

# EXECUTIVE OFFICE SPACES CHAPEL HILL | FOR LEASE

**TRIANGLE**  
COMMERCIAL REAL ESTATE



1709 LEGION RD, CHAPEL HILL, NC 27517



## EXECUTIVE OFFICES

**3 OFFICES REMAINING | AVAILABLE NOW**

Individually Leased Offices with Shared Waiting Areas, Kitchenettes and Restrooms  
**1<sup>ST</sup> AND 2<sup>ND</sup> FLOOR OPTIONS AVAILABLE | DIRECT ELEVATOR ACCESS OFF PARKING LOT**

Professional Setting | Private Workspace | Essentials Included  
Ideal Location | Ample Parking | Economical Rate

Nate Haskins | 919.744.6827 | Nate@TriangleCRE.com

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105



111



NO WINDOW

225

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# LEGION ROAD PROFESSIONAL BUILDING

## FLOOR LEASE | CHAPEL HILL, NC

OFFICES LEASED INDIVIDUALLY | SEE FLOOR PLAN

### CONVENIENT ACCESS

I-40 | US Hwy 15-501

### AVAILABLE OFFICES

| OFFICE       | MONTHLY RATE | SIZE    | AVAILABILITY |
|--------------|--------------|---------|--------------|
| FIRST FLOOR  |              |         |              |
| 105          | \$600        | ±100 SF | NOW          |
| 111          | \$800        | ±135 SF | NOW          |
| SECOND FLOOR |              |         |              |
| 225          | \$900        | ±169 SF | NOW          |

### LEASE DETAILS

|                  |                                    |
|------------------|------------------------------------|
| TERM             | Three (3) Year Minimum             |
| TYPE             | Full Service*                      |
| INCLUDED         | Electric, Water, TICAM             |
| SECURITY DEPOSIT | Equivalent to One (1) Month's Rent |
| ZONING           | WX-5 (Walkable Mixed Use)          |

\*Tenant Responsible: Communications (Phone, Internet, Etc.), Janitorial (Non-Common Area)

### NEARBY RESTAURANTS & SHOPPING

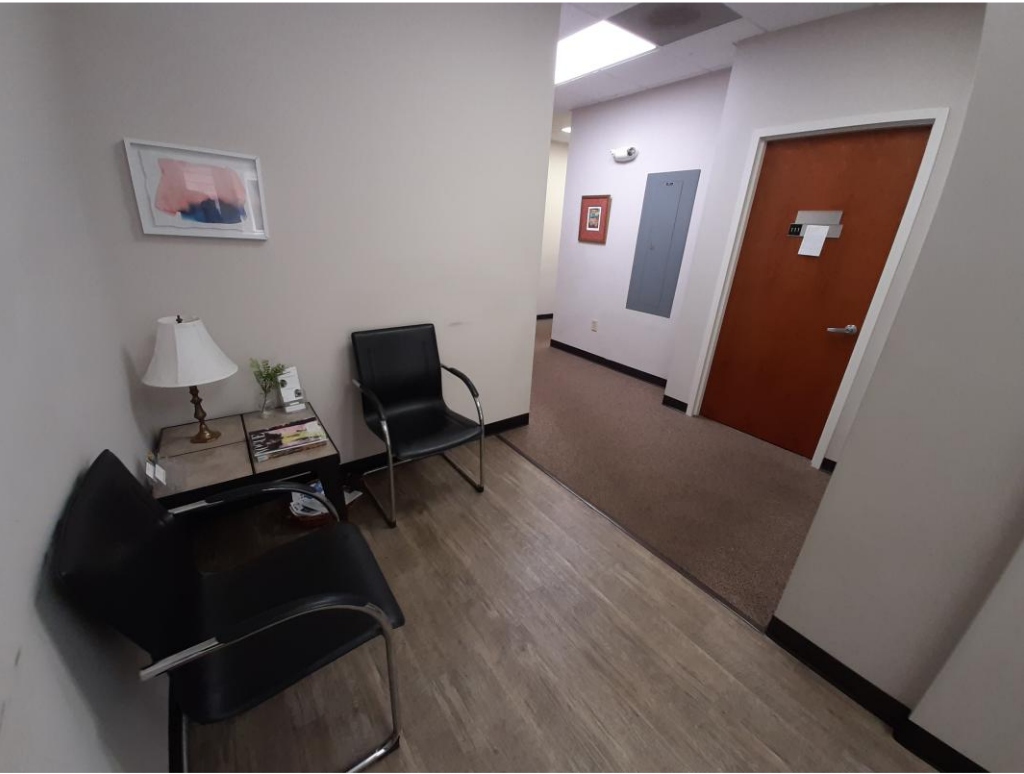
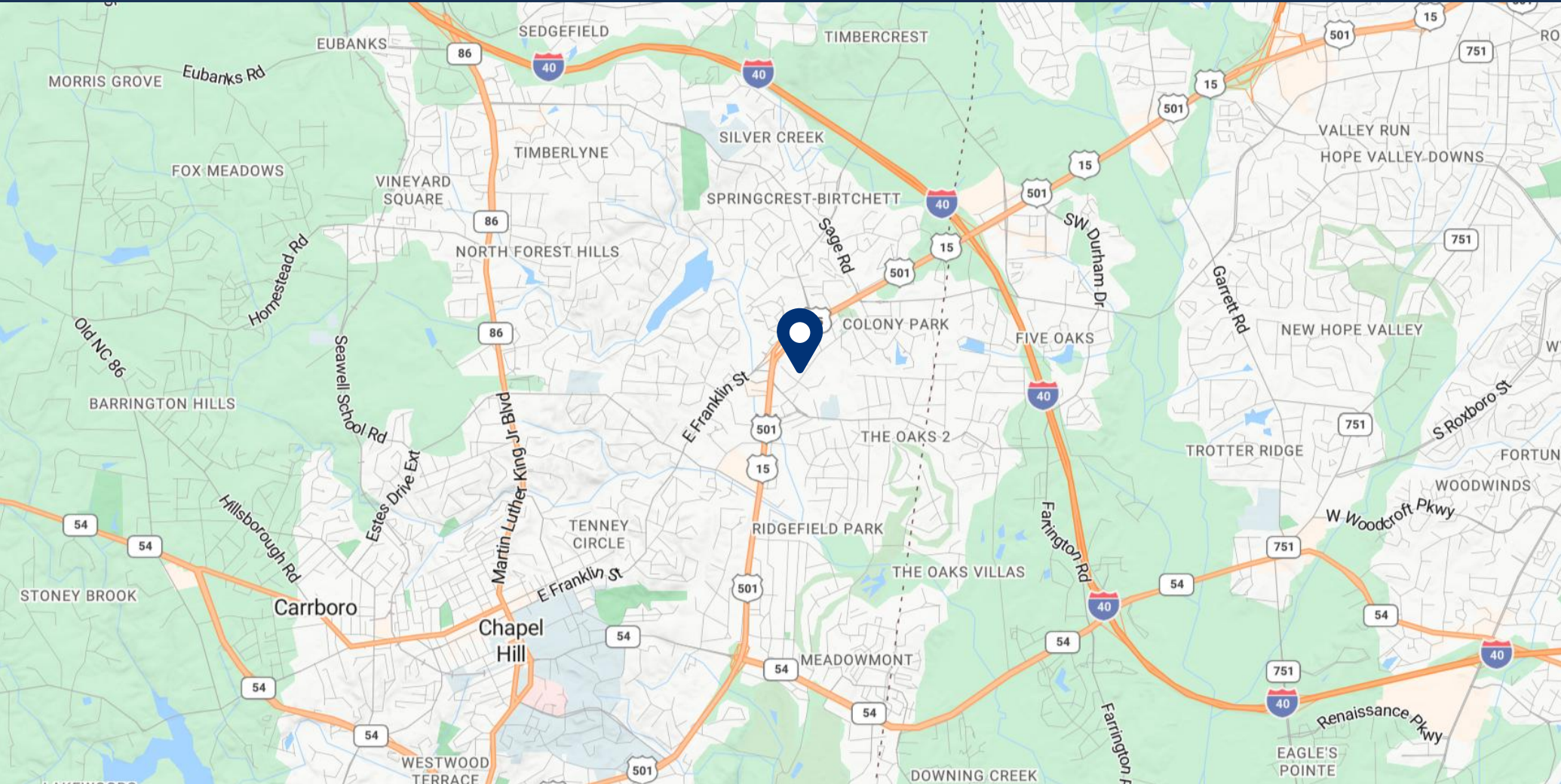
Alpaca | CAVA | Chopt | Chick-fil-A | Cookout | Drift Coffee  
bartaco | Breadman's | Stoney River | Squid's | Casual Pint  
Food Lion | Trader Joe's | Wegmans | Whole Foods

### LEASING CONTACT

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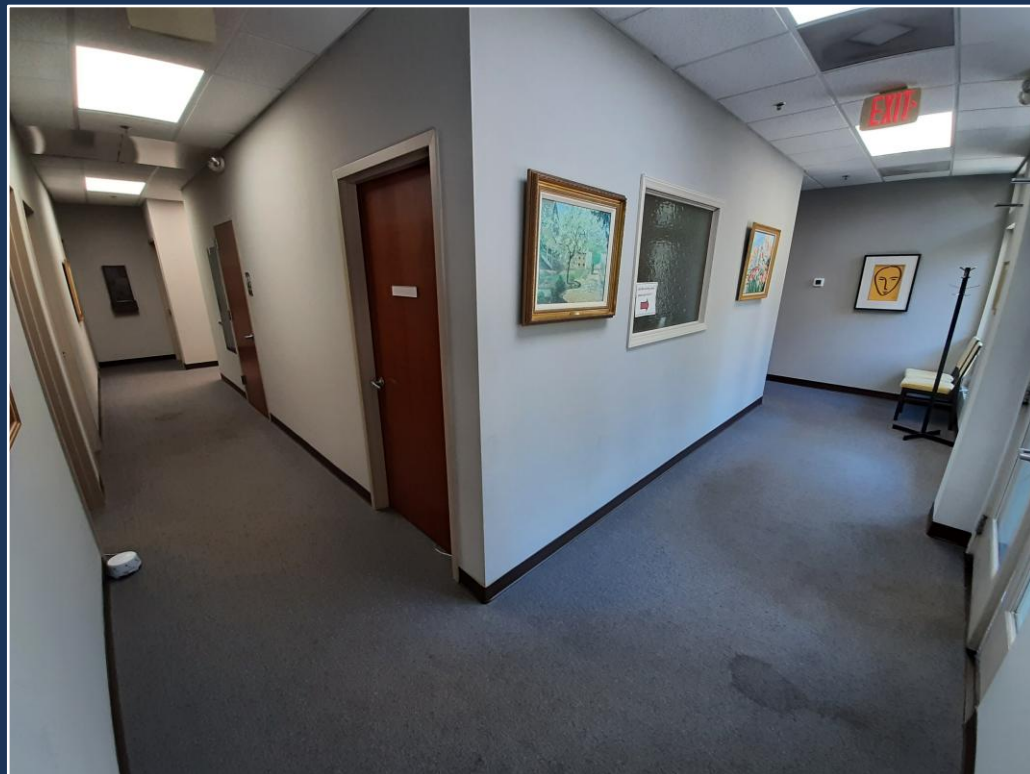
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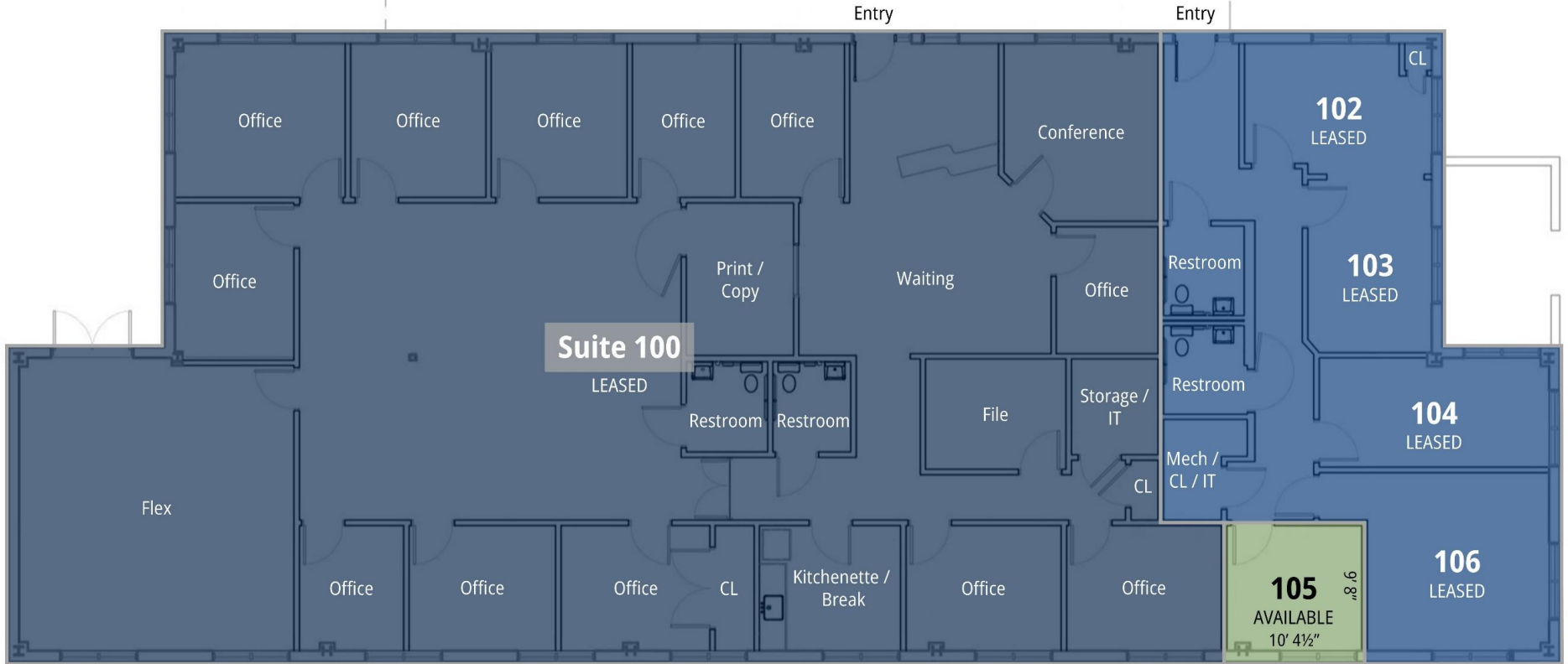


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| OFFICE      | AVAILABILITY |
|-------------|--------------|
| FIRST FLOOR |              |
| 105         | NOW          |
| 111         | NOW          |



| OFFICE       | AVAILABILITY |
|--------------|--------------|
| SECOND FLOOR |              |
| 225          | NOW          |

