

# CHAPEL HILL OFFICE FOR SUBLEASE

1,078 SF



151 E ROSEMARY ST, CHAPEL HILL STE 201



50051 GOVERNORS DRIVE  
CHAPEL HILL, 27517  
**BOLDCRE.COM**



LISTING AGENT  
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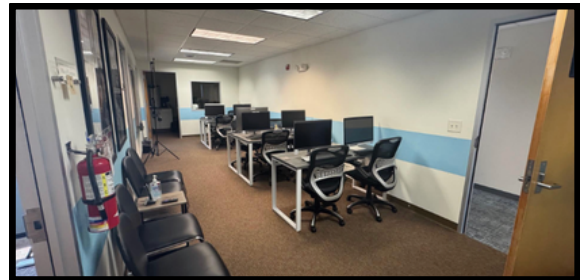
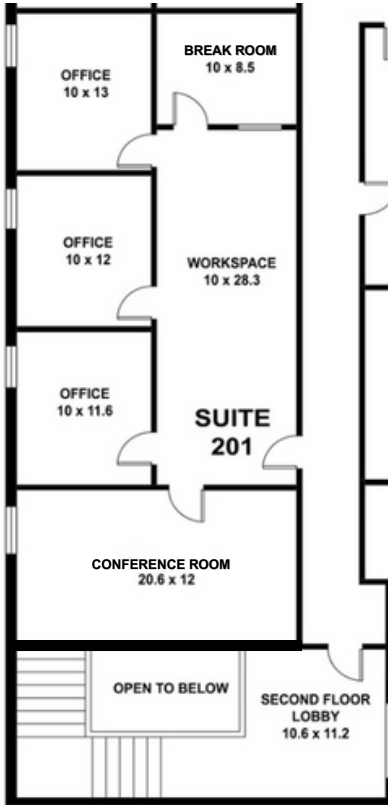
MARKETING BROCHURE

## PROPERTY OVERVIEW

Located in the old Daily Tarheel building in downtown Chapel Hill, Suite 201 offers 1,0278 square feet of pristine, move-in-ready office space. The suite features three windowed private executive offices, a dedicated conference area and a common area with work stations, providing a fully self-contained work environment. Modern finishes, abundant natural light and a professional setting make this an ideal office for small firms or executive teams. Two reserved parking spaces are included. There are two city parking decks steps from the front door, with Franklin Street's restaurants, retail and UNC-Chapel Hill campus all within easy walking distance.

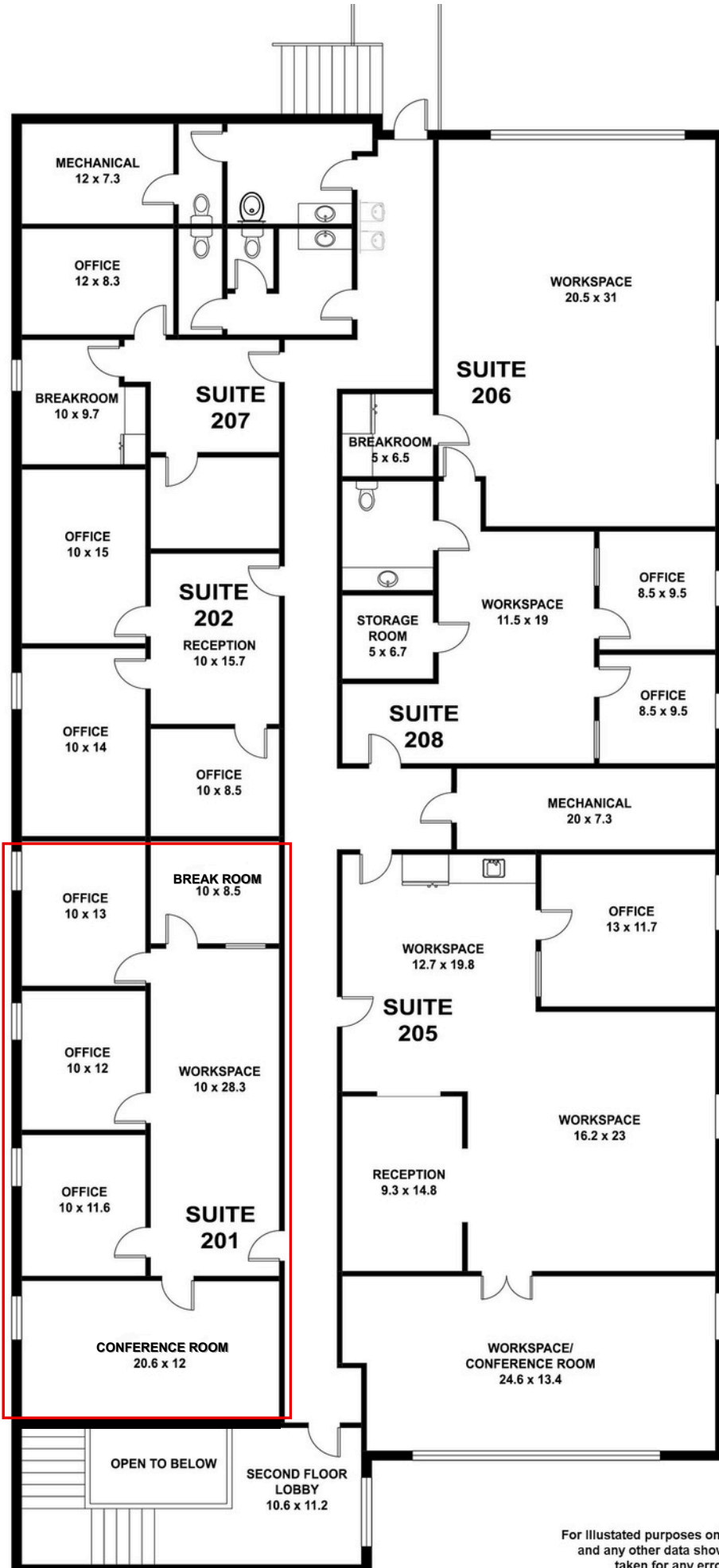


# PROPERTY FEATURES & FLOOR PLAN



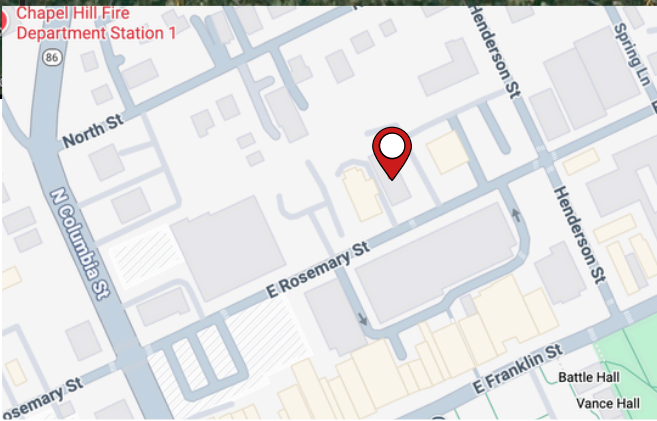
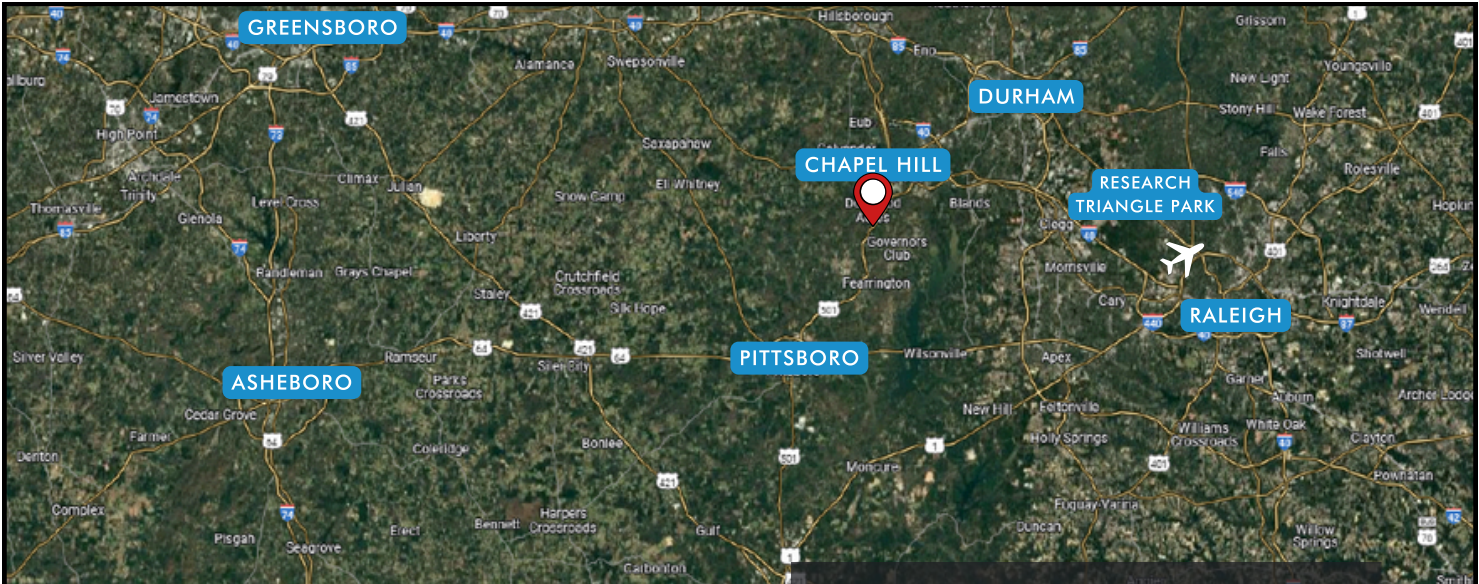
<b>ADDRESS</b>	151 E Rosemary St. Ste. 201 Chapel Hill, NC 27516
<b>BUILDING SIZE</b>	10,877 SF Class B Office Building
<b>SPACE FEATURES</b>	<ul style="list-style-type: none"> <li>• 1,078 SF</li> <li>• Rate includes utilities and building services</li> <li>• 3 private window offices</li> <li>• Conference and break room</li> <li>• 2 reserved parking spaces</li> <li>• Fully-furnished option</li> <li>• Private entry to suite off main hallway</li> </ul>
<b>BUILDING AMENITIES</b>	<ul style="list-style-type: none"> <li>• Quiet building with friendly tenants</li> <li>• Well-maintained restrooms down the hall</li> </ul>

151 E. Rosemary Street  
Chapel Hill, North Carolina  
Second Floor



For illustrated purposes only. Not to scale. Measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation. No responsibility is taken for any error, omission, misstatement or use of data displayed.

# PROPERTY LOCATION



- One block from the intersection of N Columbia and Franklin St.
- Footsteps from UNC Launch and two town parking
- Under 5 minute walk to UNC-Chapel Hill campus

# PHOTOS





# Why Chapel Hill?

**WE love it here...**

- We're home to the oldest public university **and** the newest innovations in life sciences and clean tech.
- We have one of the country's largest free transit systems **and** some of the region's most connected greenways. We're
- committed to climate action and affordable housing **and** we're actively investing in those commitments. We come
- together for big-time basketball, old-fashioned barbecue, **and** world-class arts and culture.

<b>#1</b> Public School District in NC	<b>#1</b> State for Business in 2025
<b>#4</b> Most Educated US Metro Area	<b>#6</b> US Metro for Tech Innovation

**YOU will love it here, too...**

- You want access to top quality talent **and** a high quality of life.
- You want to get to the airport **and** have a great place to land.
- You want high-end offices **and** low-key places to relax after work.
- You want great spaces for client dinners **and** fun places for families.



**We'd love to show you some office spaces & special places in Chapel Hill.**  
[chapelhilleconomicdevelopment.org](http://chapelhilleconomicdevelopment.org)

# THRIVING REGION BOOMING CORRIDOR

In the heart of one of the fastest-growing regions in the country, this Chapel Hill property offers a rare chance to create a transformative project in the Triangle’s thriving economic corridor. With proximity to world-class universities and healthcare systems—UNC-Chapel Hill and Duke University—this site is perfectly positioned to tap into one of the nation’s most educated and dynamic workforces. The Triangle’s diverse industry base, from tech and life sciences to finance and creative sectors, continues to attract top companies seeking talent and innovation. People are moving here in record numbers for the unmatched quality of life, robust employment market, and vibrant cultural scene. With utilities available, arterial road frontage, and adjacency to high-value mixed-use districts, this is a strategic location for residential, commercial, or mixed-use development. Opportunities like this in Chapel Hill are exceptionally limited—position your project at the center of the Triangle’s next wave of growth.

## MAJOR PLAYERS COMING TO THE TRIANGLE

Corporate giants are reshaping the Triangle, creating jobs and driving demand for housing, signaling an era of rapid growth in the area. Here are some recent corporate announcements bringing growth to Chapel Hill and beyond.

 VINFAST 7,500 Jobs	 Wolfspeed 1,801 Jobs	 Catalent 201 Jobs	 Apple 3,000 Jobs	 FUJIFILM Biosynth 725 Jobs	 Science 37 725 Jobs
 INVITAE 374 Jobs	 AMGEN 355 Jobs	 PENNYMAC 322 Jobs	 GILEAD Creating Possibilities 275 Jobs	 BioAgilytix 878 Jobs	 Lilly 462 Jobs
 amazon 500 Jobs	 SMART WIRES 250 Jobs	 bandwidth 1,165 Jobs	 ups 592 Jobs	 TOP State For Business CNBC	



## CHELA TU, CCIM

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