

OFFICE SUITE FOR LEASE

# Distinctive Ground-Floor Office Suite

2,030 SF · 5–7 Private Offices · \$3,650/month · Available Early July



*976 MLK, Jr. Blvd., Chapel Hill, NC · In-town, next to the YMCA near Estes Drive*

## THE SUITE

### Property Description

Ground-floor professional office suite available in a distinctive in-town Chapel Hill office building, directly off the main building lobby. The 2,030 SF suite is move-in ready with abundant natural light.

The plan offers an ideal spatial arrangement for a group of professionals — law firm, accounting practice, therapy group, or creative team. Private offices ring a central open work area, with the conference room, reception, and support spaces sited at the heart of the suite.

### Suite Features

- 5–7 private offices arranged around a central open work area
- Built-in reception station with adjacent waiting area
- Spacious conference room
- Storage / printer room
- Kitchenette
- Two dedicated restrooms
- Two private covered decks
- Rear exit in addition to main entry
- One office with direct outdoor access

### Location & Access

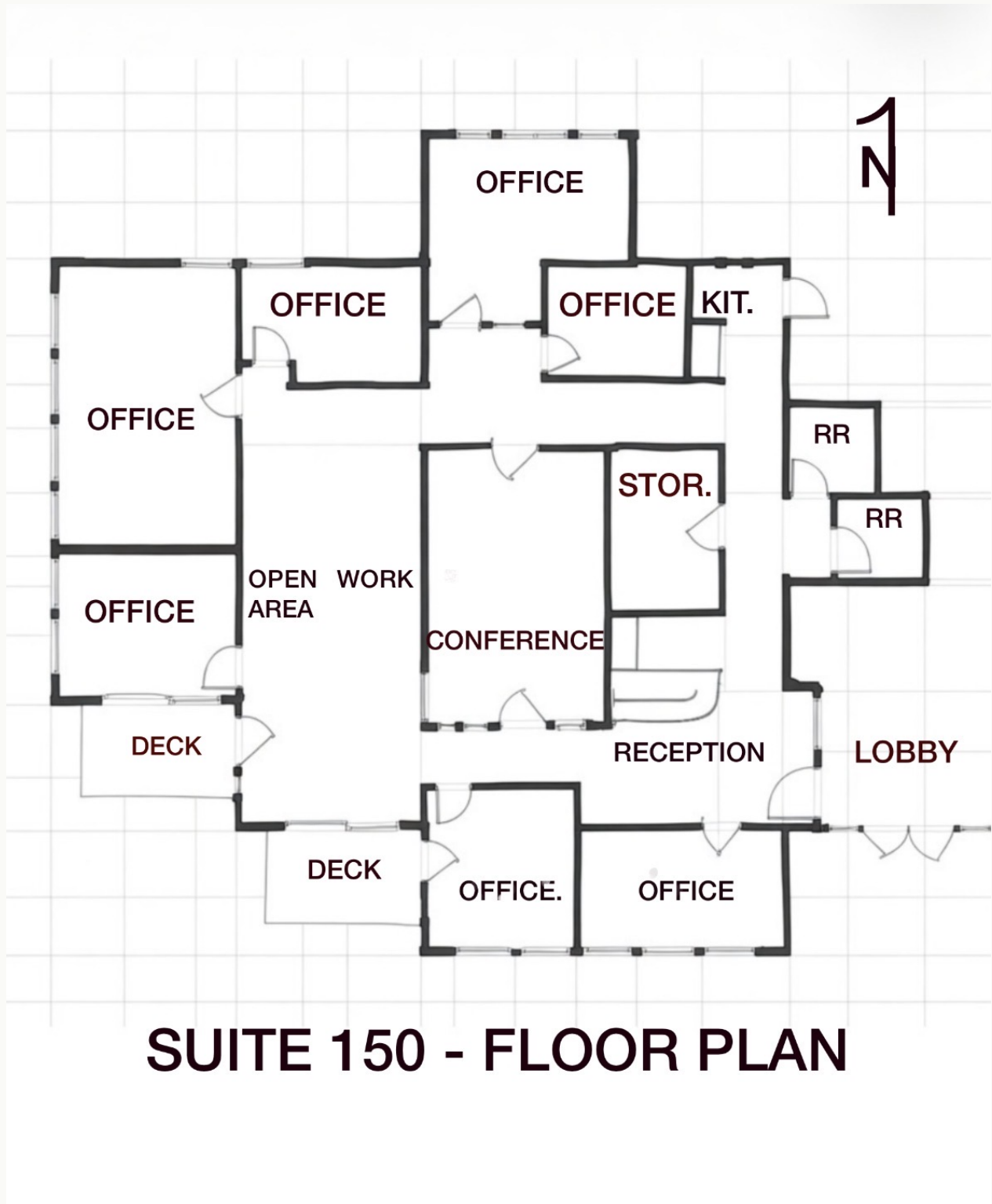
- 976 MLK, Jr. Blvd., Chapel Hill — adjacent to the YMCA, near Estes Drive
- Highly visible site on the main I-40 entrance corridor into Chapel Hill
- 1.8 miles to UNC campus and downtown Chapel Hill
- Stop for the free Chapel Hill Transit bus line at the building
- Free on-site parking
- Tenant identification signage permitted on MLK, Jr. Blvd.

### Lease Terms

\$3,650 per month. Available early July.

LAYOUT

Floor Plan



*Suite 150 floor plan — north oriented; main entry from the building lobby on the east side.*

**ENTRY & RECEPTION**

**Walking In**



*Entry to Suite 150, off the main building lobby.*



*Built-in reception desk and waiting area.*

THE CONFERENCE ROOM

Where the Work Gets Done



*Spacious conference room with dual whiteboards — seats eight comfortably.*

PRIVATE OFFICES

**Light-Filled Workspaces**



*A representative private office — glass-block window wall delivers abundant daylight.*

**OUTDOOR ACCESS**

**Meeting Area & Private Decks**



*One of the meeting / breakout areas with direct access to a private covered deck.*

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**INQUIRIES**

**Lucy Davis**

Owner and Manager

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