

  
HART & JAHOO  
REAL ESTATE GROUP



*Ford D'Aprix*

REAL ESTATE BROKER  
HART AND JAHOO REALTY GROUP  
LPT REALTY  
919-360-1781  
FORD@HARTANDJAHOO.COM  
HARTANDJAHOO.COM



311-321 PROVIDENCE ROAD

CHAPEL HILL

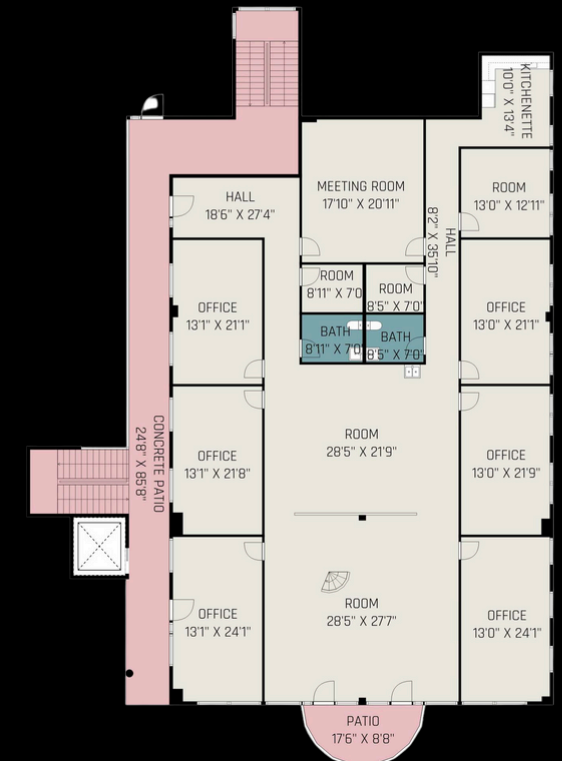


# ABOUT 311-321 PROVIDENCE ROAD

This professional office building offers over 10,000 SF of thoughtfully designed space across two full floors. With immediate access to I-40 and just minutes from retail, dining, and amenities, it delivers convenience and prestige in one of Chapel Hill's top business destinations.

## Property Highlights

- 10,482 SF
  - First Floor 4,842 SF
  - Second Floor 5,640 SF
- Mix of private offices, open work areas, and conference rooms
- Elevator service, perimeter windows, and abundant natural light
- Fully furnished with modern office furniture
- Recent upgrades including roof and HVAC systems
- Ample parking with direct ground-level access



1<sup>ST</sup> FLOOR

## First Floor

- Seven executive offices and conference room
- Kitchen, two restrooms, reception, and storage
- Covered and uncovered parking directly outside

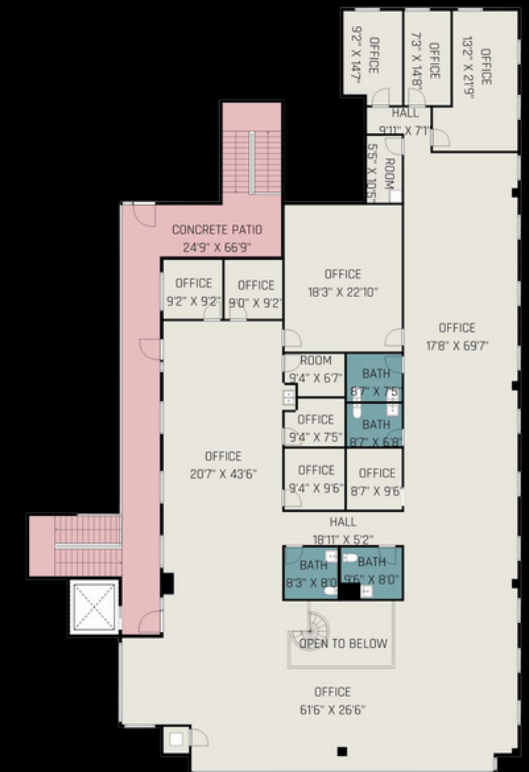
## Second Floor

- Five private offices and large conference room
- Expansive reception and outfitted workstations
- Break room, four restrooms, and open floor space
- Elevator access, exterior balcony, full perimeter windows

## Location Advantage

Eastowne Office Park is a premier corporate hub, blending professional architecture with lush green surroundings. Its location offers quick connectivity to Research Triangle Park, RDU Airport, and surrounding communities, with abundant nearby dining and retail.

This is a rare opportunity to secure a turn-key office environment with flexibility to occupy one floor or the entire building.



2<sup>ND</sup> FLOOR