



605 Eastowne Dr

605 Eastowne Dr, Chapel Hill, NC 27514



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- Quiet setting within Eastowne Office Park near I-40, Duke and UNC Hospitals
- Approximately 12778 GSF with offices, 4 conference rooms, breakrooms and work areas
- 60KW Solar Array offsets electricity bill by ~ \$1000/mo.
- EV Charging station
- Loading dock with cargo elevator
- Forty on-site parking spaces



605 Eastowne Dr

\$25.50 /SF/YR

Distinctive 12,778 GSF Office Opportunity in Chapel Hill's Premier Medical Corridor

Positioned at the crossroads of innovation, healthcare, and education, 605 Eastowne Drive presents a rare office leasing opportunity in one of Chapel Hill's most sought-after locations. Just minutes from UNC Hospitals, Duke Hospital, and I-40, the property combines accessibility with an infrastructure designed to support modern professional and service-oriented organizations. The property is available for lease, with the added opportunity to purchase.

- 60 KW Solar Panels
- Loading Dock with Cargo Elevator
- EV Charger
- Proximity to I-40, Duke Hospital and UNC Hospitals



Rental Rate:	\$25.50 /SF/YR
Property Type:	Office
Building Class:	B
Rentable Building Area:	12,778 SF
Year Built:	1984
Walk Score ®:	27 (Car-Dependent)
Transit Score ®:	32 (Some Transit)
Rental Rate Mo:	\$2.13 /SF/MO

1st Floor

Space Available	12,778 SF
Rental Rate	\$25.50 /SF/YR
Date Available	November 01, 2025
Service Type	Negotiable
Space Type	Relet
Space Use	Office
Lease Term	2 - 5 Years

Access & Entrances

- Dual access from Eastowne Drive and Providence Road, providing convenient front and rear entry points for staff and visitors.
- Dedicated parking and secure access throughout.

First Floor (Approx. 4,158 GSF)

- Functional layout with loading dock and leveler, shipping/receiving area, and freight elevator.
- Includes private offices, warehouse/storage areas, IT/Electrical room, and open work areas.
- Two large private restrooms with showers support tenant convenience and field operations.

Second Floor (Approx. 8,619 GSF)

- Bright and welcoming lobby with glass front wall and atrium, plus reception area with window.
- Mixture of private offices, executive offices with windows, and open cubicle areas.
- Multiple conference rooms and large configurable work areas to support team collaboration.
- Breakroom/kitchenette for staff use, IT/server rooms, and three restrooms.
- Outside patio with seating offers a comfortable break space.
- Interior can be subdivided if desired.

Special Features

- Secure access systems throughout.
- 42" wide ramp for equipment or accessibility needs.
- Storage space well-suited for supplies or field team support.
- Suitable for medical-adjacent organizations, service providers, nonprofits, and professional teams requiring both office and field operations in one location.

Zoned Heating & HVAC Systems

The property features multiple zoned systems supporting efficient climate control across upper and lower levels

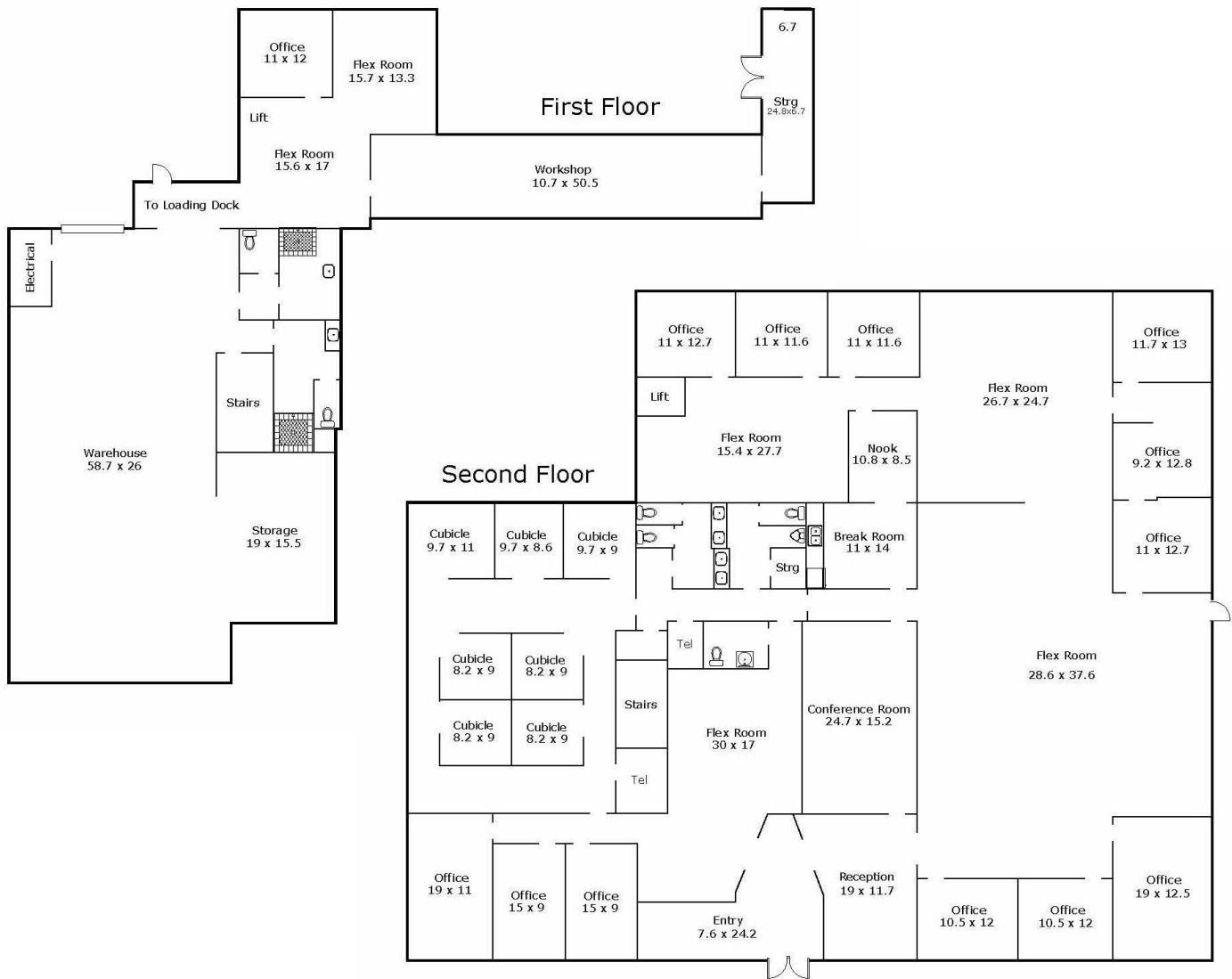
Roof

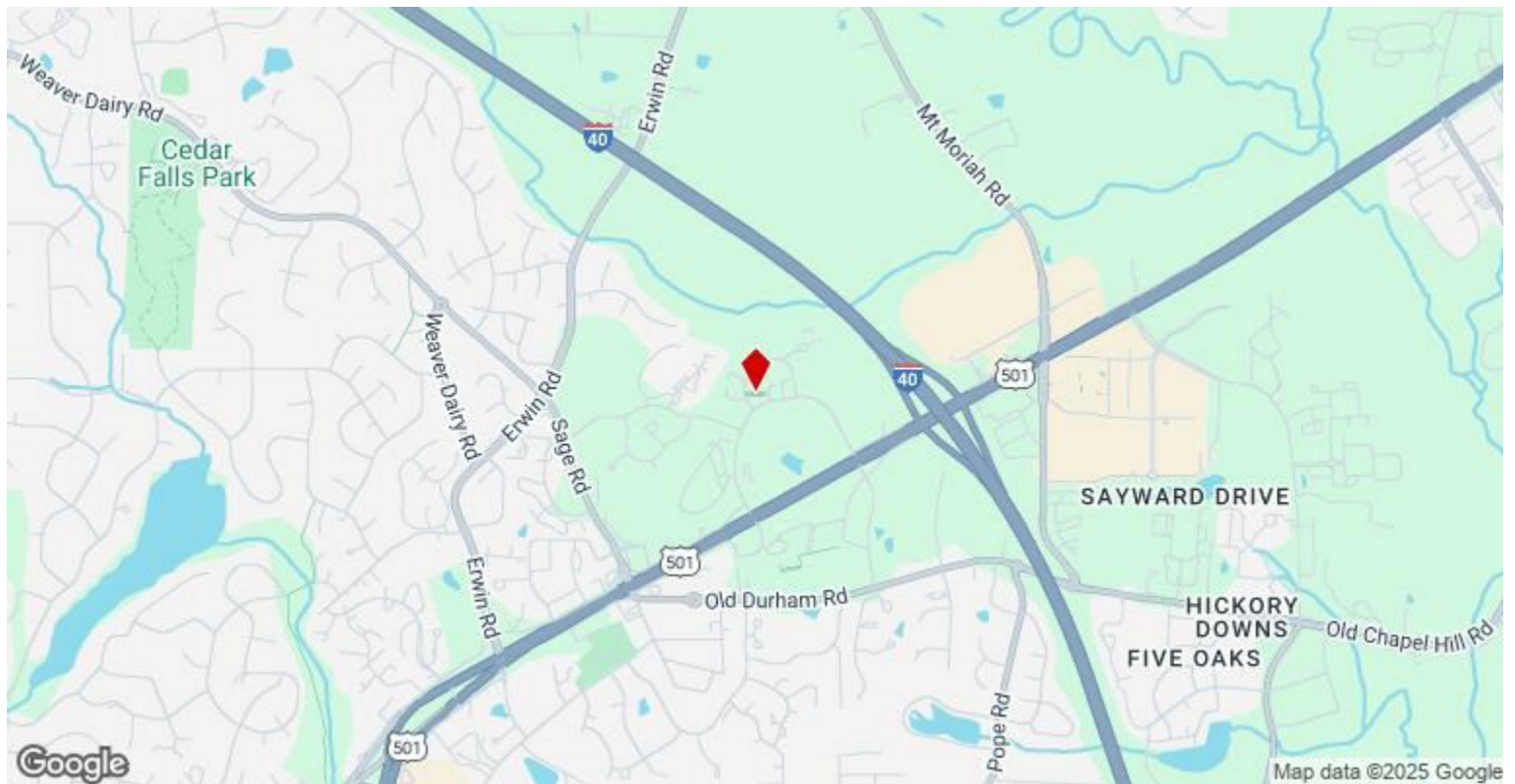
- Original 1984 roof with most recent complete repair and sealing project completed September 2023.
- Covered by a 10-year labor and material warranty (to Owner), providing confidence in long-term durability and maintenance.

Major Tenant Information

Tenant
Mobile Communications America
Usat

Floor Plan





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Fully renovated in 2019, this 12,778 GSF building blends traditional office space with features not commonly found in Chapel Hill's office market. Tenants will find zoned cooling with eight HVAC systems, dedicated conference and office areas, and expansive open spaces that can be configured for team operations, assembly, or specialized service needs. The property also offers unique logistical advantages with ample on-site parking, a loading dock and leveler, freight access, and a 42" wide entry with ramp for efficient movement of supplies and equipment—making it especially appealing for groups that bridge office and field work. Beyond functionality, 605 Eastowne Drive delivers significant value. Sixty KW Solar Array reduces electricity costs by approximately \$1,000 per month, benefiting tenants directly. An EV charging station supports today's workforce, while secure access ensures peace of mind. Ample storage space adds flexibility rarely available in standard office environments. Google Fiber, Spectrum Fiber, and AT&T Fiber internet available on-site.

This property is especially well-suited for:

Medical-adjacent organizations serving UNC, Duke, and the Research Triangle's healthcare ecosystem

Nonprofits and service providers seeking a highly functional yet welcoming base of operations

Professional teams that require both traditional office space and robust logistical capacity

Lease Details: Tenant pays all operating expenses, excluding property taxes and insurance (landlord-paid)

Tenant Insurance: Tenant must carry its own policy

Owner is open to discussing sale of the property.

With its location, adaptability, and thoughtful upgrades, 605 Eastowne Drive is more than office space — it's a platform for organizations ready to grow and thrive in the heart of Chapel Hill.

Property Photos

