



**AVISON
YOUNG**

Long Term Passive Investment Opportunity
Duke Health Condo Sale

DAWSON HALL • 77 VILCOM CENTER DR, SUITE 200 • CHAPEL HILL, NC

CONFIDENTIAL OFFERING MEMORANDUM

Property overview

Investment Summary

DAWSON HALL CONDO

Location	77 Vilcom Center Drive Suite 200 Chapel Hill, NC 27514
Type	Class A Condominium Building
Size	±72,346 sf
Year Built	2007
Use	Medical / Professional Office
Sales Price	\$3,600,000 (\$311 psf)

SUITE 200

Tenant	Duke Primary Care Timberlyne
Lessee	Duke University Health System
Rentable Area	11,558 sf
Year Upfit	2010

PROPERTY WEBSITE

Click the link below to access the property website and confidential document portal.

Offering overview

Avison Young, as exclusive Listing Broker, is pleased to present the opportunity to acquire a long-term, credit tenant leased medical suite (Suite 200), located at 77 Vilcom Center Dr in Chapel Hill, North Carolina (the "Property"). The offering is comprised of one (1) medical office condominium unit containing ±11,558 square feet, fully leased by the Duke University Health System (the "Tenant"). The building, known as Dawson Hall lies within Chapel Hill 40, a modern business park. With professional association management already in place, this asset provides investors with secure long-term passive cash flow.

Ideally situated in Chapel Hill 40, a ±209,000 square-foot Class A office complex, the Property is strategically located just five minutes from the University of North Carolina at Chapel Hill and provides immediate access to I-40 and NC-86, both major arteries linking Chapel Hill and the Triangle. The amenity-rich area affords occupants the ability to walk to numerous restaurants, shops and retailers. The building is set back within a natural office park featuring high-end, professional lobby finishes; security system services; showers and bike racks. The fully occupied building is home to a host of professional and healthcare related service organizations, including UNC Health and Chapel Hill Implant and Oral Surgery Center.

Duke University Health System (DUHS) is a leading healthcare network in North Carolina, affiliated with Duke University, renowned for its excellence in medical research, education, and patient care. It encompasses three hospitals: Duke University Hospital, Duke Regional Hospital, and Duke Raleigh Hospital, along with a myriad of outpatient facilities and clinics. The health system integrates advanced medical practices with a strong focus on patient-centered care, attracting patients both nationally and internationally. Additionally, DUHS plays a crucial role in training the next generation of healthcare professionals through its close ties with Duke University's School of Medicine and School of Nursing.

Investment Highlights



Passive long-term investment opportunity in one of the best performing regions in the U.S.



Stable, credit-quality tenant with a remaining lease term of nearly ten years



Attractive two and a half percent (2.5%) annual rent increases



Professionally managed Class-A property initially constructed in 2007, with tenant upfit completed in 2010



Situated in a private, modern business park setting with mature, well-designed landscaping



Desirable location with excellent regional access via I-40 and NC-86



Five-minute drive to The University of North Carolina at Chapel Hill campus and Franklin Street



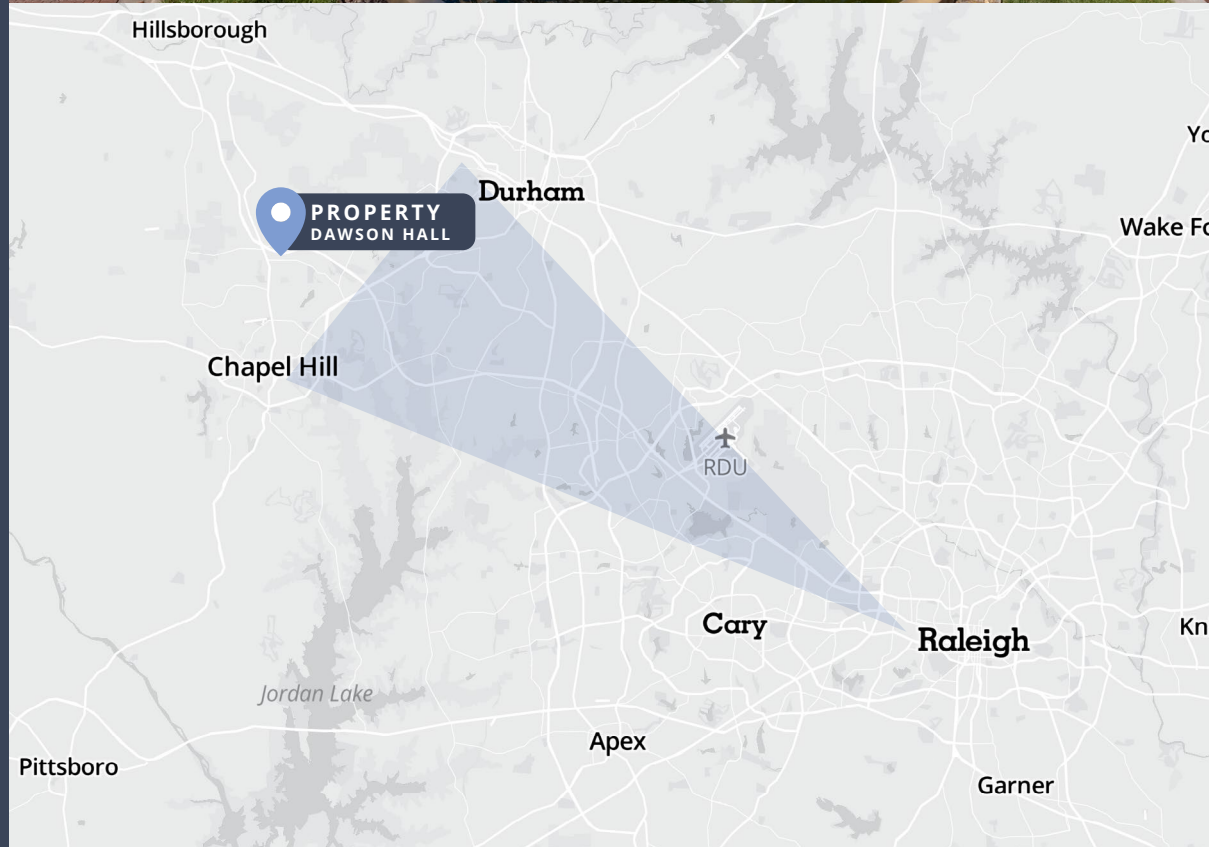
Conveniently located near amenity-rich Chapel Hill North and Timberlyne Shopping Centers



100m+ lifestyle community recently completed just one mile away including over 600 apartments and community serving retail



±15,526 housing units within a 5 mile radius



Property overview

Location

Dawson Hall is located within Chapel Hill 40 Office Park, is located just off Interstate 40 near the intersection of Highway 86 and Weaver Dairy Road. The property is within walking distance to a variety of shops, services, and restaurants, with approximately 15,526 housing units located within a five-mile radius.



Property overview

Site Plan



Weaver Dairy Road ±15,204 AADT

Property overview

Property photos



Property overview

Demographics and Key Facts

HOME TO
NATION'S **1st**
PUBLIC UNIVERSITY

110,370
PEOPLE WITHIN A 5-MILE
RADIUS OF THE PROPERTY

Demographic Overview

	1 Mile Radius	3 Mile Radius	5 Mile Radius
2020 Population	6,792	34,066	107,554
2024 Population	6,805	34,805	110,370
Median Age	43.4	38.1	31.4
Average Household Income	\$143,797	\$130,230	\$111,114
Households	2,240	13,176	39,541
EDUCATIONAL ATTAINMENT			
Some College or Higher	9,048	43,738	120,050
Bachelor Degree or Higher	78%	74%	70%
EMPLOYMENT			
Employed	98%	98%	97%
Unemployed	2%	2%	3%

Major employers



**If you would like
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