



The Willowcrest Building, Suite 203

101 Conner Dr, Chapel Hill, NC 27514

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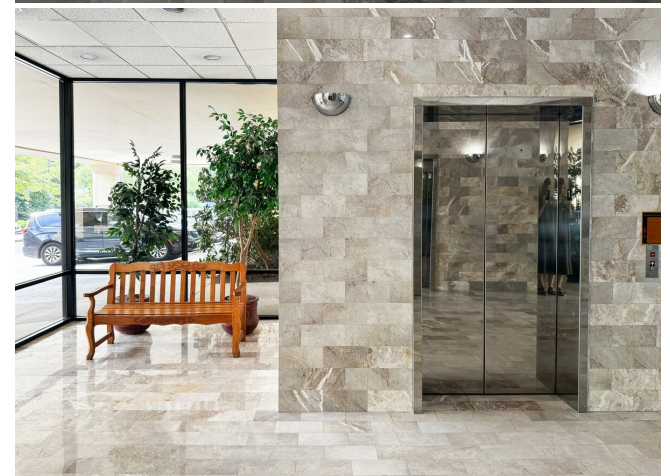


The Willowcrest Building, Suite 203

\$24.00 /SF/YR

±1000 SF bright priced at \$2000.00 MO. WHICH INCLUDES ALL UTILITIES & TICAM & HVAC contract-versatile professional office suite at The Willowcrest Building, Chapel Hill, minutes to UNC & downtown and easy access to Hwy 15-501, I-40, RTP--Strategically positioned, Suite 203 offers an engaging, professional setting with exceptional access to the broader enterprise corridor. Surrounded by vibrant retail, established offices, and essential services...

- Premier Chapel Hill location minutes to UNC, HWY 15-501, and I-40 with connectivity to RTP
- MAJOR REMODEL- Bright, versatile layout with windowed offices and generous natural light
- Welcoming entry, waiting Area
- Upgraded wood trim accents & drop ceiling
- Ample on-site surface parking just steps from the building
- Prominent building signage plus independent monument sign for tenant visibility



Rental Rate: \$24.00 /SF/YR

Property Type: Office

Property Subtype: Medical

Building Class: B

Rentable Building Area: 24,000 SF

Year Built: 1986

Walk Score ®: 70 (Moderately friendly)

Transit Score ®: 30 (Somewhat friendly)

Rental Rate Mo: \$2.00 /SF/MO

2nd Floor Ste 203

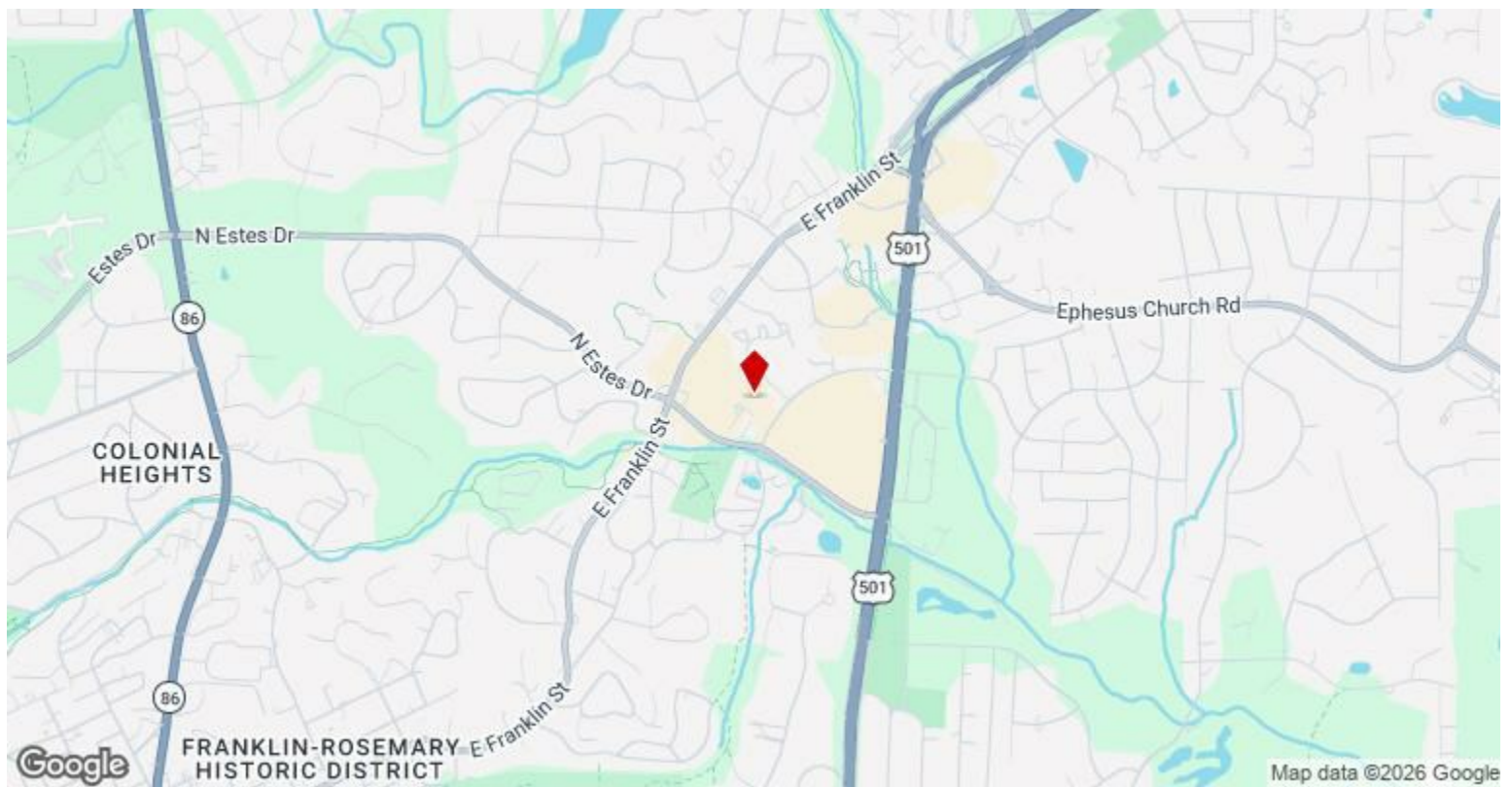
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Space Available	1,000 SF
Rental Rate	\$24.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Small Office but efficiently laid out- 4 private offices, waiting area and private Restroom priced at \$2000.00 per month which includes ALL utilities, HVAC maintenance/contract which includes replacing AC FILTER- Tenant pays for its communication & cleaning service.- New LVP flooring THROUGHOUT new baseboards- New Fresh Paint throughout including woodwork- Crown molding- And much more

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Allergy Partners	-	
Averett Family Law	-	
Dr. Matthew D. Bostian	-	
Duke Urology	-	
Edward Jones	-	
Empower Pelvic Floor Physical Therapy	-	
HomeWell Care Services	-	
Kids On Up Psychotherapy	-	
Spell O Glenn Iii CPA	-	
Tammy R Severt DDS PA Orthodontics	-	



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KEY FEATURES:

- Welcoming Entry area, wide hallway leading to nice waiting seating area- new LVP Floor throughout
- Windowed offices with generous natural light
- Upgraded wood trim with decorative accents & drop ceiling
- One private restroom
- Flexible layout for a variety of uses, including professional services

ADDITIONAL ADVANTAGES:

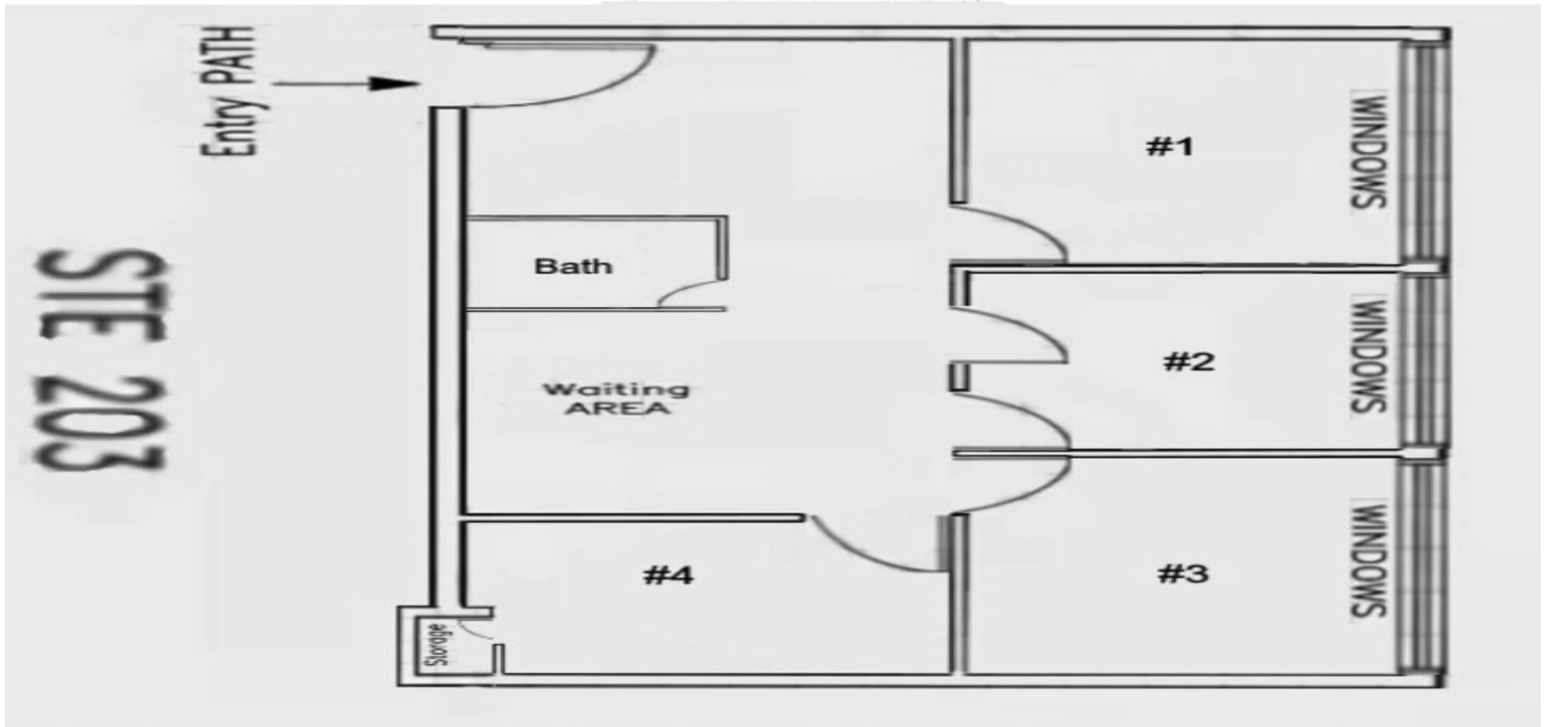
- Ample on-site surface parking (partially covered) & monument sign with independent tenant signage
- Directly above the building lobby, accessible by elevator or short walk-up
- Professionally managed building with landscaped grounds
- Competitive rental rate with ALL utilities included, all TICAM & HVAC Contract (tenant pays for its communication & cleaning services)

Call 919.270.2711 or email jelchayeb@gmail.com to learn more about this high-value suite and the benefits it can bring to your business.

Disclaimer: All information, including without limitation any depiction and specification, is approximate, subject to change, and provided for informational purposes only.

Property Photos

101 Conner Drive Suite 203
Chapel Hill, NC 27514
The Willowcrest Building



DISCLAIMER: The floor plan and any other depictions of the Premises or the Property are provided for ILLUSTRATIVE AND MARKETING PURPOSES ONLY and are NOT TO SCALE. All dimensions, sizes, and layouts shown are APPROXIMATE AND SUBJECT TO CHANGE without notice. Nothing in this advertisement or any related materials shall be deemed a representation, warranty, or agreement by Landlord. The terms, conditions, and obligations governing any tenancy shall be set forth exclusively in a written lease executed by Landlord and Tenant, which shall control in the event of any conflict with this advertisement or its contents.



Property Photos

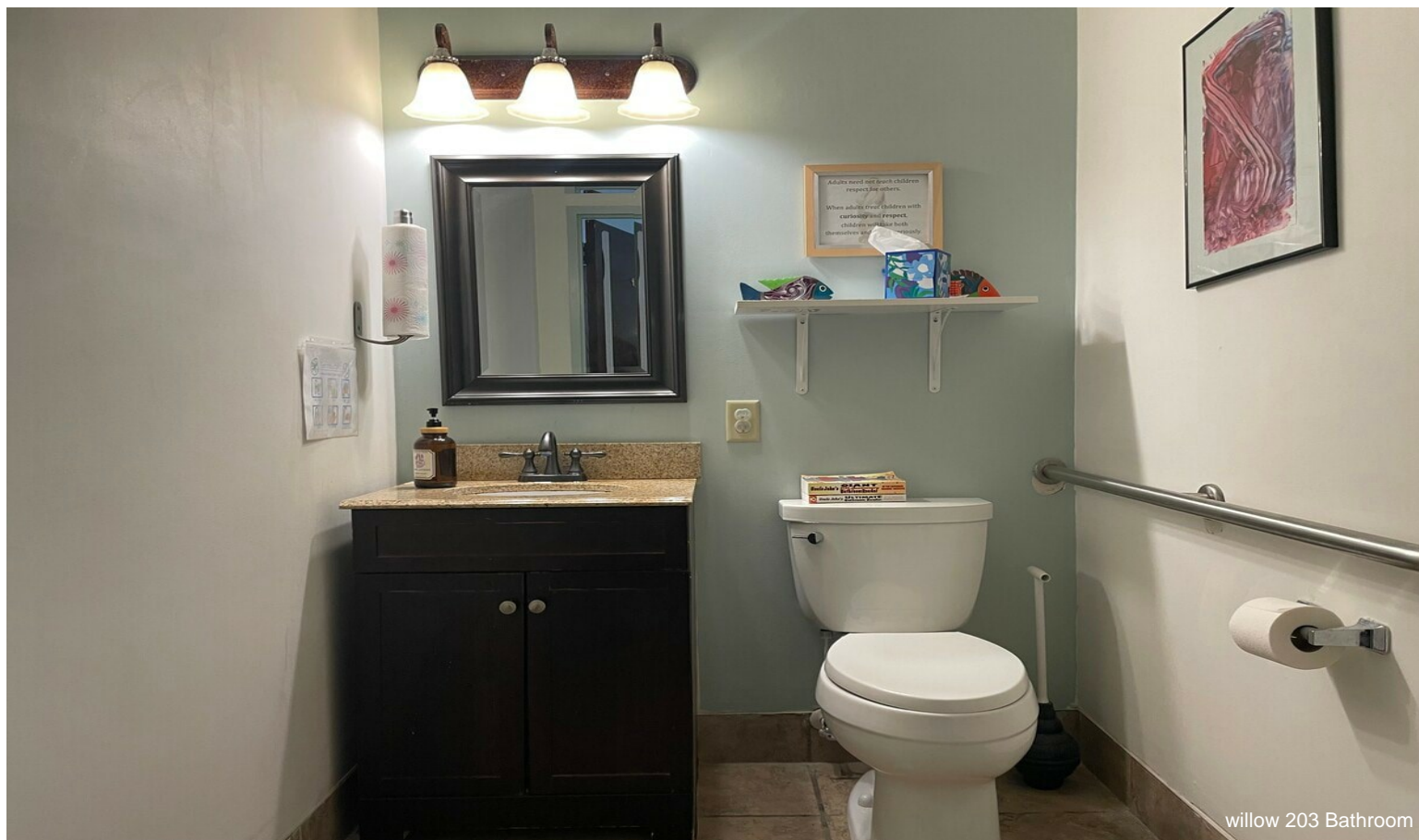


Hardline Wired Ethernet Throughout



Suite Exit Lighting

Property Photos

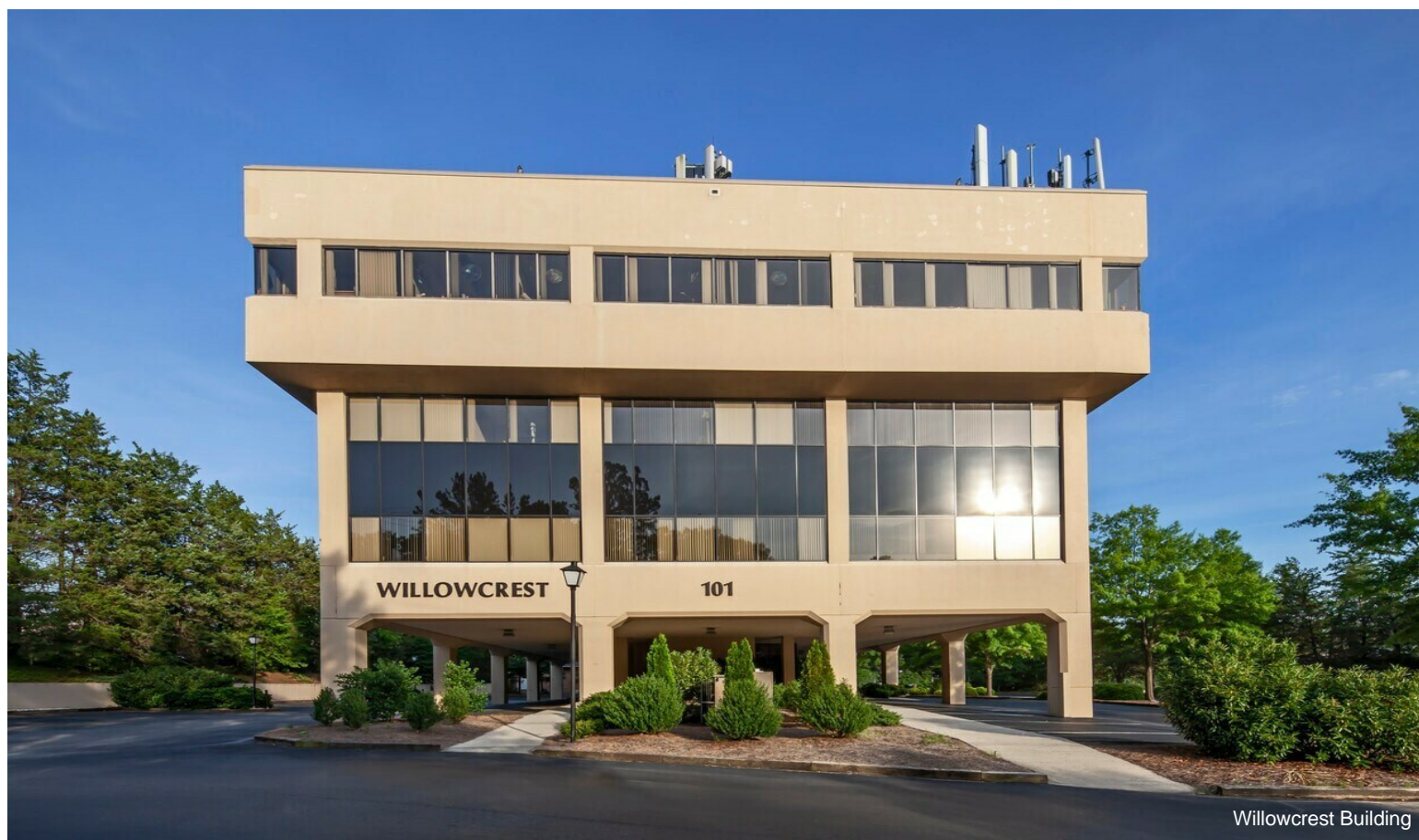


willow 203 Bathroom



Willowcrest Parking & Exterior Entry

Property Photos



Property Photos



Willowcrest Street Sign off of Conner Drive