

400 MEADOWMONT VILLAGE CIR.

MEDICAL & OFFICE SPACES FOR LEASE | SUITES 421 & 429 | CHAPEL HILL, NC 27517



WILL SMITH
willsmith@lee-associates.com
O 919.591.2266
M 919.986.9371

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

SUITE 421
±3,806 RSF
Call Broker for Pricing

SUITE 429
±1,630 RSF
Call Broker for Pricing

PROPERTY DESCRIPTION

The ±39,041 SF multi-tenant building is located in the heart of Meadowmont Village, one of Chapel Hill's premier mixed-use communities. The property features surface parking, a professional brick exterior, and walkable access to amenities including Harris Teeter, Brixx Wood Fired Pizza, Five Guys, Café Carolina, Bluebird, and numerous additional retail and dining options nearby. The property offers an ideal setting for medical, wellness, and professional office users seeking a highly amenitized environment.

IMPORTANT FACTS

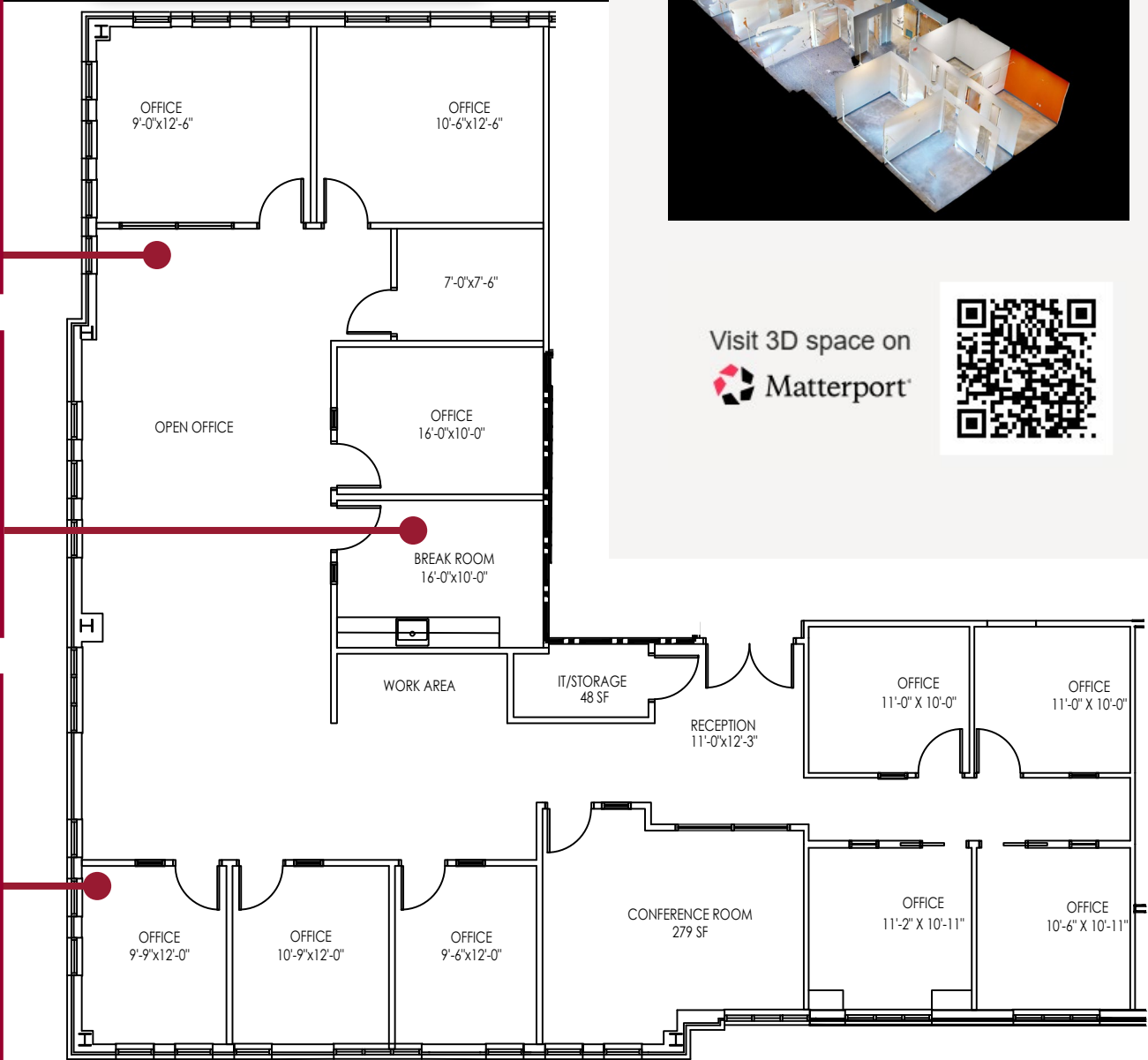
- » SUITES AVAILABLE
 - » Suite 429 | ±1,630 RSF | Call Broker for Pricing
 - » Suite 421 | ±3,806 RSF | Call Broker for Pricing
- » Located within Meadowmont Village, one of Chapel Hill's premier mixed-use communities
- » Walkable access to Harris Teeter, Brixx Wood Fired Pizza, Five Guys, Café Carolina, Bluebird, and other retail and dining amenities
- » Ideal for medical, wellness, and professional office users
- » Surface parking available for tenants and visitors
- » Ownership preparing medical-oriented spec fit plans and as-built floor plans
- » Professional brick exterior with an institutional-quality presence
- » Affluent surrounding demographics and strong daytime population
- » Convenient access to UNC, UNC Health, and surrounding Chapel Hill residential communities
- » Flexible suite configurations for a variety of office and medical users



FLOORPLAN



SUITE 421
±3,806 RSF
Call Broker for Pricing



Click the Image below or Scan the QR Code for a Virtual Walk-Through



Visit 3D space on
 Matterport

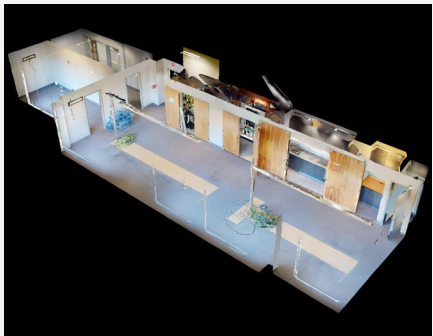


MEDICAL SPACE COMING Q1 2027

SUITE 429 | ±1,630 RSF | Call Broker for Pricing



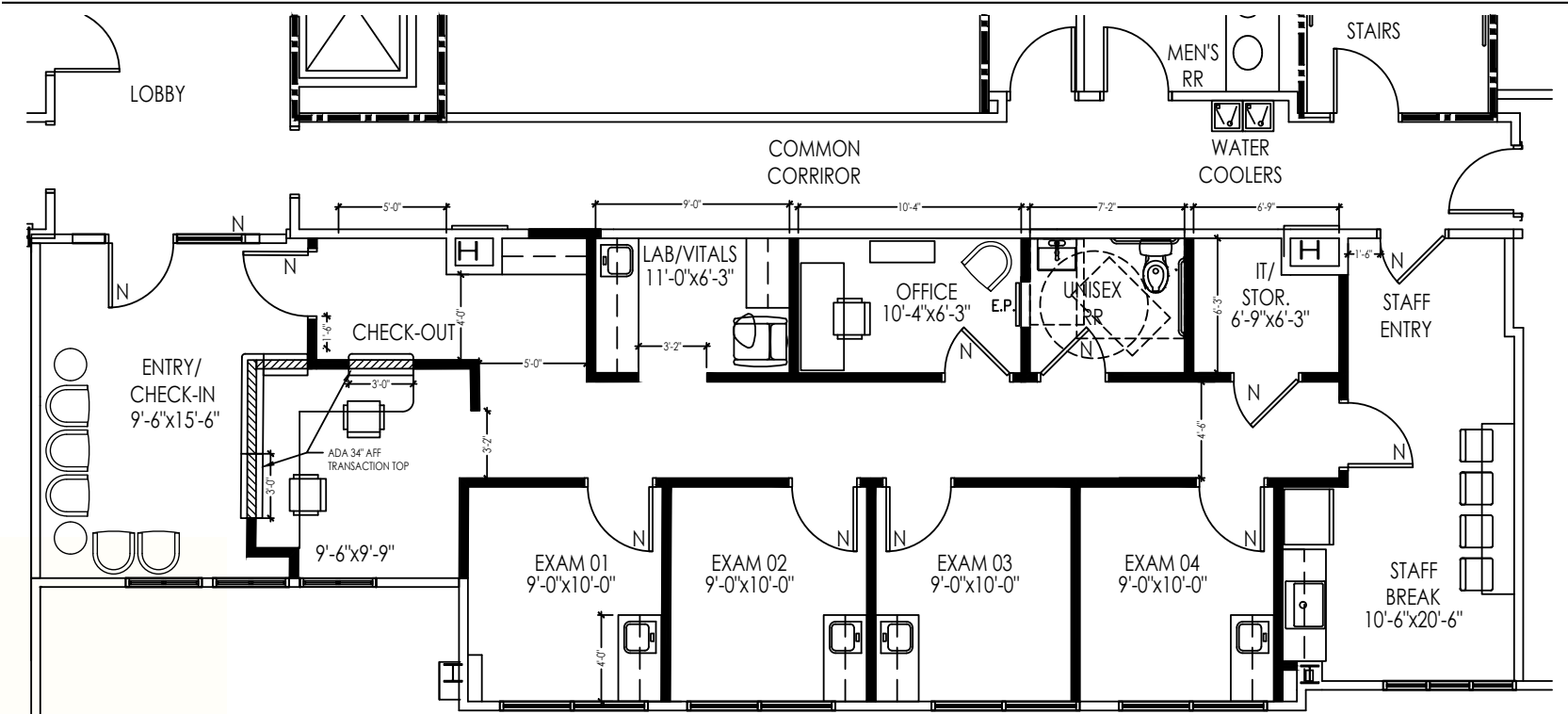
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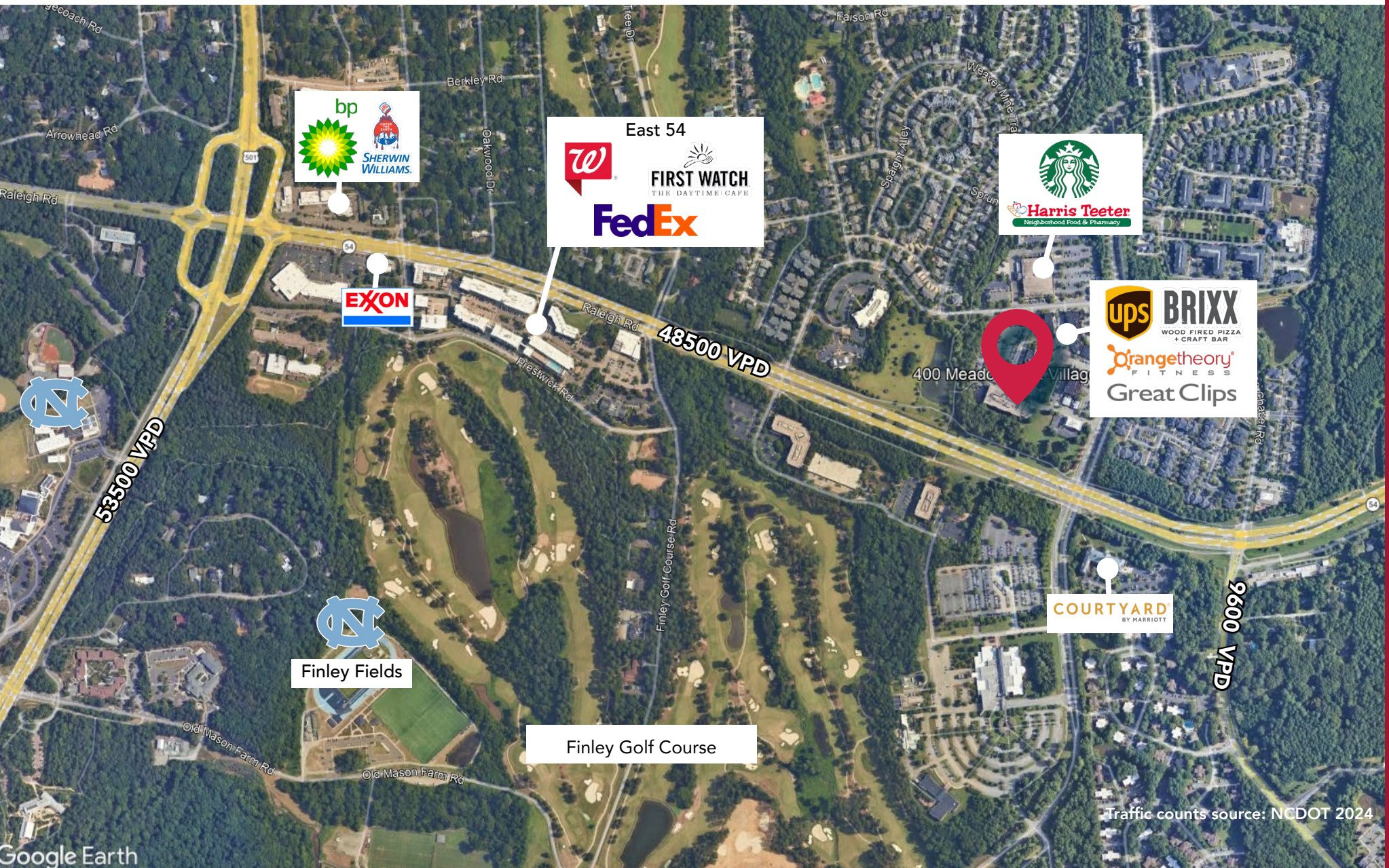
400 MEADOWMONT VILLAGE CIR, SUITES 421 & 429 | CHAPEL HILL, NC 27517



LOCATION

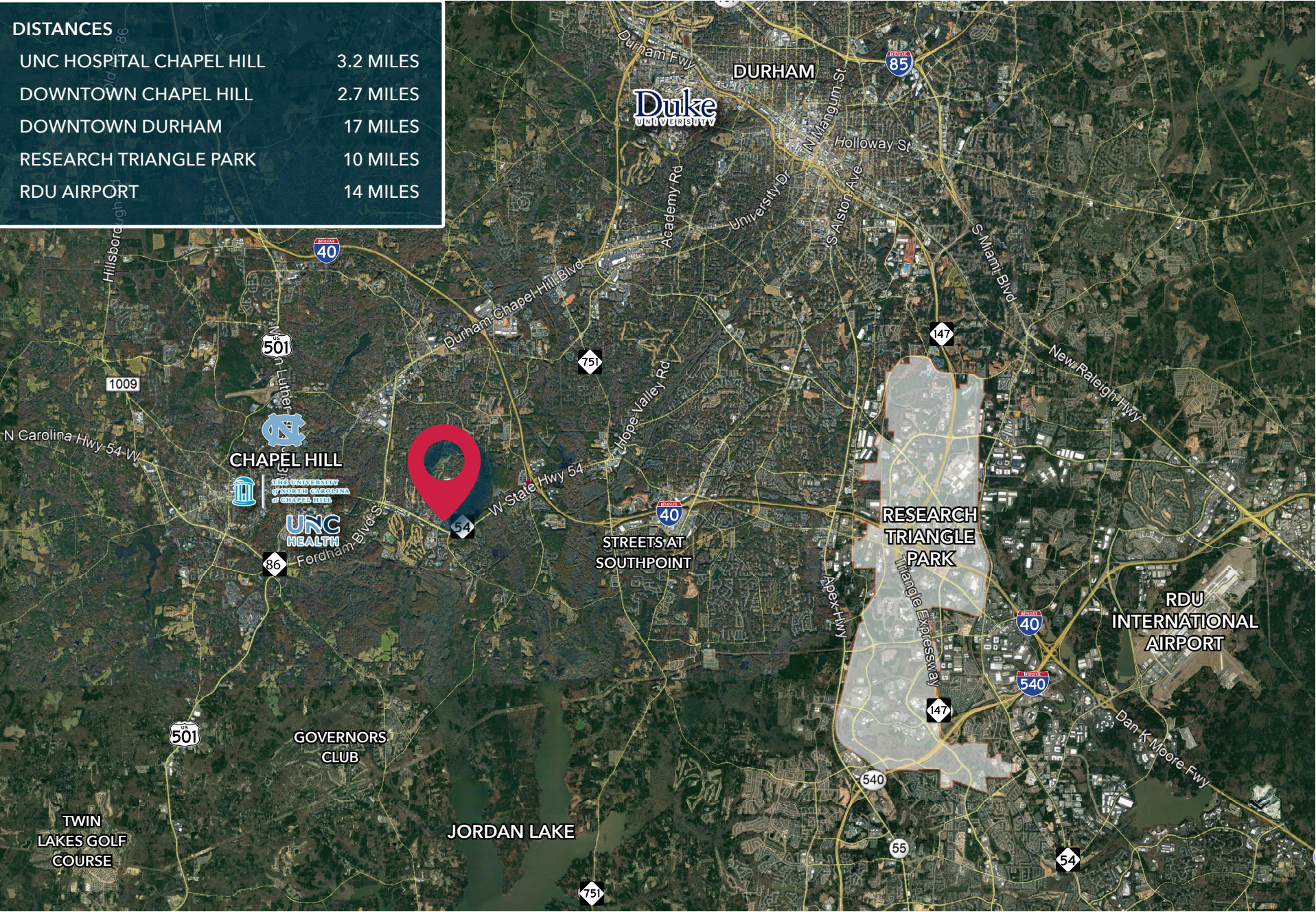
Located within the highly desirable Meadowmont mixed-use community in Chapel Hill, 400 Meadowmont Village Circle offers a premier medical office location surrounded by upscale residential neighborhoods, walkable retail amenities, restaurants, hotels, and everyday conveniences. The property provides immediate access to NC 54, US 15-501, and I-40, allowing for efficient connectivity throughout Chapel Hill, Durham, RTP, and the greater Triangle region.

Positioned just minutes from UNC Health, the University of North Carolina at Chapel Hill, and numerous medical and professional office users, the location is ideally suited for medical, wellness, and traditional office tenants seeking a highly amenitized and centrally located environment.

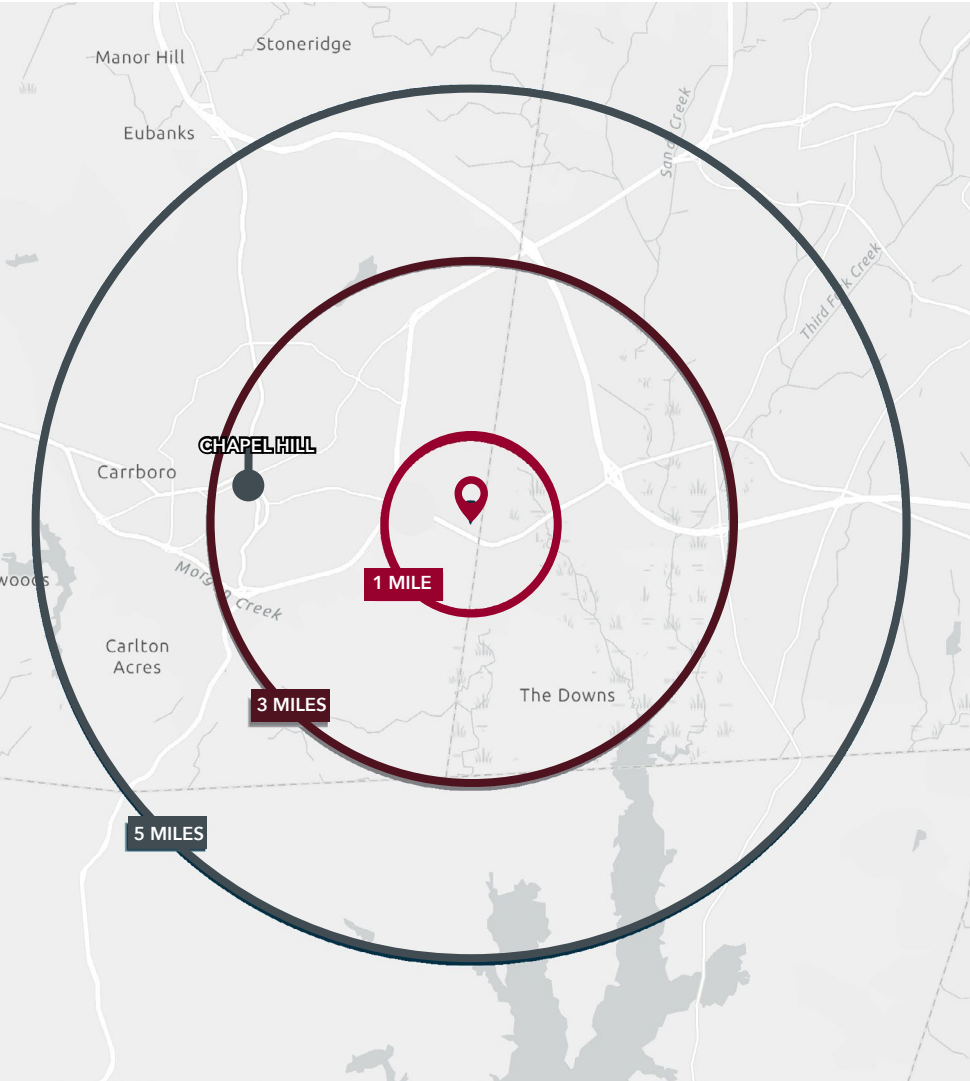


AREA OVERVIEW

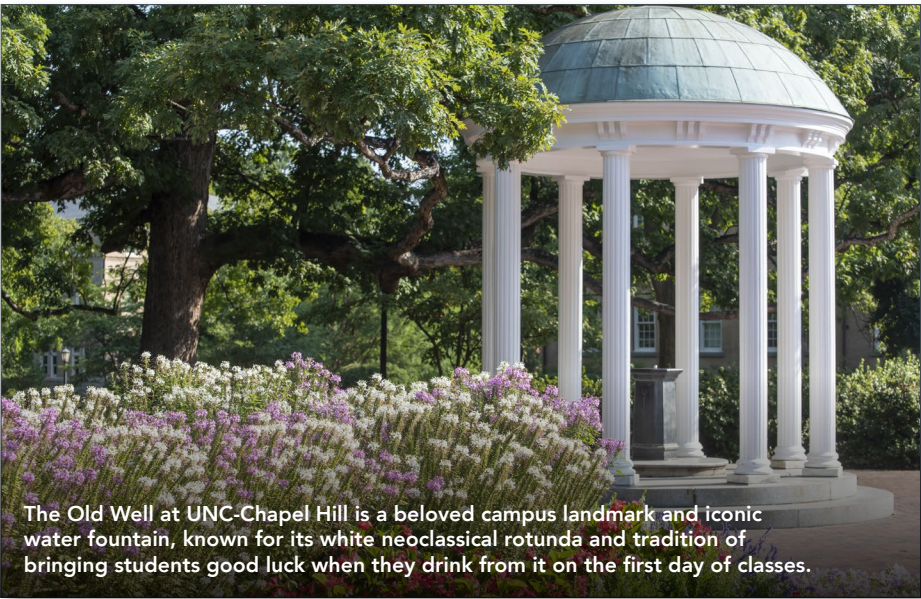
DISTANCES	
UNC HOSPITAL CHAPEL HILL	3.2 MILES
DOWNTOWN CHAPEL HILL	2.7 MILES
DOWNTOWN DURHAM	17 MILES
RESEARCH TRIANGLE PARK	10 MILES
RDU AIRPORT	14 MILES



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



The Old Well at UNC-Chapel Hill is a beloved campus landmark and iconic water fountain, known for its white neoclassical rotunda and tradition of bringing students good luck when they drink from it on the first day of classes.

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100 Walnut Street | Cary, NC 27511 | 919.576.2500 | lee-associates.com/raleigh

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