

Office Building For Sale

1600 E Franklin St

Chapel Hill, NC 27515



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SUMMARY

1600 E Franklin Street presents a compelling opportunity to acquire a well-positioned professional office asset in one of Chapel Hill's most visible and strategically connected commercial corridors. Situated on a full one-acre corner parcel, the property offers a commanding street presence along East Franklin Street, one of the region's most recognized east-west thoroughfares linking Chapel Hill to Durham and the broader Triangle. The building's modern design features an extensive glass line that delivers abundant natural light and elevated views, supported by elevator access and a layout well suited for professional, medical, or creative office users.

Two full floors are secured by a long-term tenancy with Coldwell Banker HPW, providing stability through 2029 and delivering an immediate income foundation for investors seeking predictable cash flow in a supply-constrained market. The asset's location near major routes including US-501 and Durham-Chapel Hill Boulevard reinforces accessibility for clients and employees from neighboring markets such as Carrboro, Durham, and Research Triangle Park. The surrounding area offers a blend of residential density, daily-needs retail, and professional services that make this corridor a highly desirable business hub.



1600 E Franklin St | Chapel Hill, NC 27515



13,006 SF | 23% Leased | Office Building | Chapel Hill, NC 27514 | \$2,300,000 | \$176.84/SF

HIGHLIGHTS

- +/- 12,800 SF Office Building +/- 4,976 SF Available for Lease (Third Floor)
- Prime East Franklin St location on a 1 acre corner lot (PIN# 9799048307)
- Property offers elevator and abundant glass features that provide fantastic views
- First and second floors leased to Coldwell Banker HPW through 2029
- Lease Rate: \$21.50/SF
- Sale Price: \$2,300,000
- Corner-lot position on highly visible East Franklin Street
- Strong regional access near major Chapel Hill and Durham arteries
- Located in an established commercial corridor with affluent demographics
- Long-term tenancy in place providing income stability
- Glass-lined architecture enhances natural light and views



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PHOTOS



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AREA OVERVIEW

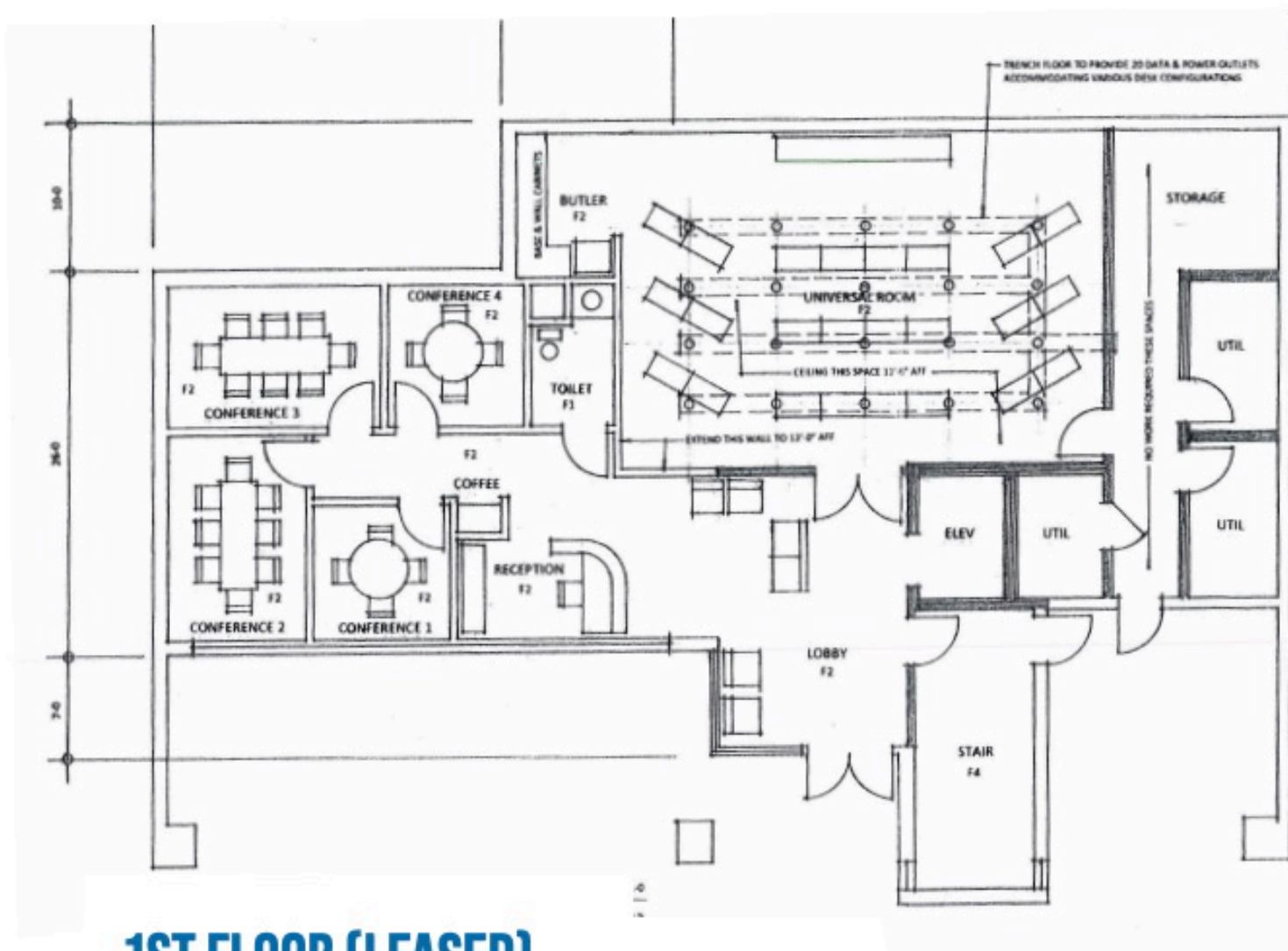


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1ST FLOOR



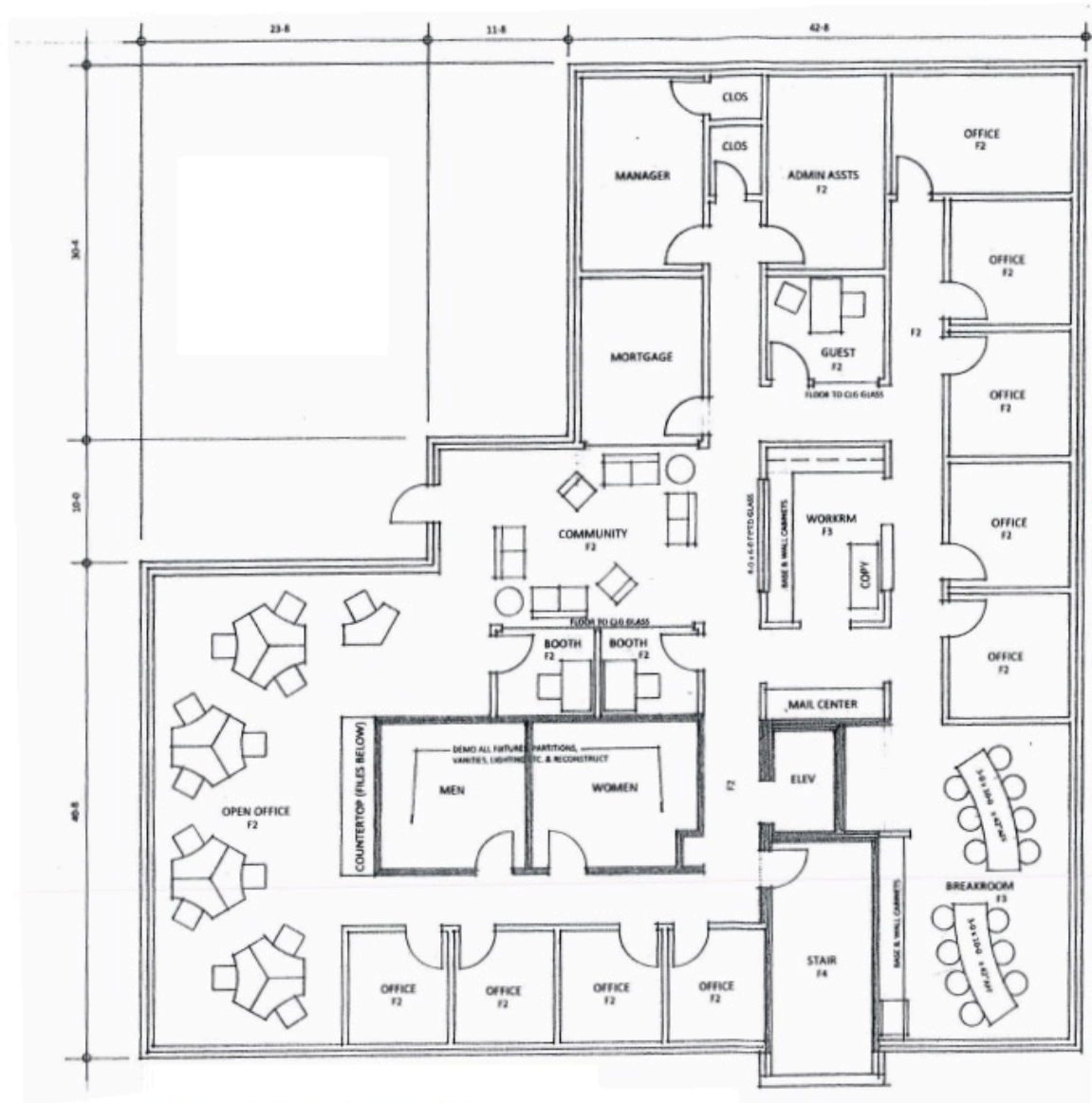
1ST FLOOR (LEASED)

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2ND FLOOR



2ND FLOOR (LEASED)

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3RD FLOOR



3RD FLOOR (+/-4,976 SF AVAILABLE FOR LEASE)

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