

Office space for lease

517 S Greensboro Street
Carrboro, NC 27510



Second floor office space available for lease

Offering Summary

Lease Rate:	\$20.00/sf (net utilities and janitorial)
Available SF:	13,950 sf
Building Size:	27,900 sf
Lot Size:	1.613 acres
Year Built:	2002
Zoning:	M1/R75
Parking Ratio:	3.6/1,000 sf

Get more information

Bill Aucoin

Vice President, Leasing & Sales
D 919 913 1101
bill.aucoin@avisonyoung.com

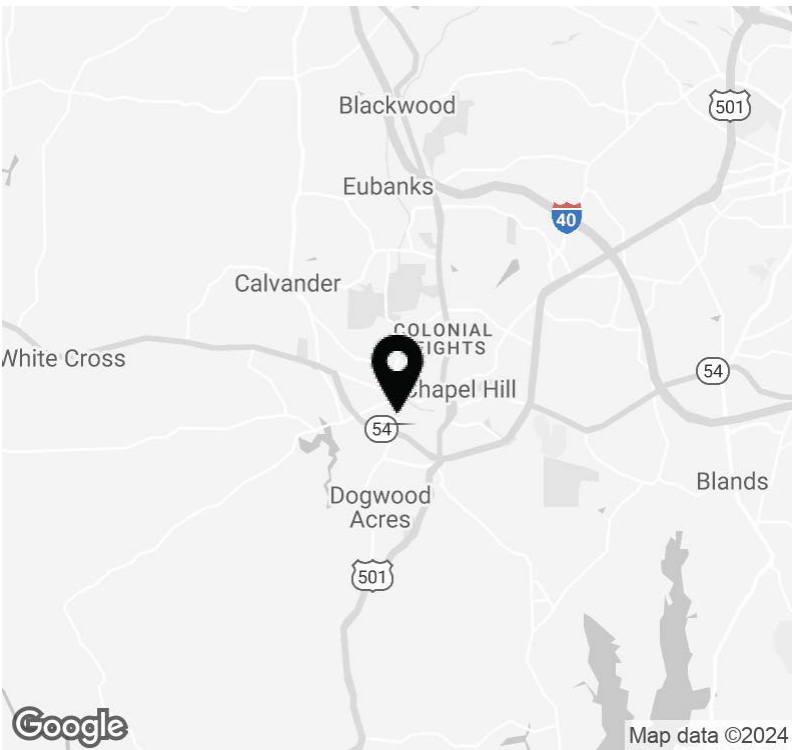


Property Highlights

- Prime location with easy access on South Greensboro Street just off NC Highway 54 in Carrboro
- Building is in excellent condition with elevator access on each floor
- Ample parking with 88 surface spaces
- Convenient to restaurants and shopping nearby
- Located five minutes from UNC Chapel Hill campus

Spaces	Space Size	Available
Second Floor	13,950 sf	Now

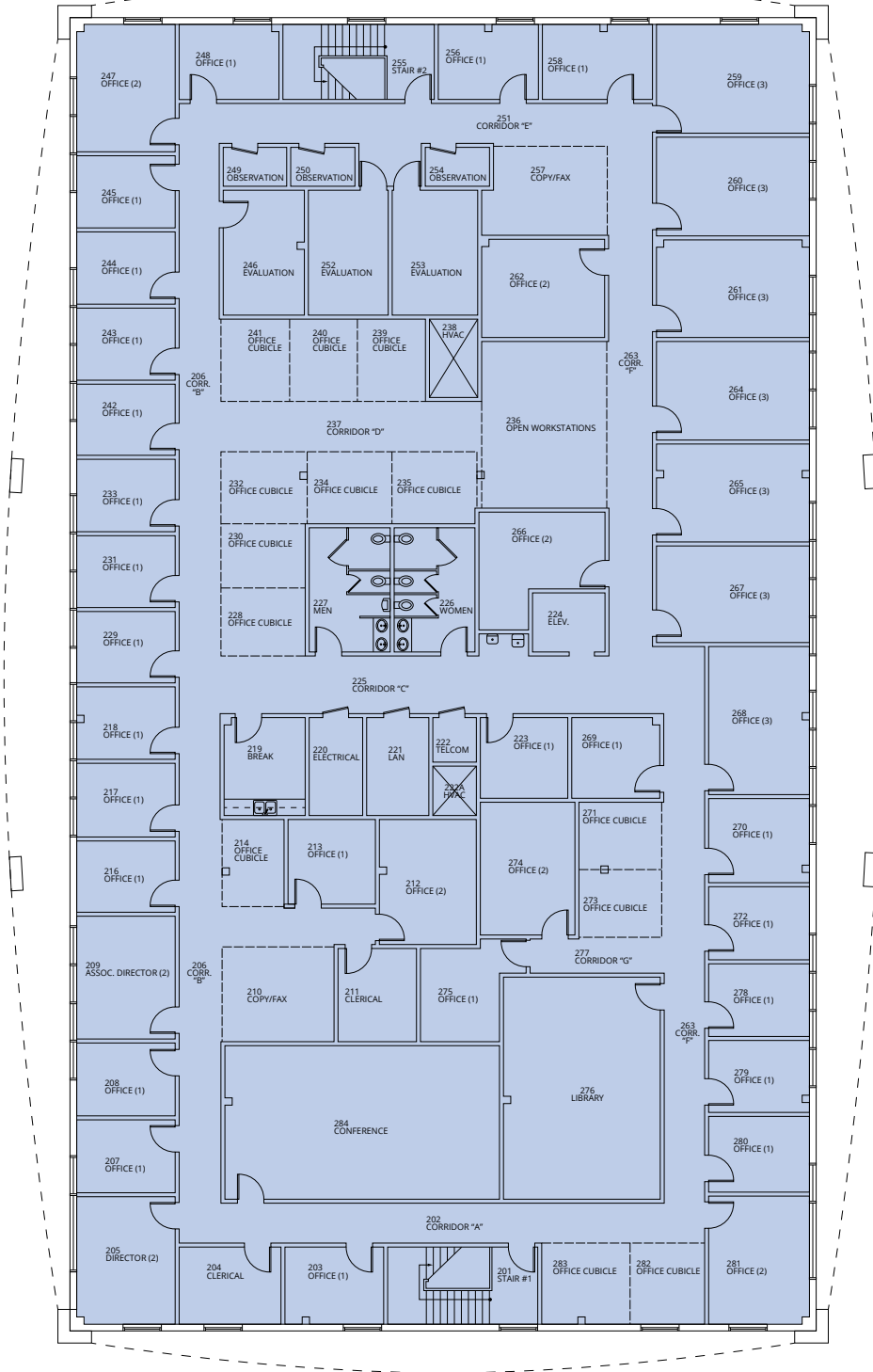
Traffic Counts	Vehicles Per Day (VPD)
S Greensboro Street	11,553
Merritt Mill Road	12,010



Bill Aucoin
Vice President, Leasing & Sales
D 919 913 1101
bill.aucoin@avisonyoung.com

Office space for lease

517 S Greensboro Street



Second floor plan - 13,950 sf

**AVISON
YOUNG**

Bill Aucoin

Bill Adams
Vice President, Leasing & Sales

D 919 913 1101

bill.aucoin@avisonyoung.com

Avison Young - Raleigh-Durham | 5440 Wade Park Boulevard, Suite 200 | Raleigh, NC 27607 | 919 785 3434

© 2025, Avison Young - Raleigh-Durham. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified.

Avison Young - Raleigh-Durham does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

Office space for lease

517 S Greensboro Street



**AVISON
YOUNG**

Bill Aucoin
Vice President, Leasing & Sales
D 919 913 1101
bill.aucoin@avisonyoung.com

Avison Young - Raleigh-Durham | 5440 Wade Park Boulevard, Suite 200 | Raleigh, NC 27607 | 919 785 3434

© 2025. Avison Young - Raleigh-Durham. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young - Raleigh-Durham does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

Office space for lease

517 S Greensboro Street



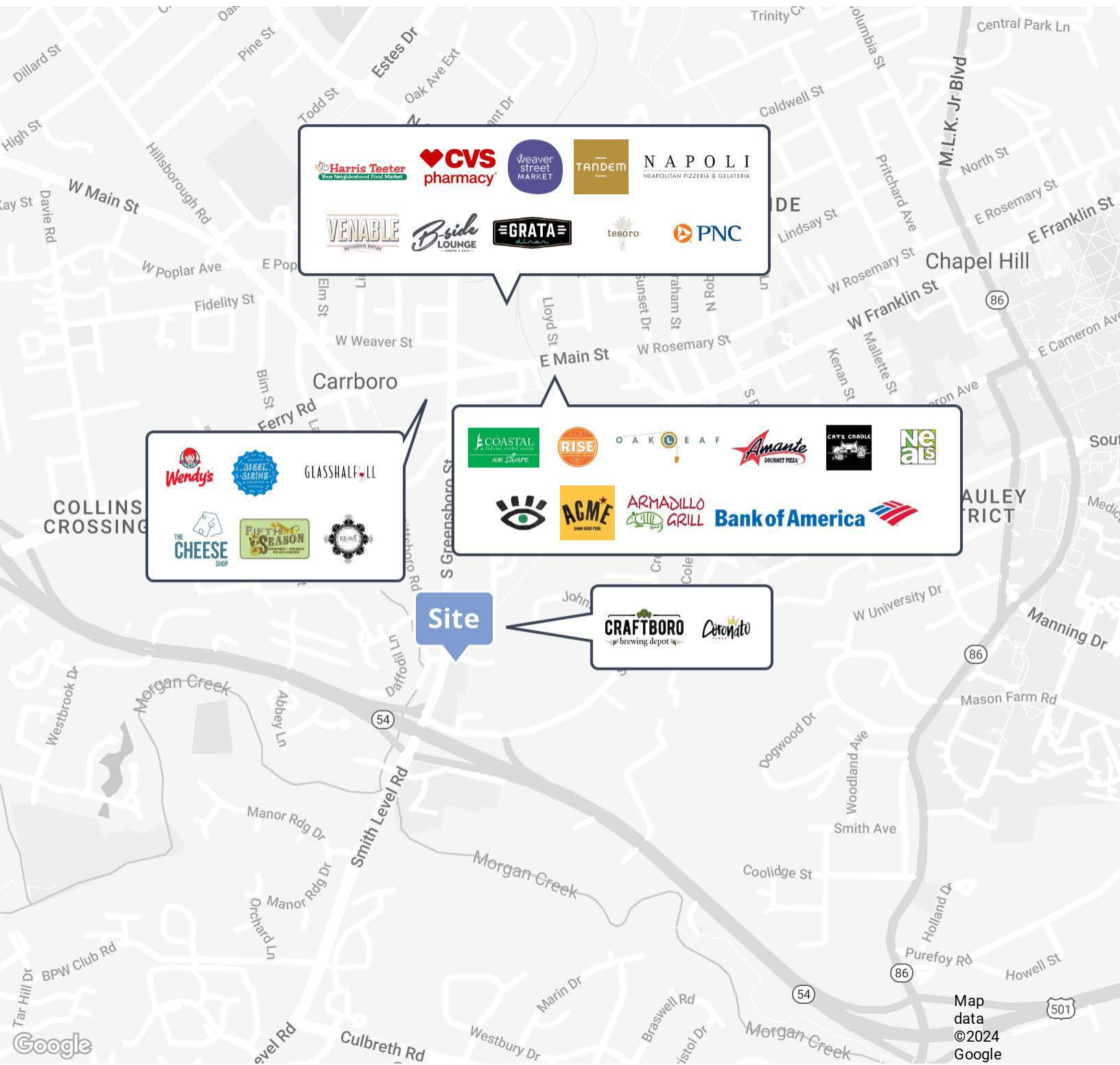
Demographics	1 mile	3 miles	5 miles
Total Households	6,059	24,232	45,656
Total Population	13,417	59,547	105,058
Average HH Income	\$88,016	\$138,536	\$157,517
Median Home Value	\$532,977	\$552,770	\$566,106



Bill Aucoin
Vice President, Leasing & Sales
D 919 913 1101
bill.aucoin@avisonyoung.com

Office space for lease

517 S Greensboro Street



Bill Aucoin
Vice President, Leasing & Sales
D 919 913 1101
bill.aucoin@avisonyoung.com