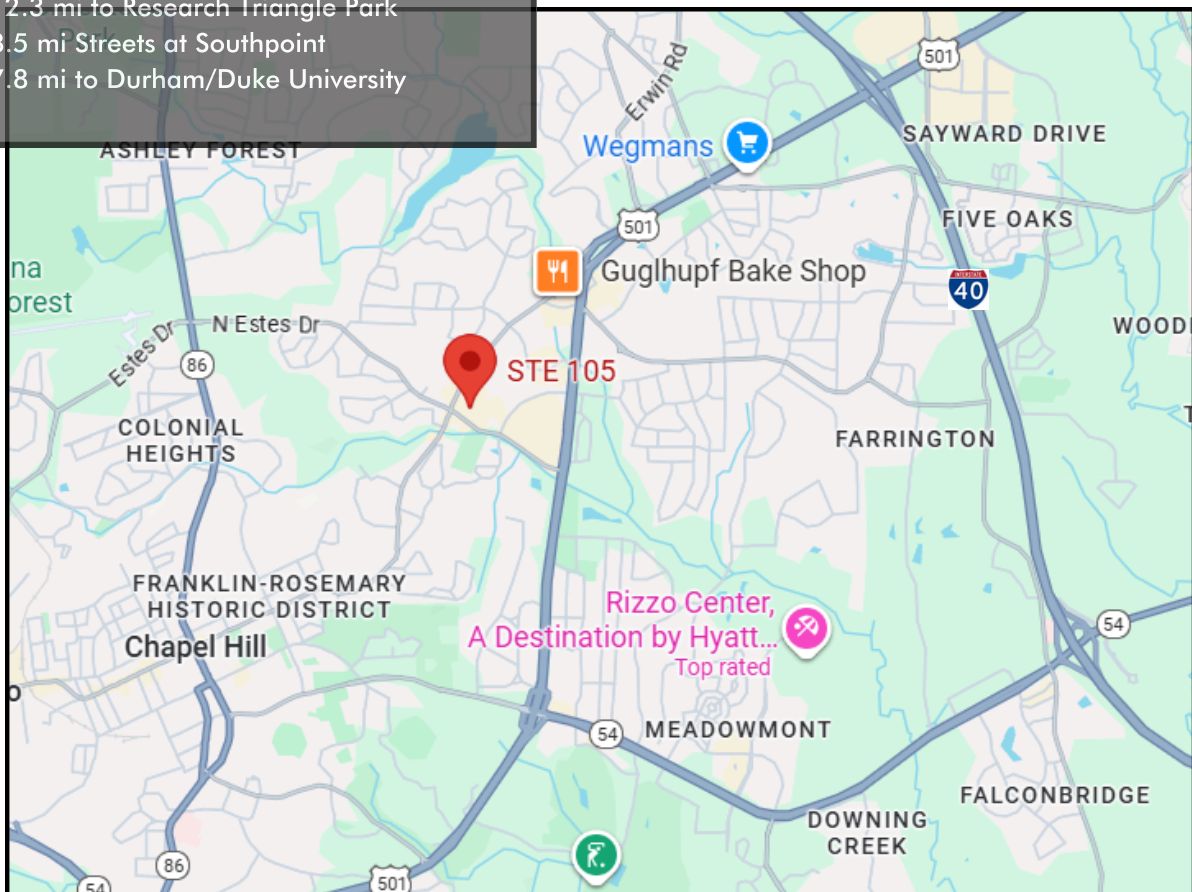
PHOTOS



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

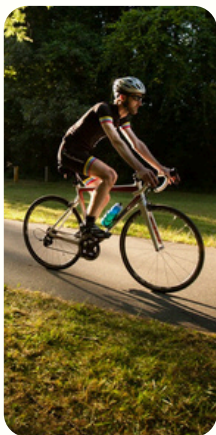




Why Chapel Hill?

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.



#1

Public School
District in NC

#1

State for
Business in 2025

#4

Most Educated US
Metro Area

#6

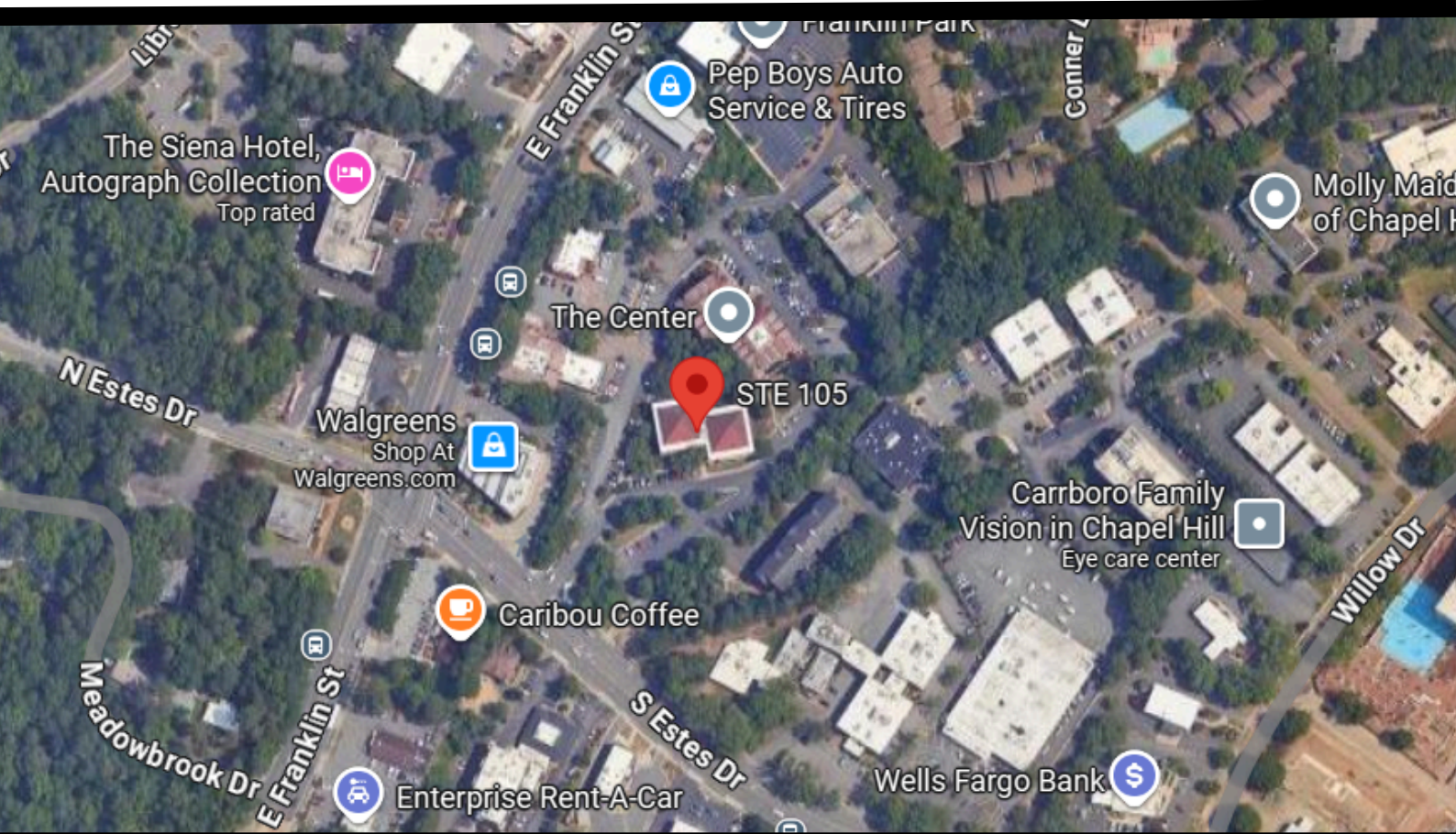
US Metro for Tech
Innovation

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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