

1,381 SF OFFICE FOR SALE OR LEASE



1506 E. FRANKLIN ST. CHAPEL HILL
UNIT 203



LISTING AGENT
LEWIS HENDRICKS
828.434.0678
LEWIS@BOLDNC.COM



LISTING AGENT
CHELA TU
919.260.7059
CHELA@BOLDNC.COM

50051 GOVERNORS DRIVE CHAPEL HILL, 27517 BOLDCRE.COM

PROPERTY OVERVIEW

1506 E FRANKLIN ST. STE 203 CHAPEL HILL, NC 27514

Discover an exceptional office opportunity in one of Chapel Hill’s most convenient and connected locations. Suite 203 at 1506 E. Franklin Street offers a functional and professional office environment just steps from University Place, which is undergoing a major redevelopment that will further elevate the surrounding area with new retail, restaurants, and community amenities.

This office condo is situated within a well-maintained, multi-tenant building featuring a strong mix of medical practices, professional service firms, and a Regus co-working center, creating a dynamic business ecosystem ideal for a wide range of users. The layout and setting make it an excellent fit for an owner-operator, while the steady demand for small professional office suites in this corridor also gives the property versatility as a potential investment opportunity.

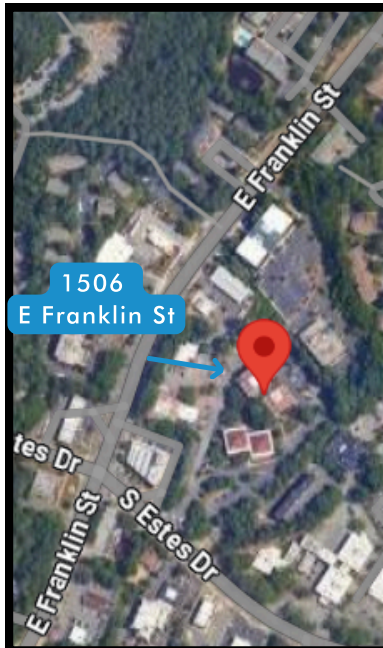
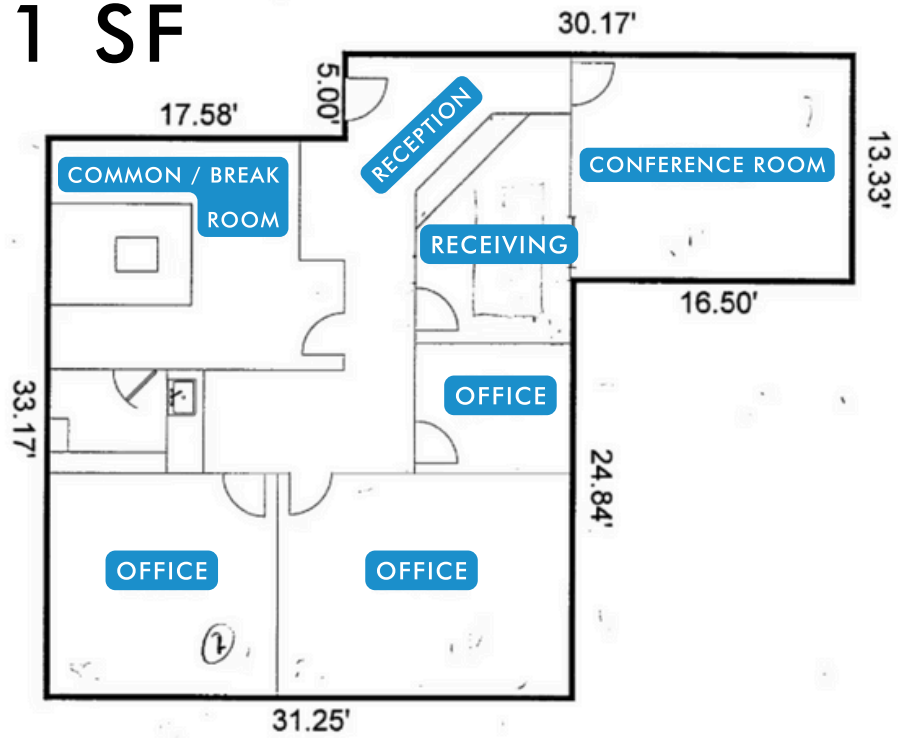
Enjoy ample on-site parking, a significant advantage in Chapel Hill’s core commercial district. Owners benefit from streamlined operations - POA dues cover all utilities, offering predictable expenses and simplified management whether the suite is occupied by your business or leased to a tenant.

With its strategic location, professional environment, and easy access from Franklin Street, Estes Drive, and 15-501, Suite 203 positions your business-or your investment portfolio, at the center of one of Orange County’s most active and evolving commercial corridors.

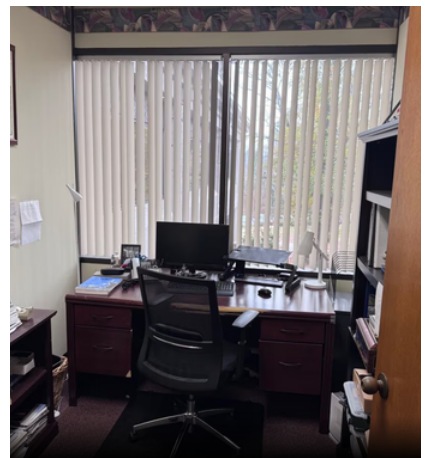
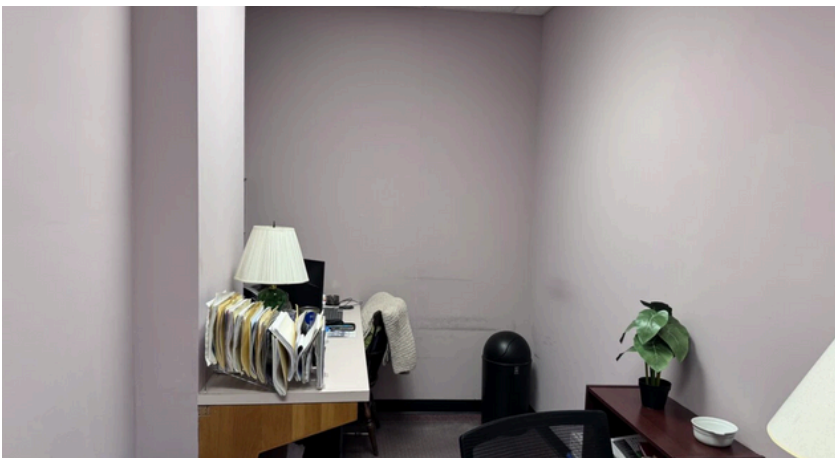
SALE	Sale Price	\$282,000 (\$205/SF)
	COA Dues (monthly)	\$450
	Pro Forma NOI	\$29,125
	Pro Forma Cap Rate	10.3%

FLOOR PLAN

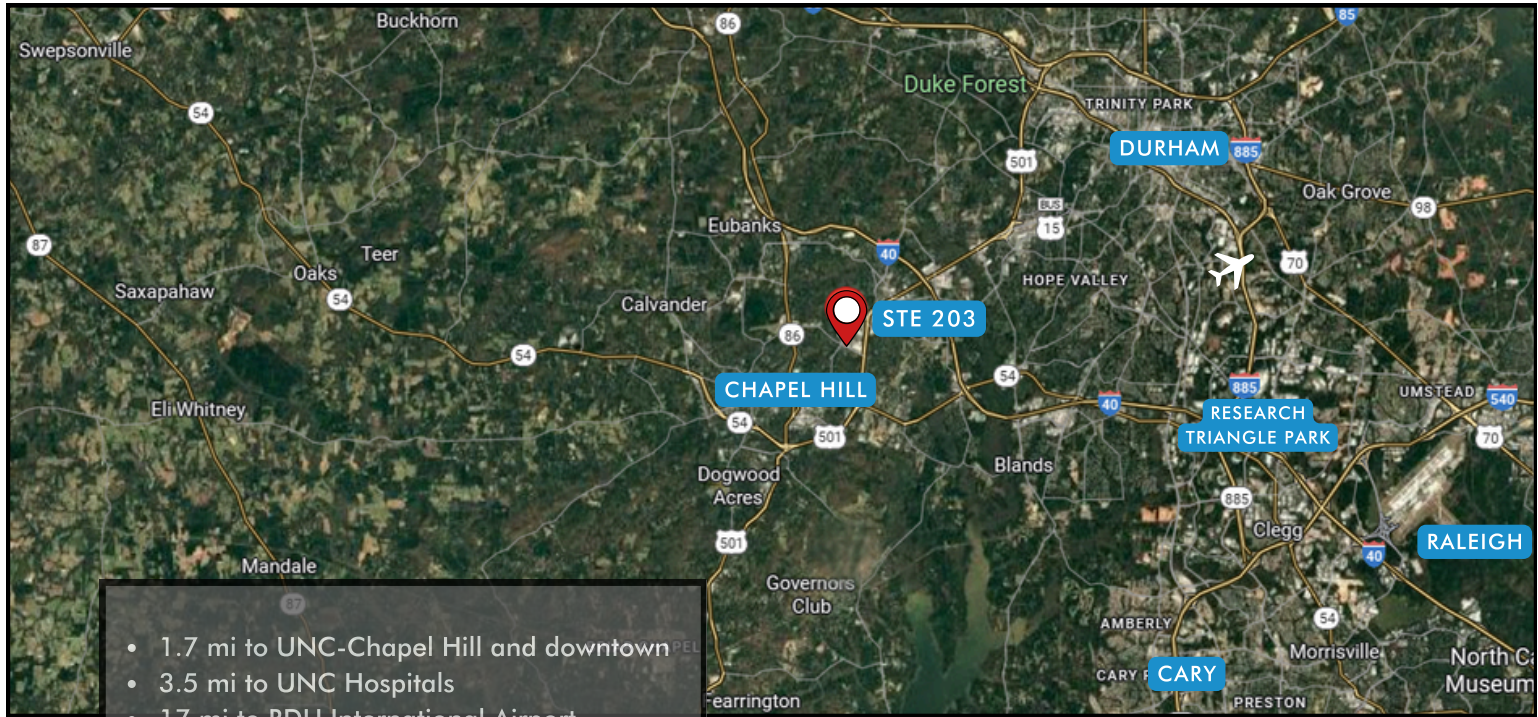
± 1,381 SF



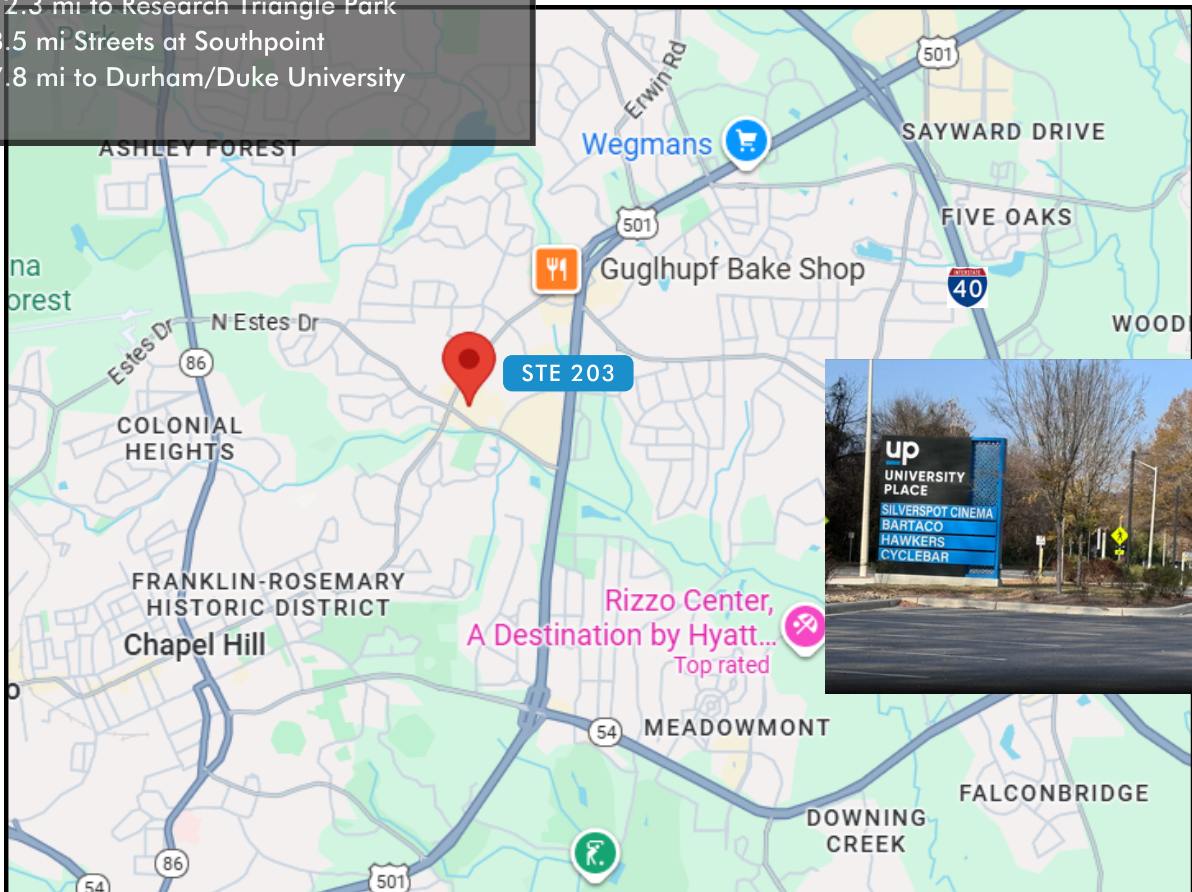
PHOTOS



SITE LOCATION: 1506 E FRANKLIN ST



- 1.7 mi to UNC-Chapel Hill and downtown
- 3.5 mi to UNC Hospitals
- 17 mi to RDU International Airport
- 12.3 mi to Research Triangle Park
- 8.5 mi Streets at Southpoint
- 7.8 mi to Durham/Duke University





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.

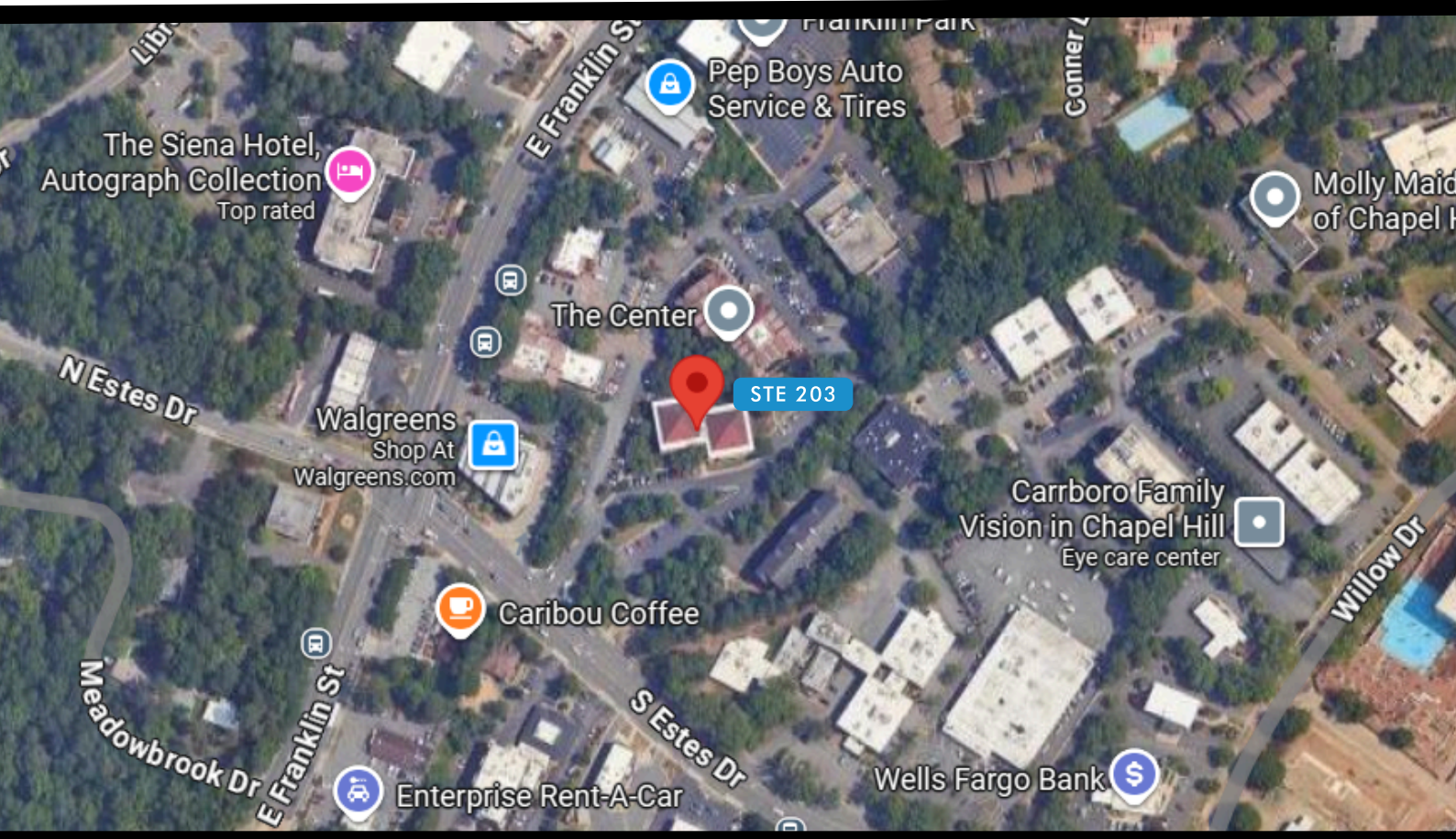
<h1>#1</h1> <p>Public School District in NC</p>	<h1>#1</h1> <p>State for Business in 2025</p>
<h1>#4</h1> <p>Most Educated US Metro Area</p>	<h1>#6</h1> <p>US Metro for Tech Innovation</p>

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



LEWIS HENDRICKS

COMMERCIAL BROKER

M: 828.434.0678 | O: 919.883.5502

LEWIS@BOLDNC.COM



CHELA TU, CCIM

SENIOR ASSOCIATE

M: 919.260.7059 | O: 919.883.5502

CHELA@BOLDNC.COM

50051 GOVERNORS DRIVE STE A
CHAPEL HILL, NC 27517

BOLDCRE.com