

205 Sage Rd, Suite 203 | Chapel Hill, NC 27514

- **Prior Buildout:** Physical Therapy Office
- **Master Lease Expiration:** 12/31/2026
- **Rate:** Call For Details, Full Service Gross
- **Immediate Availability**
- **Monument Signage Available**



**2,091 SF
MEDICAL OFFICE FOR SUBLEASE**



SUBLEASE FEATURES

205 Sage Rd, Suite 203
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Shared Building Amenities:

Shared Break Area

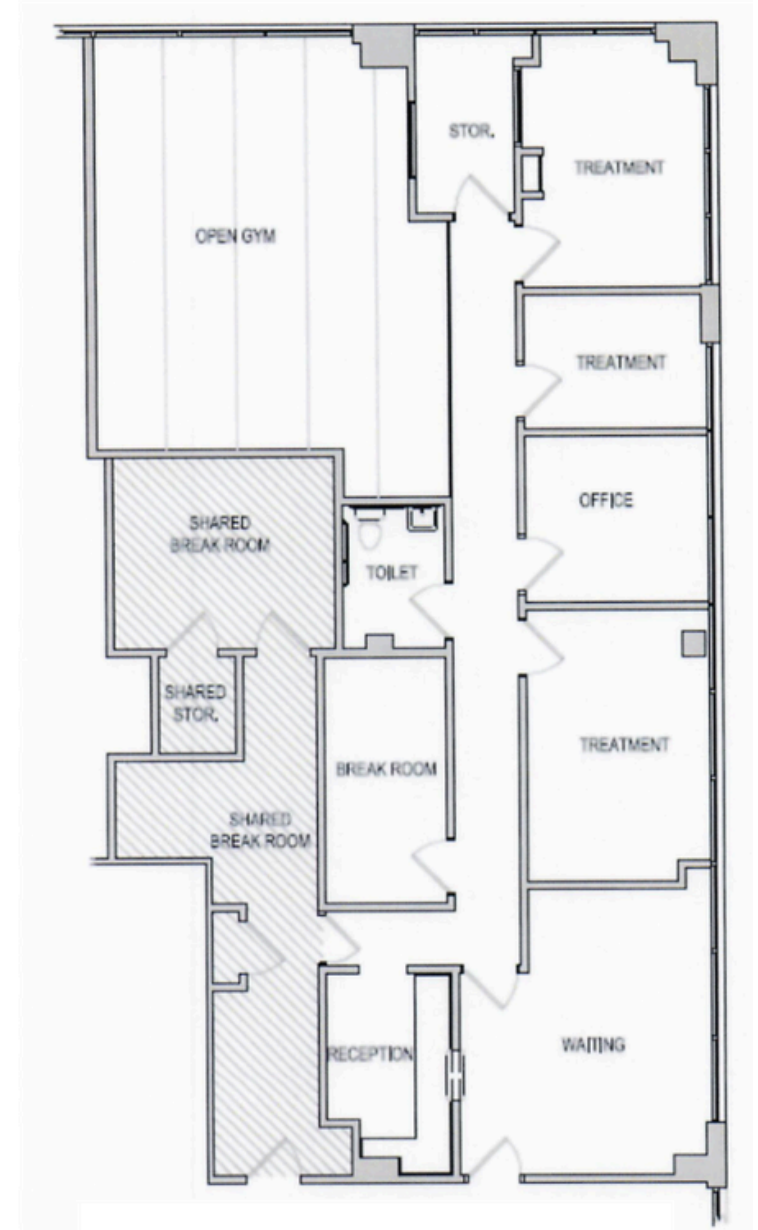


CAPEX Improvements Currently Under Way:

- **New HVAC** 2023/2024
- **New Roof** 2023/2024
- **New Parking Lot** 2024
- *Note: Common Lobbies renovated in the past 24 months*

Tenant Roster:

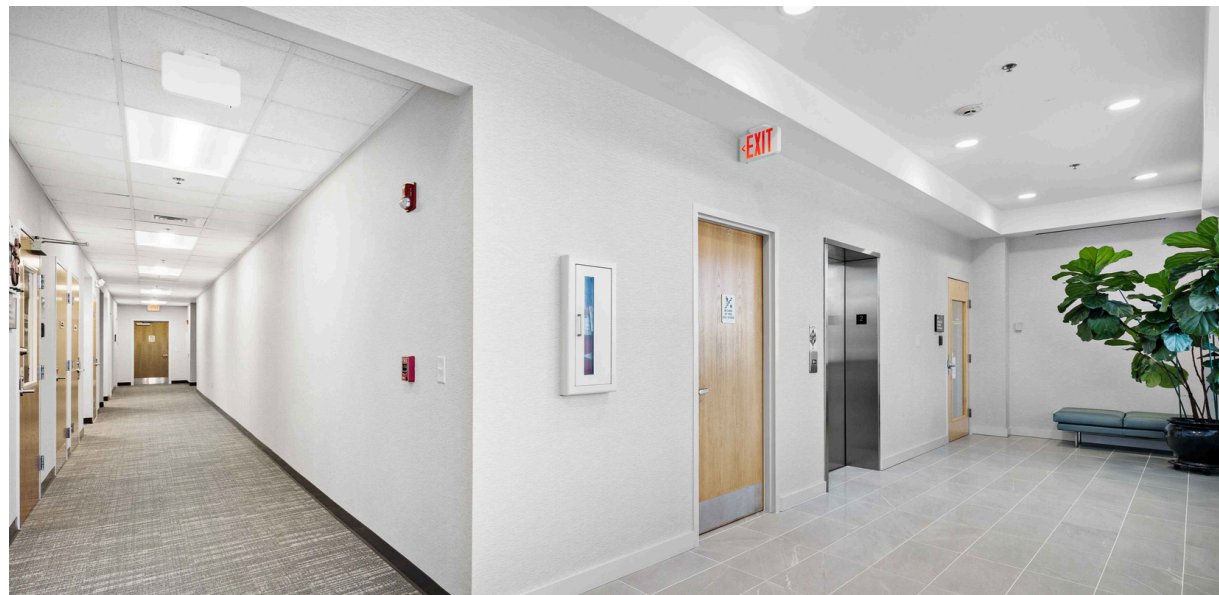
- Chapel Hill Pediatrics
- Chapel Hill Pediatric Dentistry
- Chapel Hill Pediatric Psychology



Suite 203 | 2,091 SF

INTERIOR PHOTOS

205 Sage Rd, Suite 203
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AMENITIES OVERVIEW

205 Sage Rd, Suite 203
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