

# 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  
CHELA TU  
919.260.7059  
CHELA@BOLDNC.COM



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  $\pm 2,308$  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  $>= 3:1000$  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**

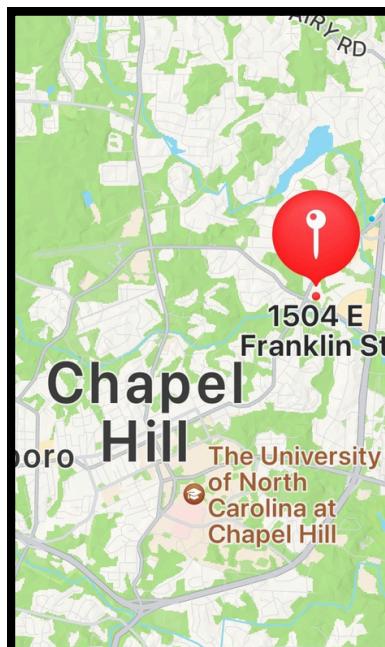
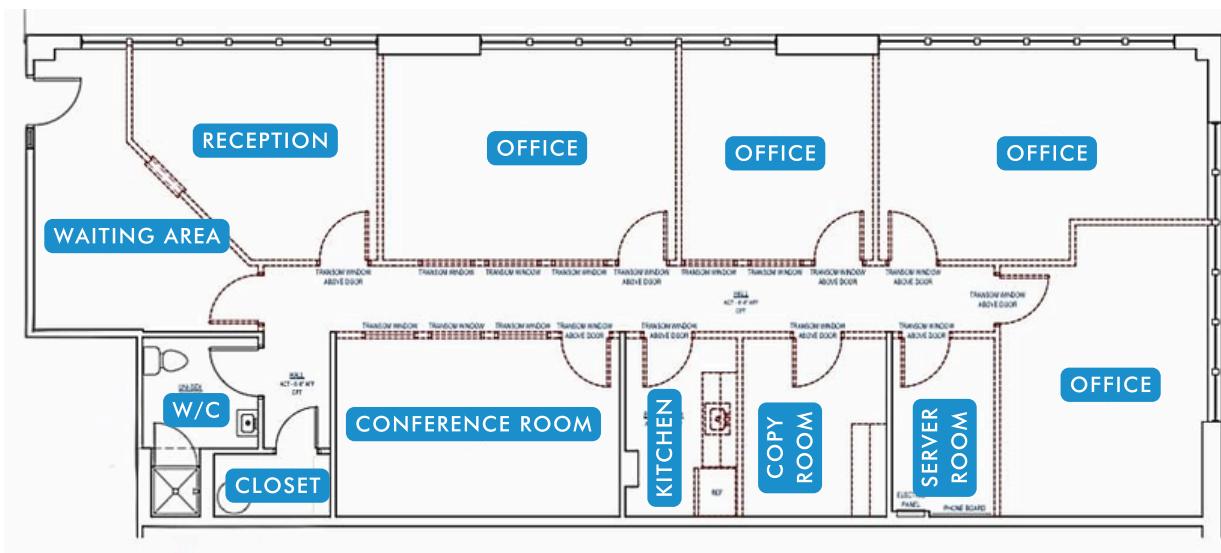
Sale Price	\$499,000 (\$216/SF)
COA Dues (monthly)	\$450

**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

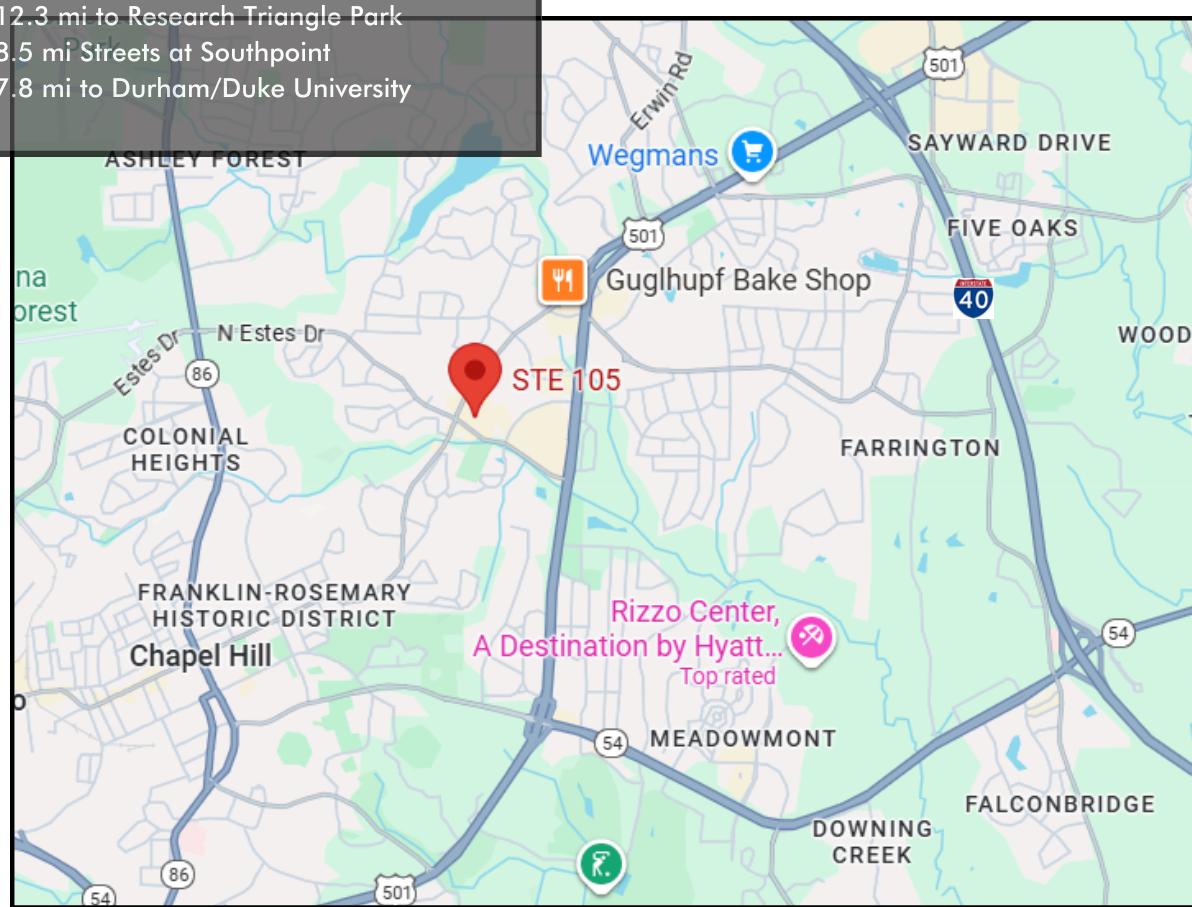
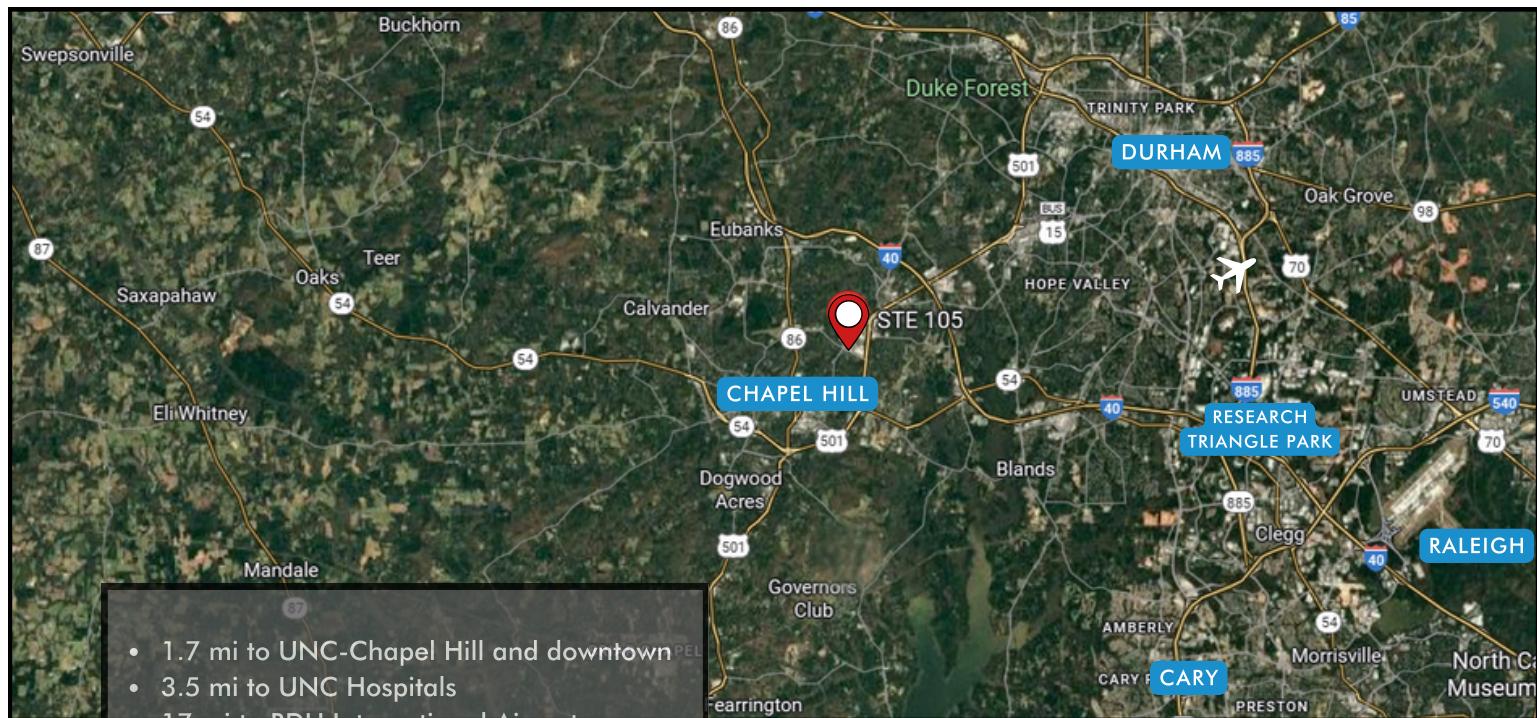
±2,308 SF



# PHOTOS



# SITE LOCATION: 1504 E FRANKLIN ST





# 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

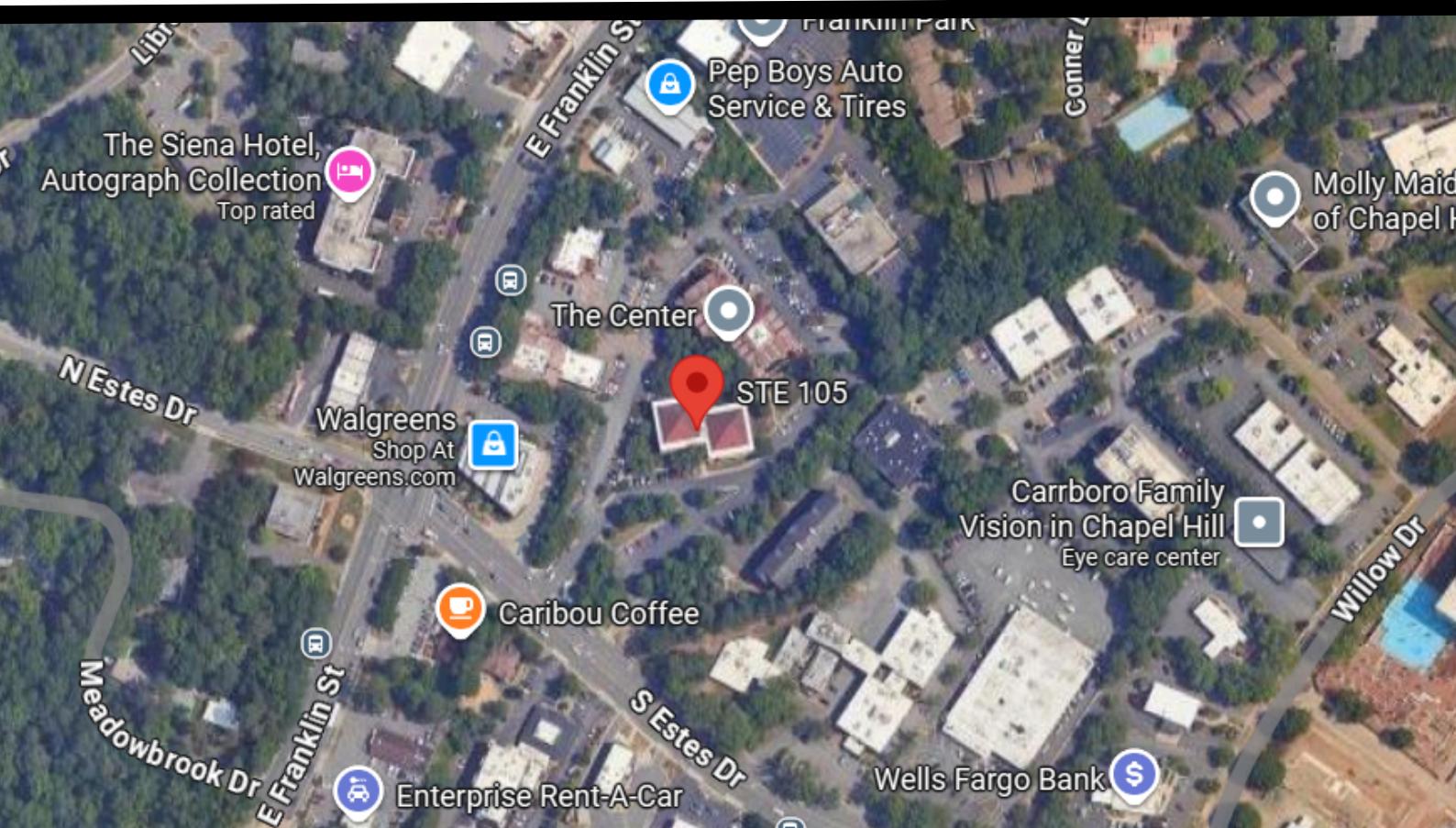
**#6**

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](http://chapelhilleconomicdevelopment.org)



## CHELA TU, CCIM

SENIOR ASSOCIATE

M: 919.260.7059 | O: 919.883.5502

CHELA@BOLDNC.COM

WWW.BOLDCRE.COM

50051 GOVERNORS DRIVE STE A  
CHAPEL HILL, NC 27517



## ANNA JENKINS

BROKER

M: 704.224.4792 | O: 919.493.0395

ANNA@PICKETTSPROUSE.COM

WWW.PICKETTSPROUSE.COM

1901 HILLANDALE RD SUITE 100  
DURHAM, NC 27705