

1ST FLOOR OFFICE/MEDICAL CONDOS

EASTOWNE OFFICE PARK OFFICE FOR LEASE

312-314 CLOISTER COURT, CHAPEL HILL, NC 27514


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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
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PROPERTY OVERVIEW

PROPERTY DESCRIPTION

Cloister Court is located within Eastowne Office Park on the eastern side of Chapel Hill, adjacent to UNC's Eastowne Campus and new medical complex. The property offers immediate access to I-40 via the US 15-501 interchange, providing convenient connectivity throughout the Triangle.

HIGHLIGHTS

- 12,000 SF, two-story office building
- 1.51 Acres
- Private office build-out
- Abundant window lines
- Underlevel parking with elevator
- Landlord pays TICAM & HOA fees
- HVAC maintained by Landlord
- Tenant responsible for electricity and janitorial
- Spaces available with 30 days' notice

AVAILABLE SUITES

- » Two, first-floor, side-by-side office condos consisting of 4,018 SF currently leased by a therapy group
- » **Suite 312: 1,173 SF**
 - » Two offices, reception, and conference (which could serve as an executive office)
 - » Lease rate: \$26.50/SF, modified gross
- » **Suite 314: 2,845 SF**
 - » Nine offices, reception, open area, two restrooms & kitchen
 - » Lease rate: \$25.50/SF, Modified Gross

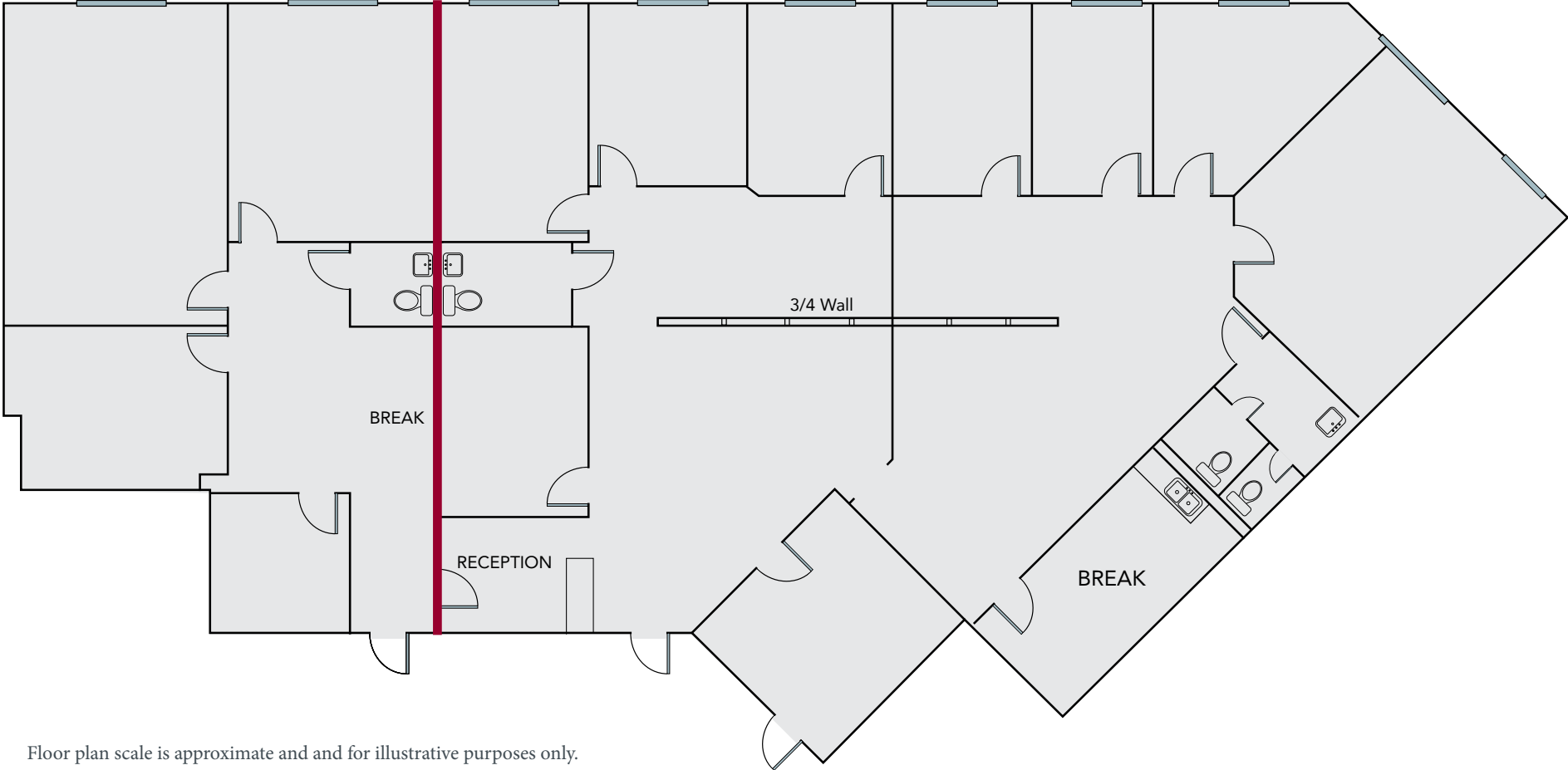


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FLOOR PLAN

SUITE 312
1,173 SF

SUITE 314
2,845 SF



Floor plan scale is approximate and for illustrative purposes only.

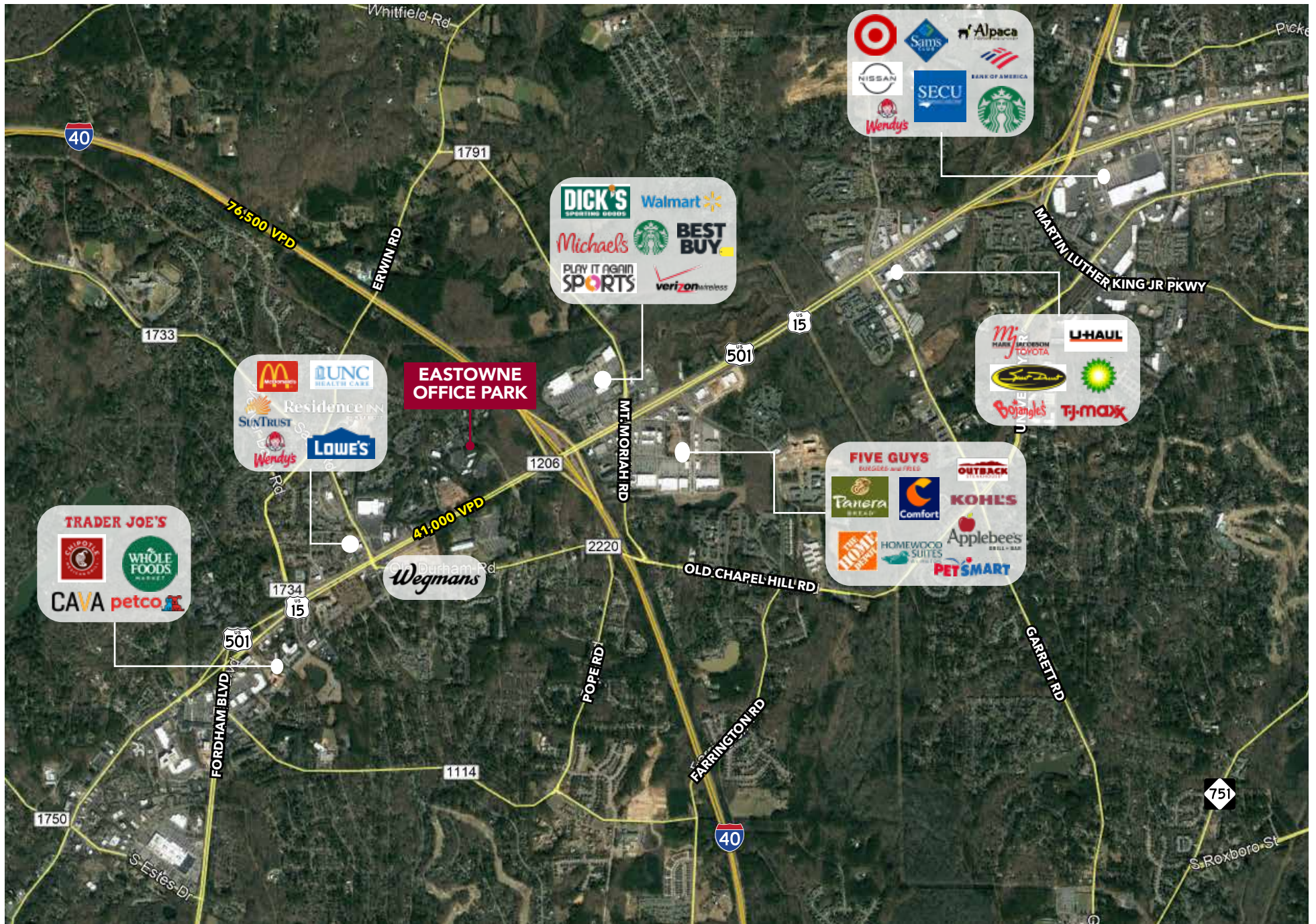
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INTERIOR PHOTOS



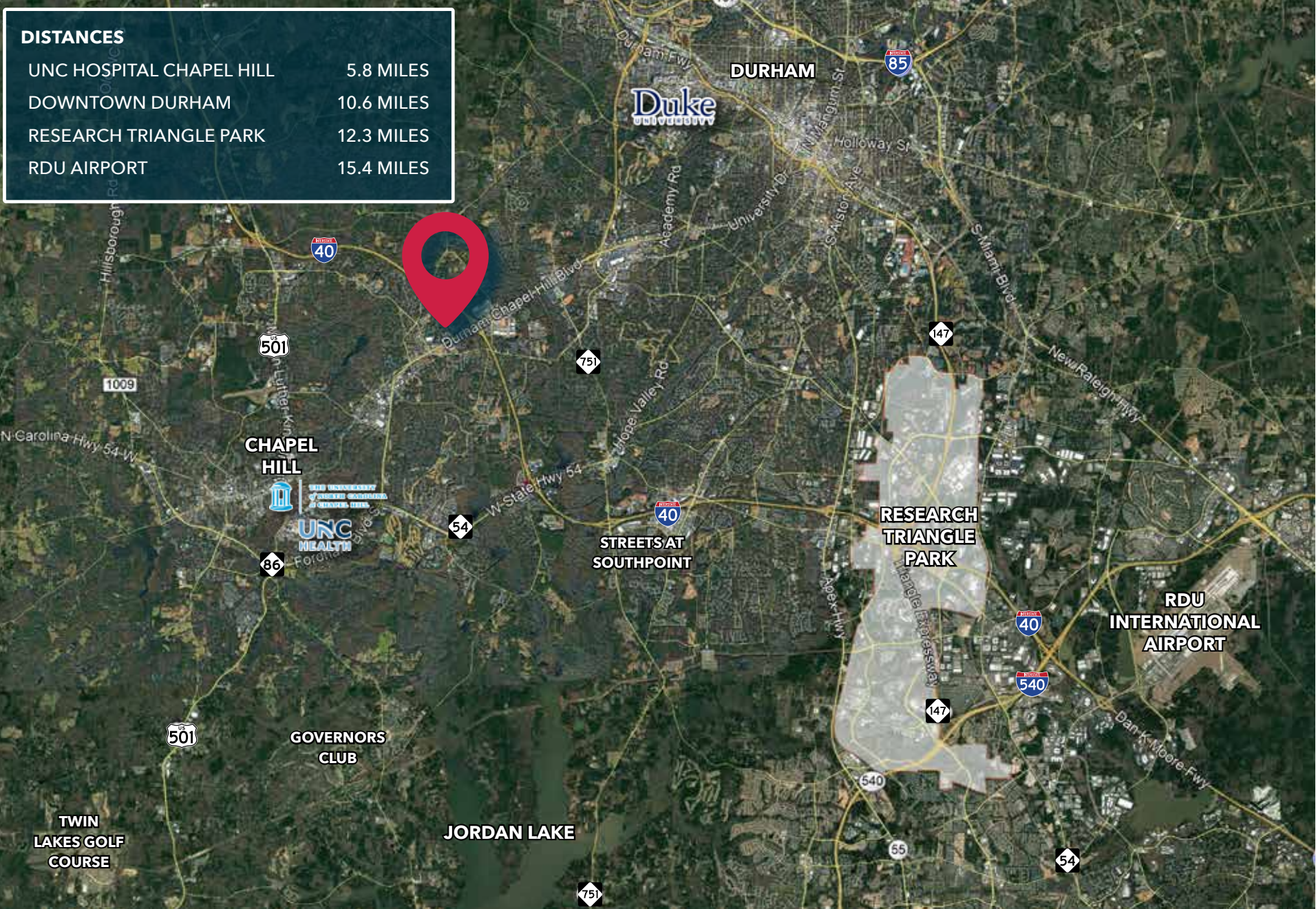
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AREA AMENITIES



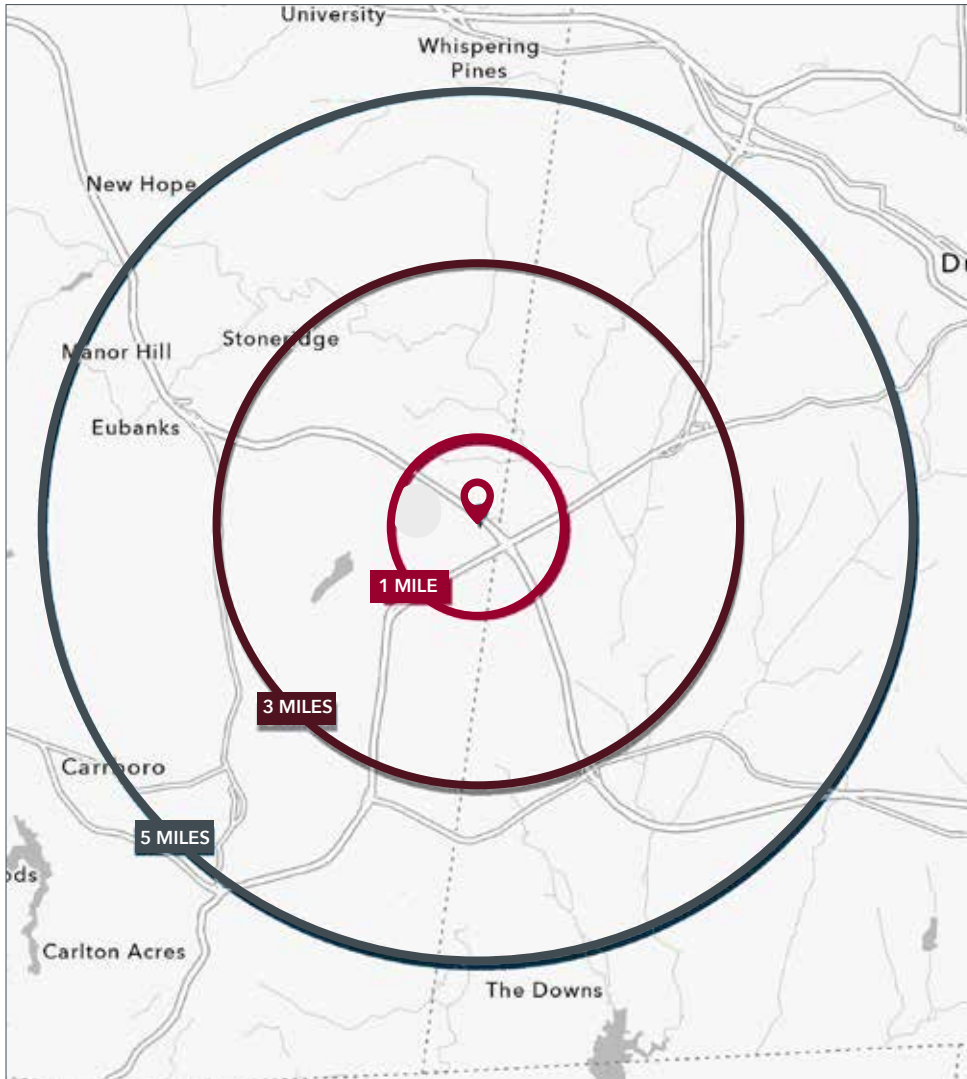
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AREA OVERVIEW



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DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Population (2025)	6,859	49,898	143,028
Daytime Population	9,445	54,314	188,265
Median Age	32.7	37.0	32.7
Median Household Income	\$78,372	\$100,984	\$95,363
Median Home Value	\$500,000	\$593,383	\$530,319



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