



WILLOW CREEK



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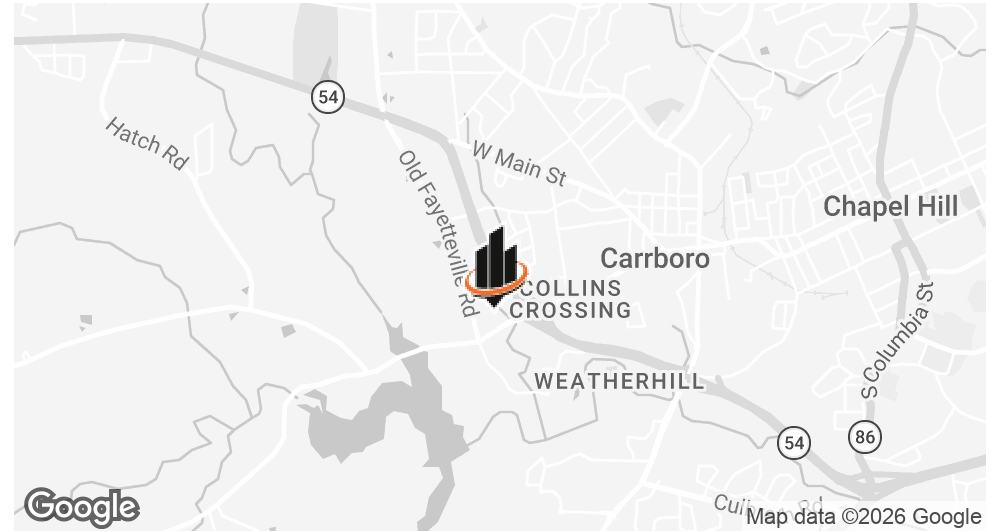


WHIT BRANNON

919.287.3219 | whit.brannon@svn.com

OFFICE CONDO FOR SALE
610 JONES FERRY ROAD
SUITE 205 | CARRBORO, NC 27510

PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	±40,895 SF
SUITE 205 SIZE:	±5,030 GSF
YEAR BUILT:	2001
RENOVATED:	2017
ZONING:	Office (O)
ASKING PRICE:	\$650,000 (\$129.22/SF)
VIDEO:	View Here

PROPERTY OVERVIEW

SVN | REA is pleased to offer for sale this **well-appointed office condominium on the second floor** of Willow Creek Professional Center in Carrboro, NC.

The suite features a functional layout with a **conference room, multiple private offices, open work areas, a break room, private in-suite restroom, and access to shared restrooms**. Additional highlights include ample on-site parking (surface + covered garage), elevator access, and **optional office furniture**.

With two points of egress, the suite may be subdivided into two smaller units - an appealing option for investors or owner-users targeting tenants seeking office space under ±3,000 SF.

The property is **conveniently located seconds from NC Hwy 54**, just minutes from Carrboro's restaurants/shops and the UNC-Chapel Hill campus, and less than 25 minutes from Raleigh-Durham International Airport (RDU), Research Triangle Park (RTP), and Duke University.

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SUITE PHOTOS



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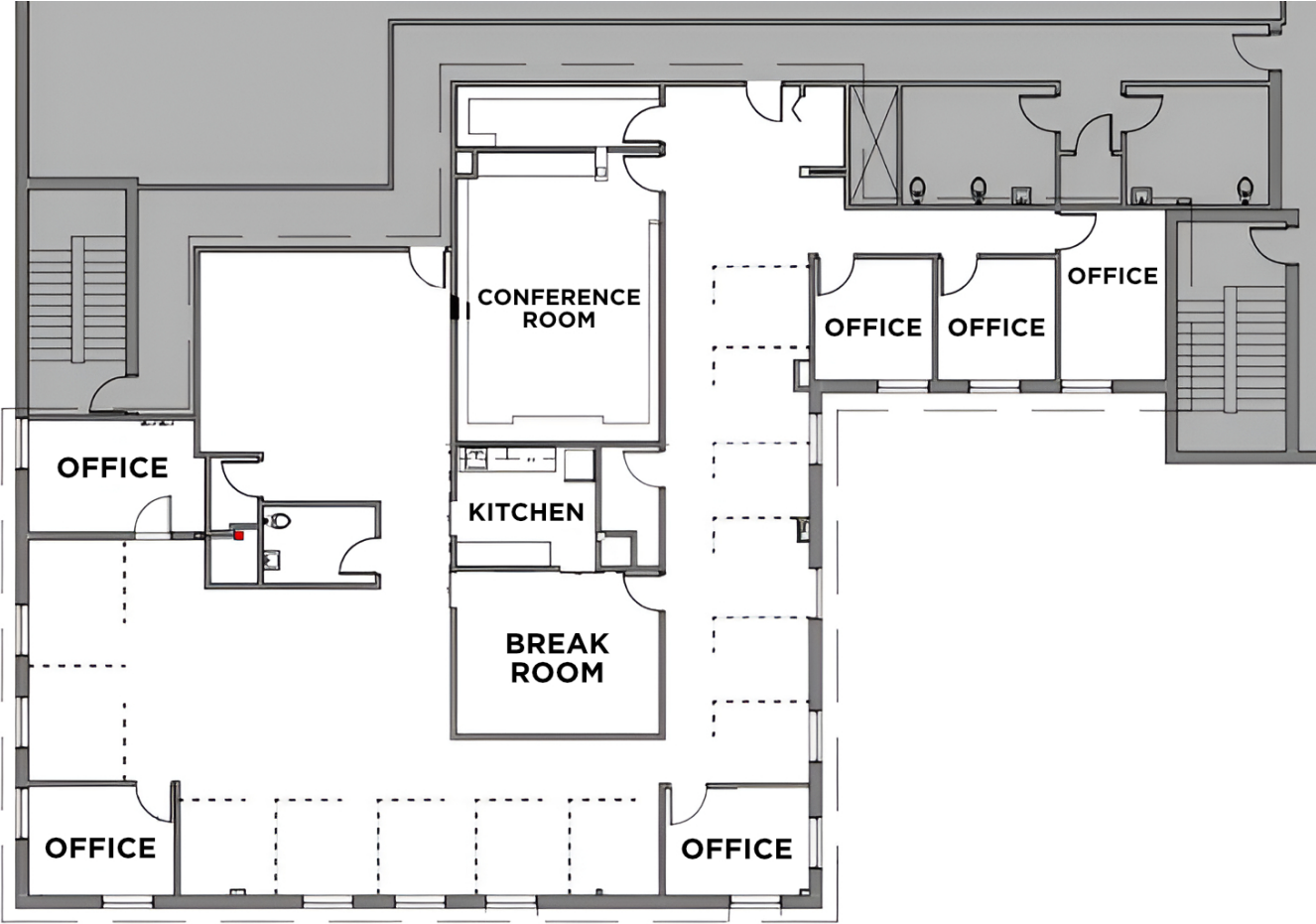


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FLOOR PLAN (SUITE 205)



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THE RESEARCH TRIANGLE

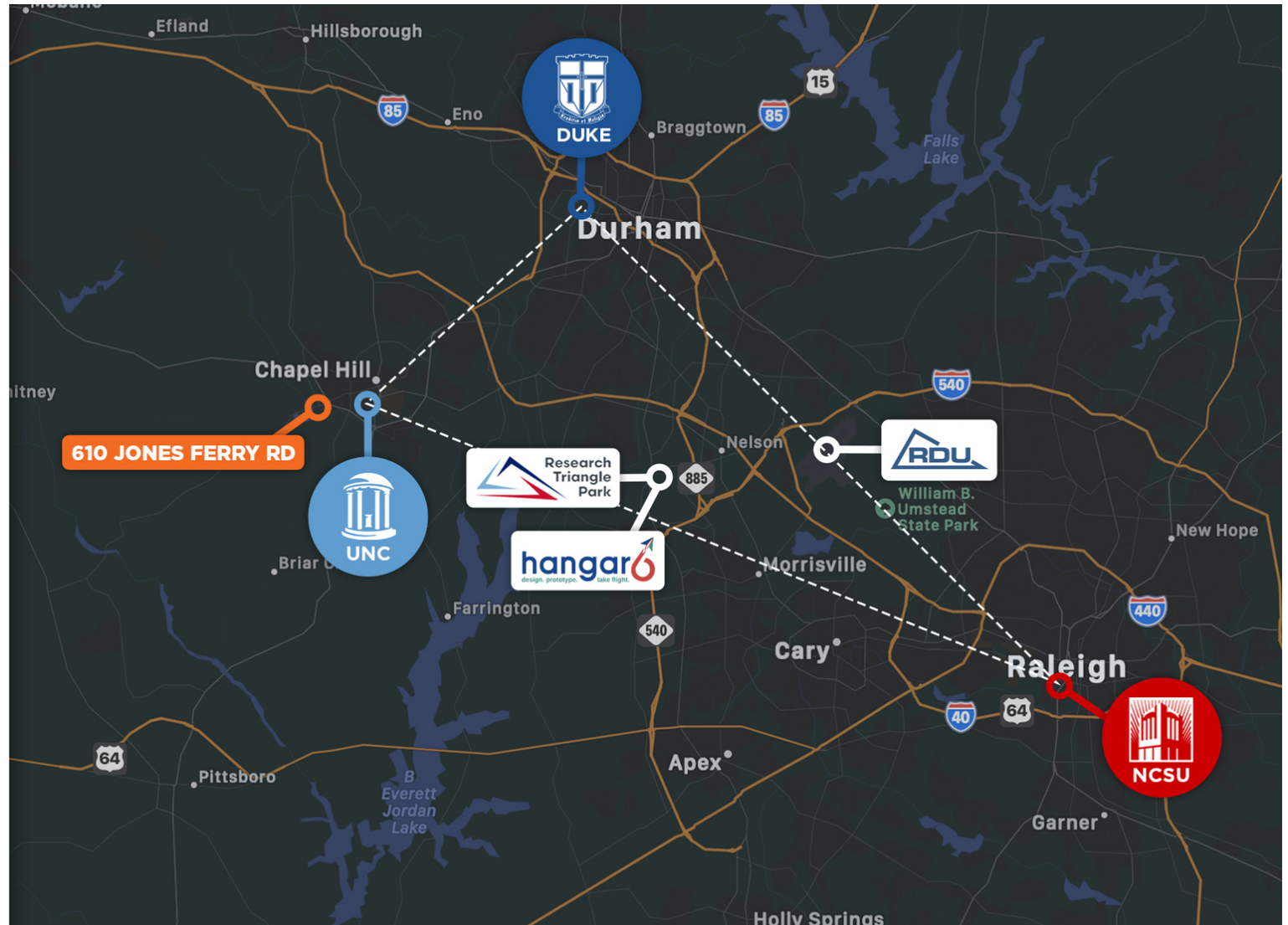
The **Research Triangle** is a nationally recognized region anchored by three Tier-1 research universities:

UNC-Chapel Hill, Duke University, and NC State.

Together, they drive innovation, attract top talent, and support a thriving economy in life sciences, technology, healthcare, and beyond.

At the center of the region is **Research Triangle Park (RTP)**, one of the largest research parks in the world with 300+ companies spanning biotech, IT, and advanced manufacturing.

The synergy between RTP and the universities **has made the Triangle a global destination for research, business, and quality of life** - consistently ranked among the top regions in the U.S. for growth and opportunity.



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SVN
REAL ESTATE ASSOCIATES

PROXIMITY OVERVIEW



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NEARBY RETAILERS



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