

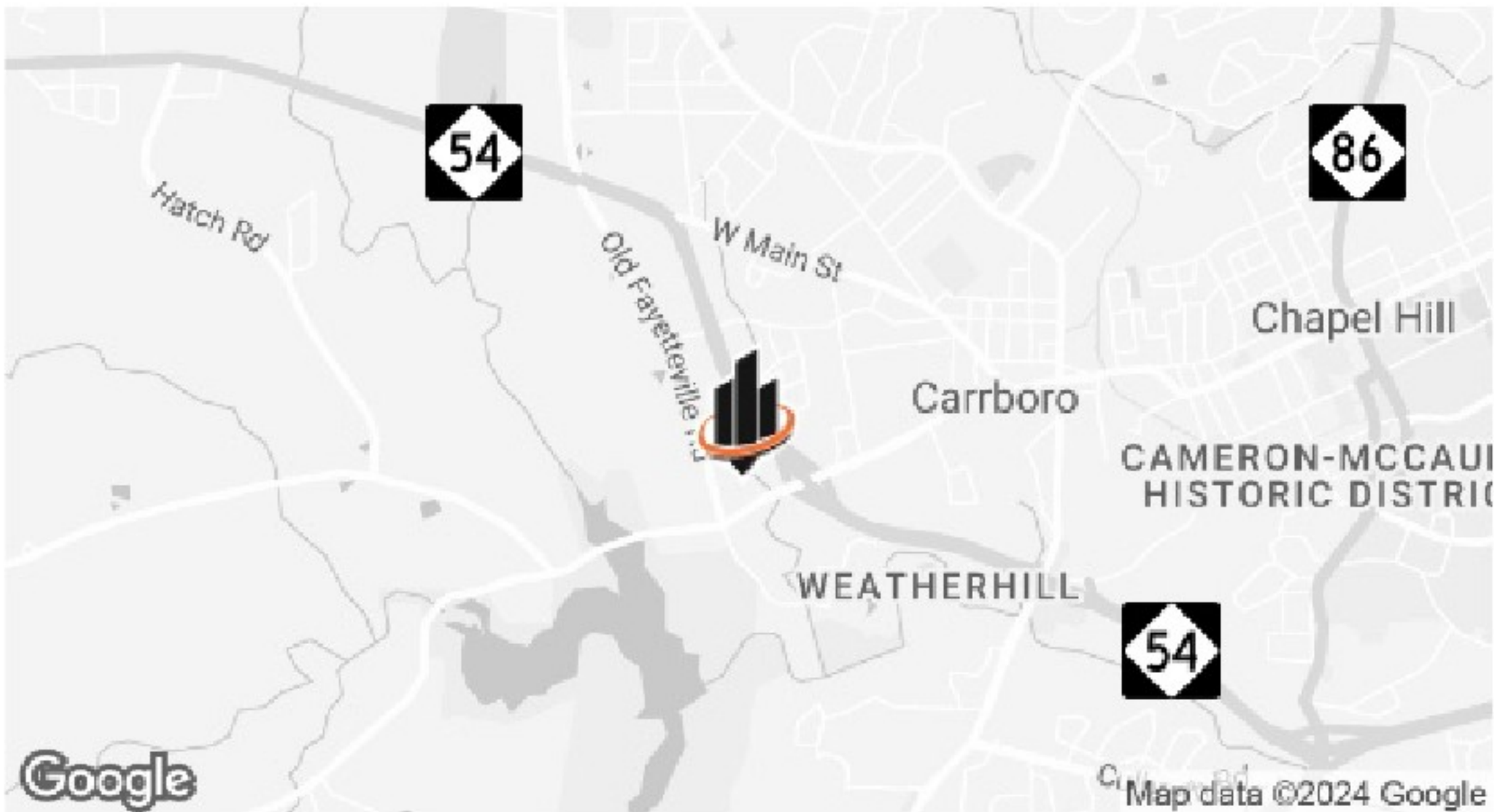


FOR SALE

610 JONES FERRY ROAD

SUITE 205 | CARRBORO, NC 27510

PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	±40,895 SF
SUITE 205 SIZE:	±5,030 GSF
YEAR BUILT:	2001
RENOVATED:	2017
ZONING:	Office (O)
SALE PRICE:	\$825,000 (\$164.02/SF)

PROPERTY OVERVIEW

SVN | REA is pleased to offer for sale this **well-appointed office condominium on the second floor** of Willow Creek Professional Center in Carrboro, NC.

The suite features a functional layout with a **conference room, multiple private offices, open work areas, a break room, private in-suite restroom, and access to shared restrooms.** Additional highlights include ample on-site parking (surface + covered garage), elevator access, and optional **office furniture.**

With two points of egress, the suite may be subdivided into two smaller units - an appealing option for investors or owner-users targeting tenants seeking office space under ±3,000 SF.

The property is **conveniently located** seconds from NC Hwy 54, just minutes from Carrboro’s restaurants/shops and the UNC-Chapel Hill campus, and less than 25 minutes from Raleigh-Durham International Airport (RDU), Research Triangle Park (RTP), and Duke University.

SHARA NEJAD, PEM, LEED AP
O: 919.287.3212
shara.nejad@svn.com



SUITE PHOTOS



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WILLOW CREEK PROFESSIONAL CENTER | 610 Jones Ferry Road, Suite 205 Carrboro, NC 27510



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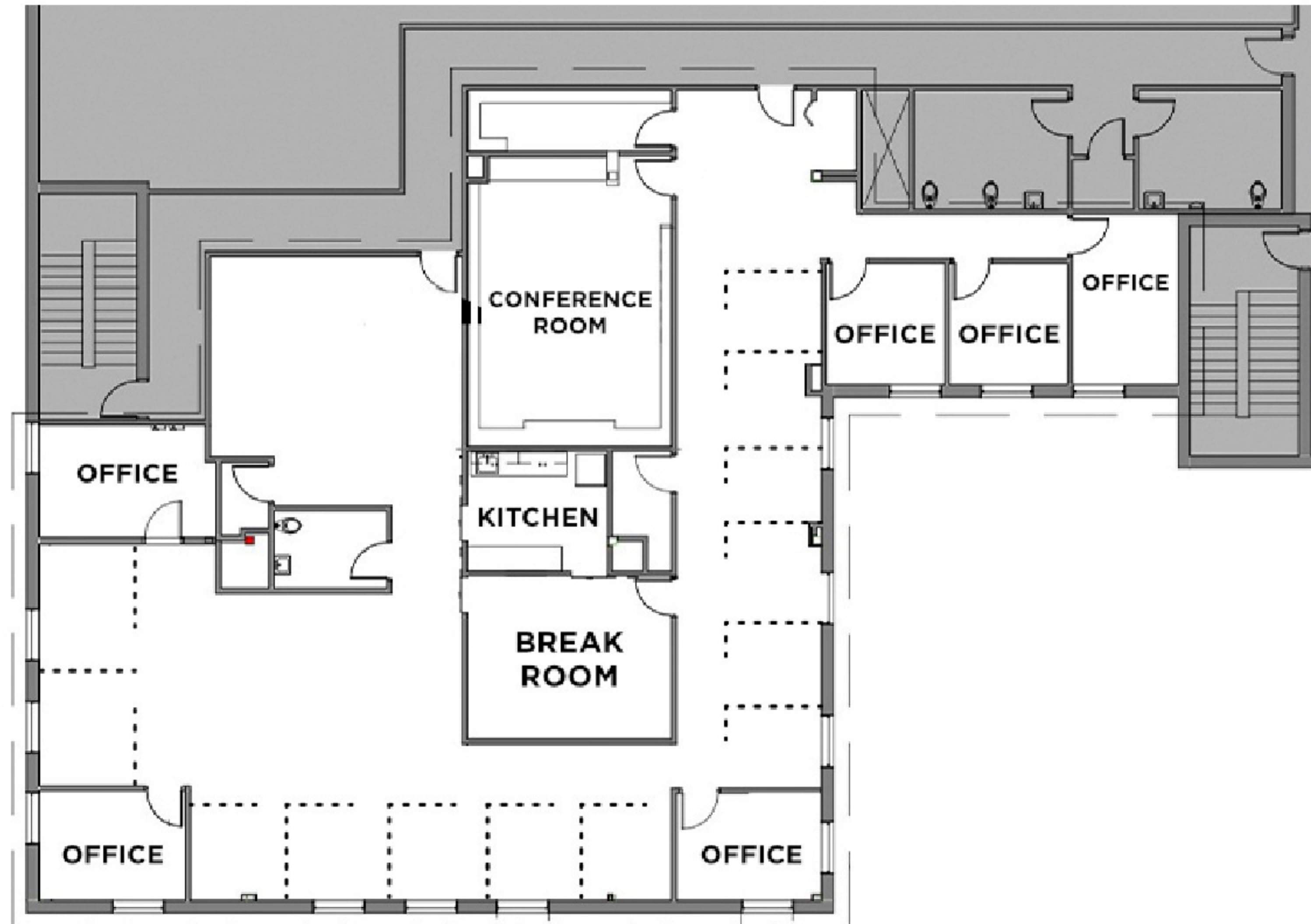
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FLOOR PLAN (SUITE 205)



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THE RESEARCH TRIANGLE

The Research Triangle is a nationally recognized region anchored by three Tier-1 research universities:

UNC-Chapel Hill, Duke University, and NC State.

Together, they drive innovation, attract top talent, and support a thriving economy in life sciences, technology, healthcare, and beyond.

At the center of the region is Research Triangle Park (RTP), one of the largest research parks in the world with 300+ companies spanning biotech, IT, and advanced manufacturing.

The synergy between RTP and the universities has made the Triangle a global destination for research, business, and quality of life - consistently ranked among the top regions in the U.S. for growth and opportunity.



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PROXIMITY OVERVIEW



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NEARBY RETAILERS



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ADVISOR BIO



SHARA NEJAD, PEM, LEED AP

Advisor

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Direct: **919.287.3212** | Cell: **919.972.8681**

PROFESSIONAL BACKGROUND

Shara has been actively involved in the commercial real estate industry for over 15 years. Her roots began in the design and construction of commercial buildings, where she developed a strong commitment to the highest professional standards in client services. She's been involved in a wide range of successful design and construction projects from universities, cGMP and R&D facilities to multifamily buildings, large office buildings, mixed-use, and hybrid office/lab facilities. She's also been an active real estate investor for over 12 years.

Shara's background gives her a unique advantage to leverage her expertise in facility management and building construction to work with her clients through all stages of a real estate transaction to successfully achieve their goals. Outside of work, Shara enjoys outdoor adventures and traveling around the world with her family, and their dog, Coco.

EDUCATION

- Master of Science in Mechanical Engineering, Villanova University
- Bachelor of Science in Mechanical Engineering, KNT University of Technology
- Senior Facilities Engineer, RTI International
- Project Engineer, Precis Engineering Inc.

MEMBERSHIPS

- Licensed Real Estate Broker, North Carolina
- Professional Energy Manager (PEM), NC State
- LEED Accredited Professional, U.S. Green Building Council
- Member, Triangle Commercial Real Estate Women (TCREW)
- Member, Triangle Commercial Association of REALTORS®
- Past PTO Member and Ex-Officio for Board of Trustees, Montessori Community School

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Local Expertise.
National Reach.

SVN | Real Estate Associates

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