



OFFICE SPACE FOR LEASE

300 Building at Southern Village

300 Market Street
Chapel Hill, NC 27516

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

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Property highlights

Office space available 7/1/2027, or sooner if needed

Opportunity

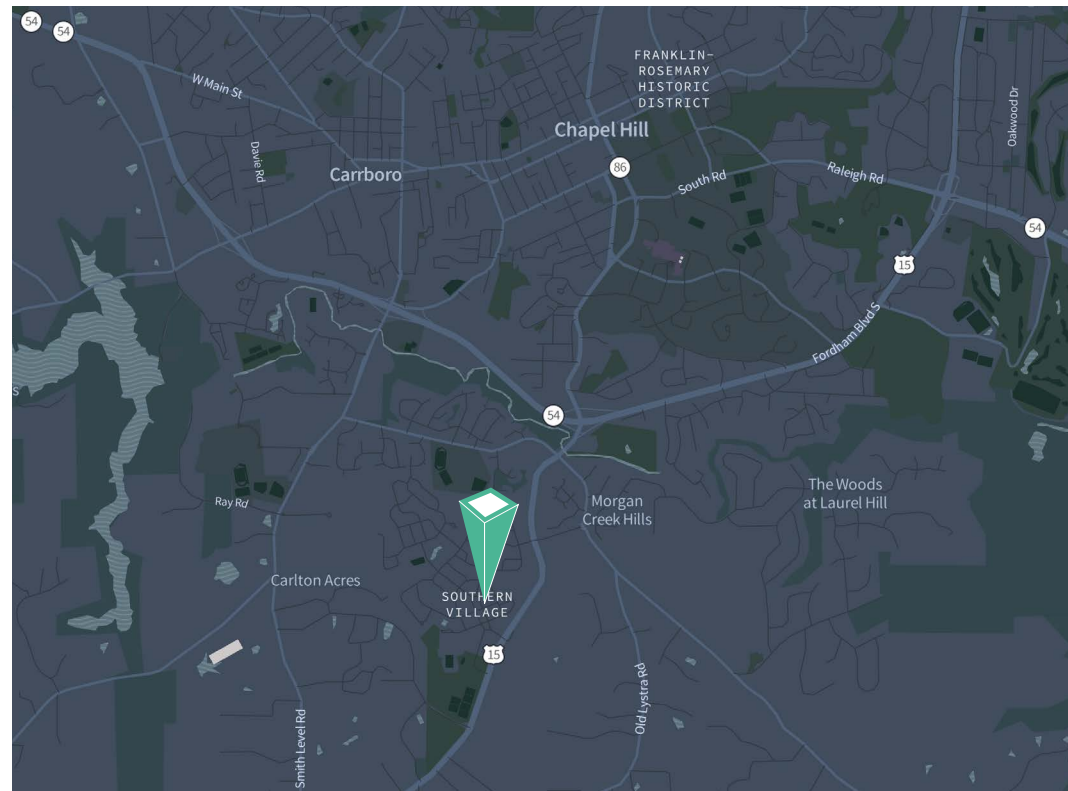
Located in the Southern Village Business Center, this office space offers convenient access just off Highway 15-501, only 10 minutes from I-40 in Chapel Hill and approximately 20 miles from RDU International Airport. Southern Village features a range of on-site amenities, including covered and surface parking, restaurants, a pharmacy, hair salon and day spa, movie theater, specialty grocery store, medical and dental offices, and inviting greenspace. The Chapel Hill Transit system also provides bus service along Market Street for added accessibility.

Overview

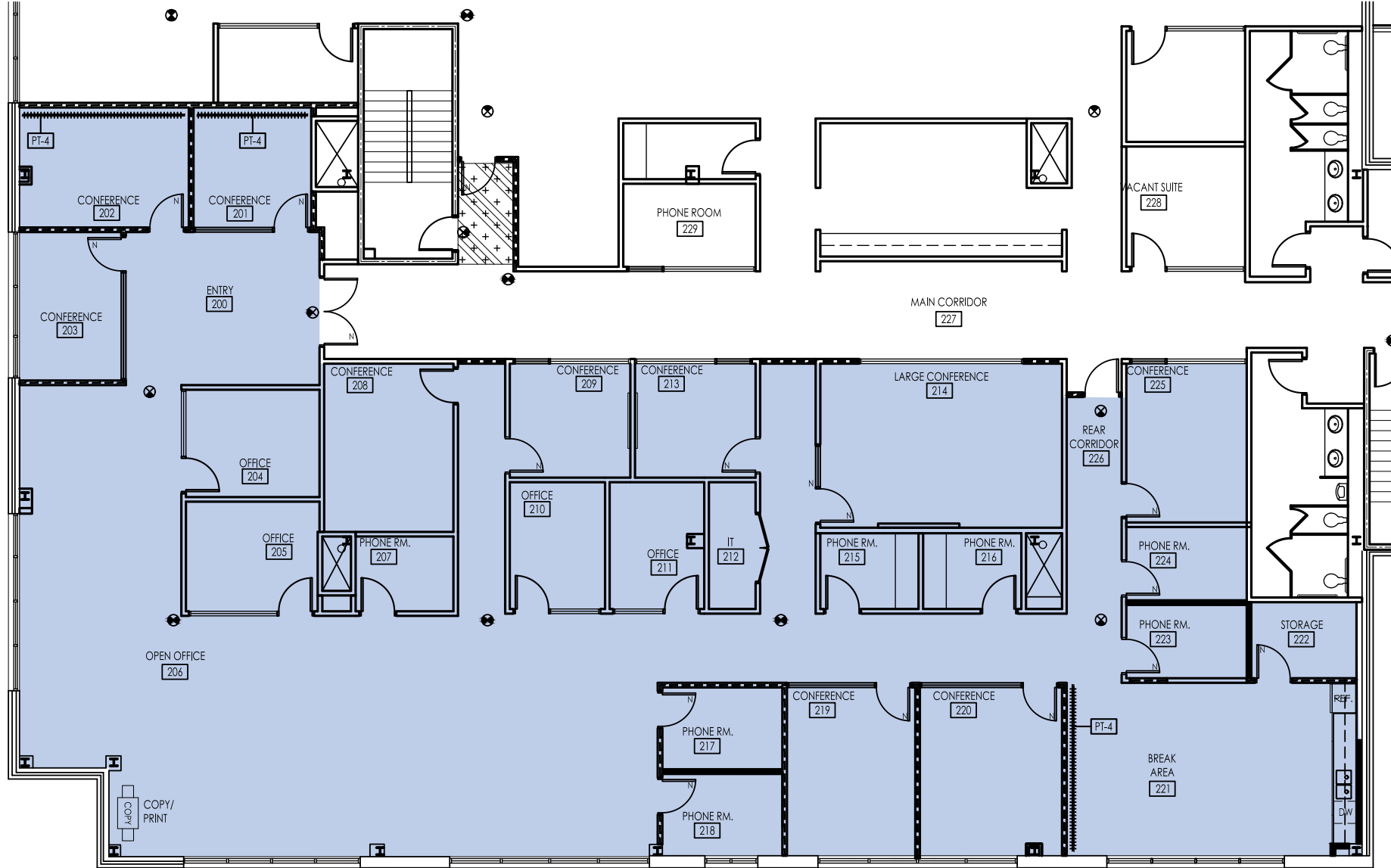
| | |
|----------------|--------------------------|
| Lease Rate: | \$33.50/sf, Full Service |
| Available SF: | 5,757 sf |
| Building Size: | 52,770 sf |
| Parking: | 3.30/1,000 sf |

Highlights

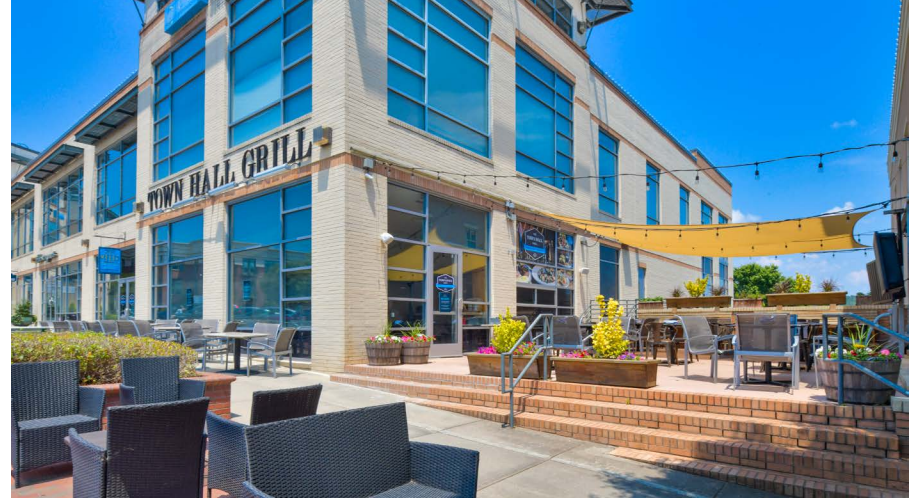
- Walkable community
- Mixed-use development
- Deck parking
- Just 1.5 miles from UNC's campus



Floor Plan



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Gallery



Demographics

98,626

Total population
within a five-mile
radius

4,064

Total businesses
within a five-mile
radius

36,969

Total employees
within a five-mile
radius

42,198

Total housing units
within a five-mile
radius

\$224,607

Avg. hh income
within a one-mile
radius

\$641,687

Median home value
within a three-mile
radius



Let's talk.

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