

For Sale or For Lease
Full Floor Opportunity

200

Timberhill Place

Chapel Hill, NC 27514



Office/Medical Condominiums For Sale Or For Lease

Property Details

Address	200 Timberhill Place, Chapel Hill, NC 27514
Building Square Footage	17,900 SF
Year Built	1997
Parking Ratio	4:1,000
Signage	Building
Elevator	1 Passenger
HVAC	RTU's
Zoning	MUO11
Current Occupants	• State Farm Insurance • Atlantic Prosthetics & Orthotics • Chiropractor

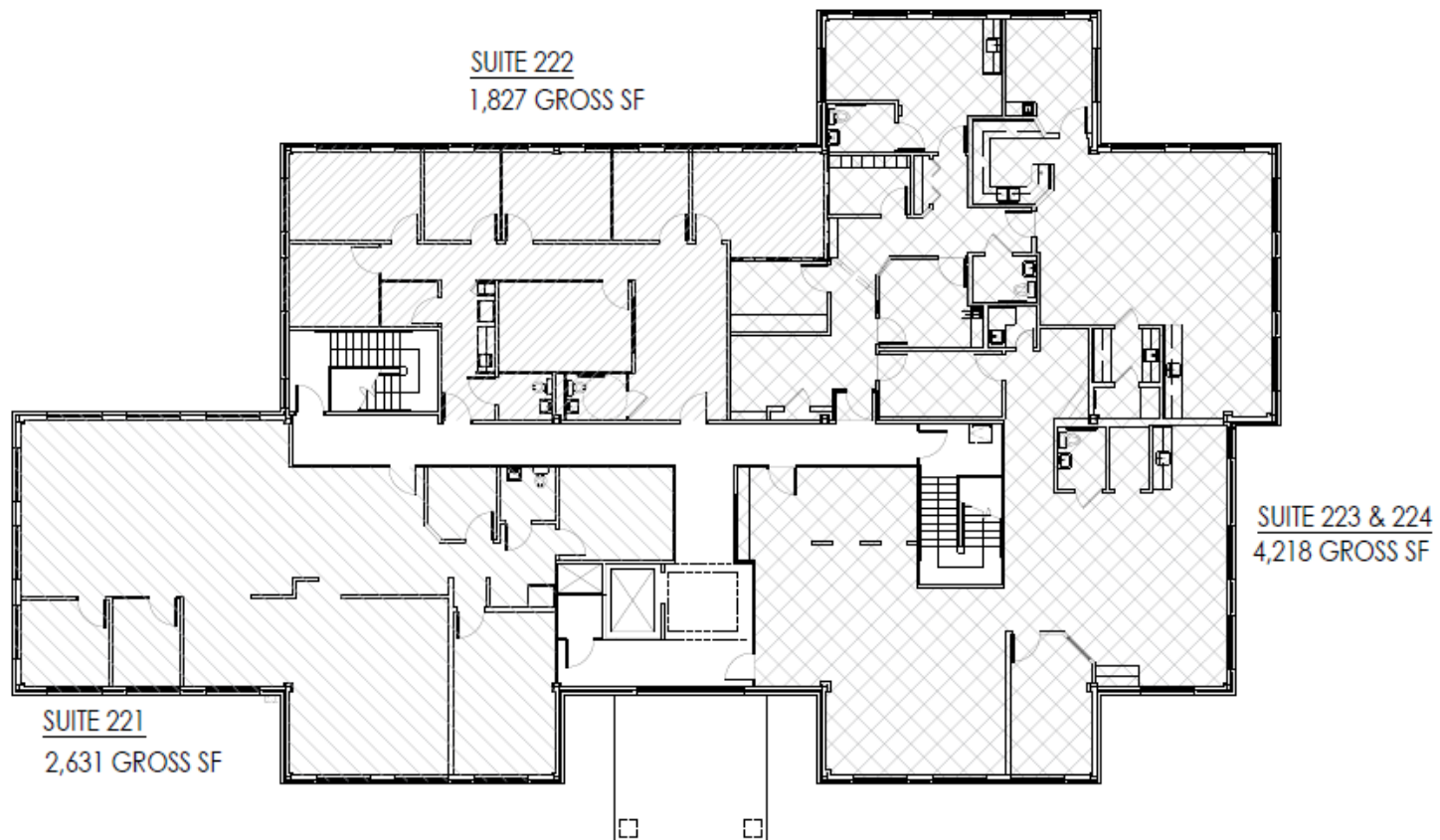
Opportunity	Size	Sale Price / Lease Rate	Availability
Suite 222/223/224	6,045 SF	Negotiable	Immediately
Full Floor	8,676 SF	Negotiable	Immediately

Potential To Purchase Full Building



200 Timberhill Place presents a rare opportunity to purchase or lease a professional office / medical office suites in one of Chapel Hill's most accessible and desirable locations. Situated at the prominent intersection of Martin Luther King Jr. Blvd. (Hwy. 86) and Weaver Dairy Road, the property offers outstanding visibility with building signage along a major thoroughfare. Each suite features multiple private offices, abundant natural light, and convenient surface parking. Tenants and owners will benefit from quick access to I-40 and downtown Chapel Hill. Surrounded by well-established neighborhoods, retail, and dining, this location is prime for medical and office users alike.

Floor Plan



Market Overview



Chapel Hill Submarket

The Chapel Hill submarket represents a distinguished academic and research hub within the greater Triangle region, anchored by the prestigious University of North Carolina at Chapel Hill and characterized by its strong foundation in education, research, and emerging biotechnology sectors..



Healthcare

Chapel Hill's healthcare landscape is distinguished by its academic medical excellence, anchored by UNC Hospitals, an academic medical center providing top quality healthcare to North Carolinas. The medical office market in Chapel Hill reflects the strength of this healthcare ecosystems.



68,275
Total Employees
3 Mile Radius



4,272
Total Businesses
3 Mile Radius

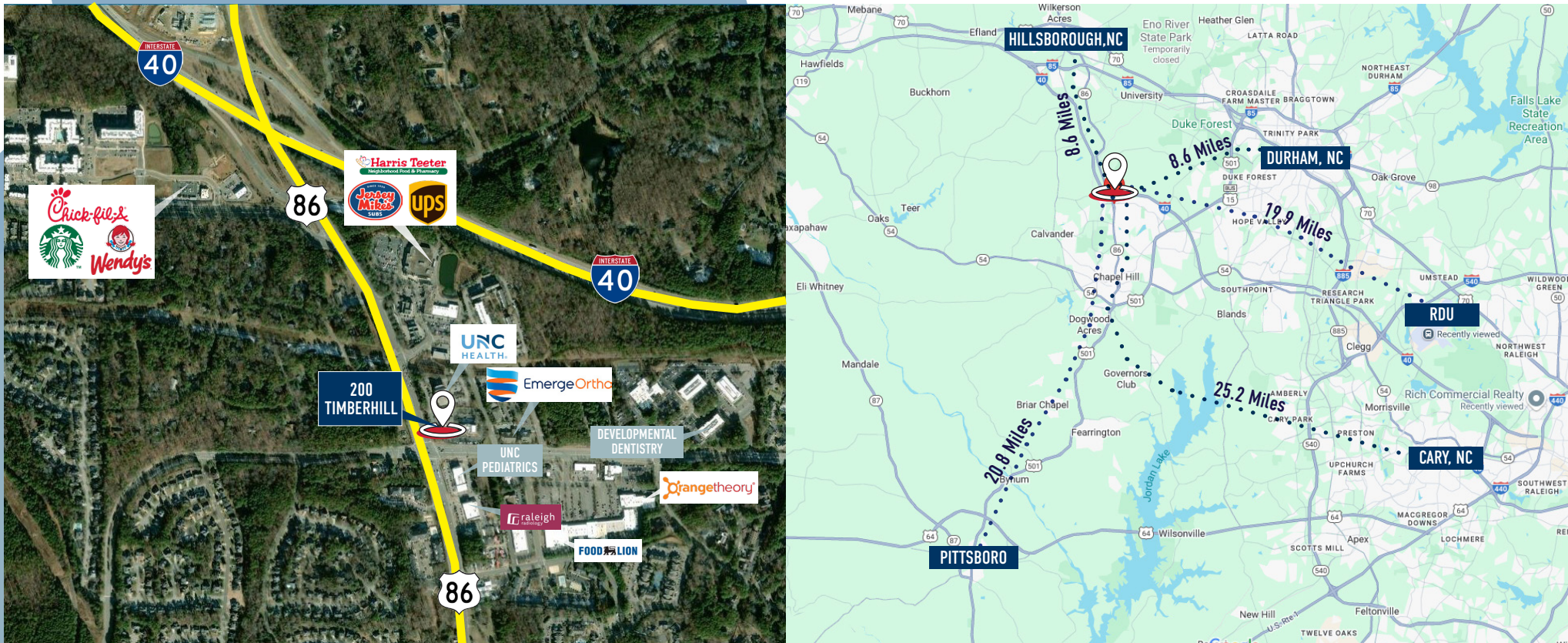


Expansion

Major development projects are reshaping the local landscape and creating substantial demand for healthcare services. The most significant is Beechwood Carolinas' South Creek development, an 815-home project at 4511 S. Columbia St. that will also have between 21,000 and 52,000 square feet of commercial space. This expansion trajectory presents compelling opportunities for medical office development and healthcare providers to establish or expand their presence in Chapel Hill



Location Overview





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