



FOR LEASE

# 1229 E. Franklin Street

Chapel Hill, NC 27514



HOME

HIGHLIGHTS

AVAILABLE

AMENITIES

LOCATION

For more information, please contact:

**Stacy Mbithi**  
Director

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[cushmanwakefield.com](http://cushmanwakefield.com)

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## Property Highlights

### Valley View Business Center

Located northeast of downtown Chapel Hill on the west side of East Franklin Street, west of its intersection with South Estes Drive Chapel Hill.

- Walking distance to restaurants, Caffe Triade, Caribou Coffee, Siena Hotel and Walgreens
- Offers E. Franklin Street Frontage
- Great for General Office
- Walkable to restaurants

### Building Facts

PARKING:	4/1,000
BUILDING RSF:	5,138 RSF
ASKING RATE:	\$24.00/SF Full Service
NO. OF FLOORS:	Two (2)
BUILDING TYPE	Masonry and Brick
FIRE PROTECTION SYSTEM:	Not sprinklered

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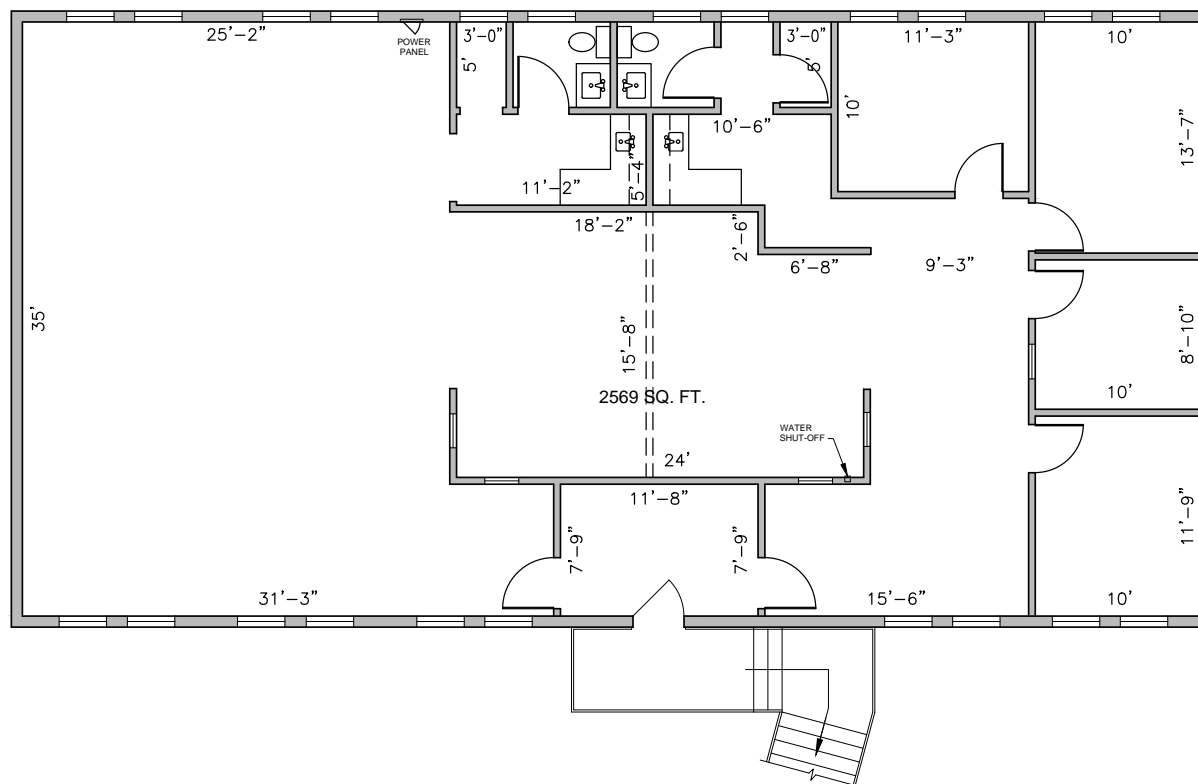
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## 2nd Floor / 2,569 Square Feet Available

- Can be demised to two (2) units each consisting approximately 1,285 RSF
- Three (3) Private offices,
- One (1) Large conference room
- Kitchenette
- Large Bullpen area
- 17 unreserved parking Spaces



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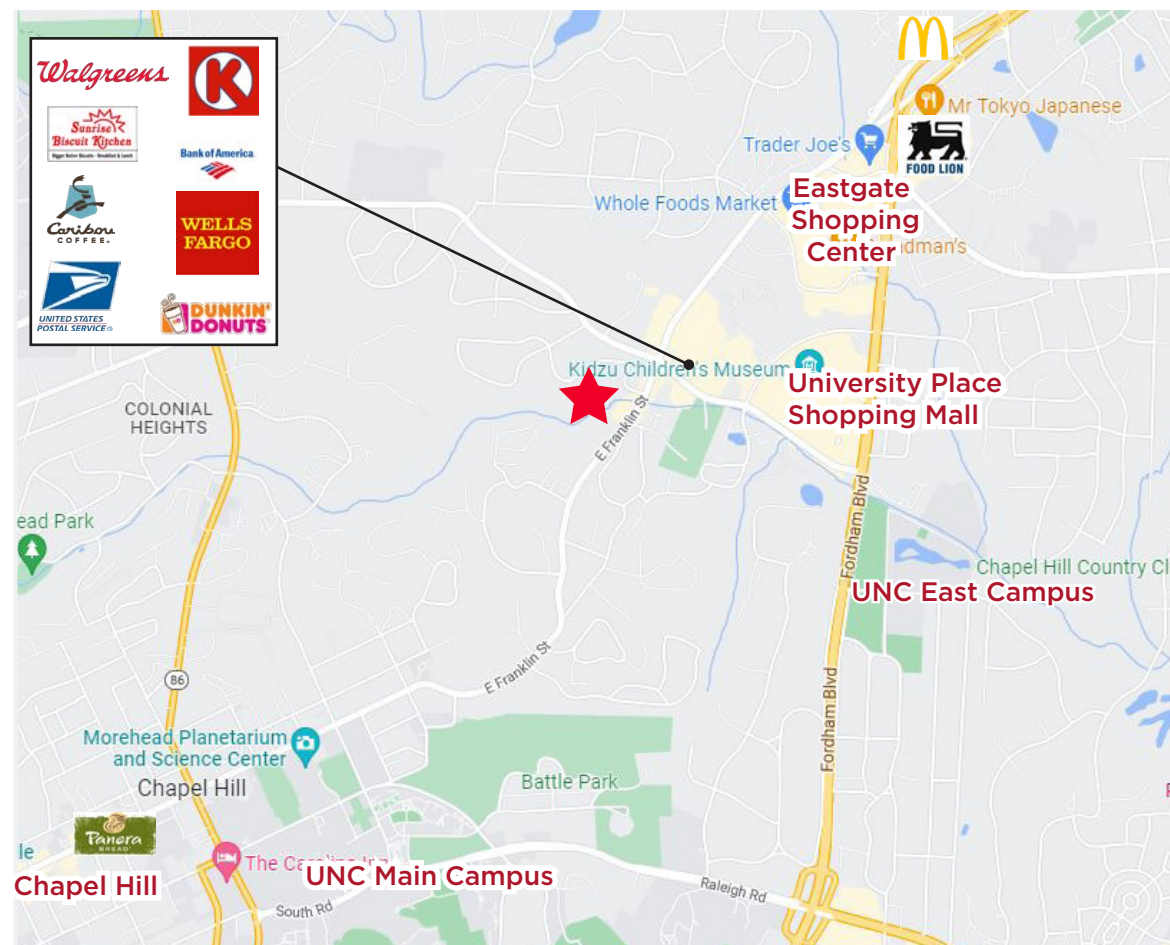
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## Amenities

- Eastgate Shopping Center and University Shopping Center within minutes, containing banking, retail, restaurants, coffee shops, churches, drug stores, and a US Post Office
- Hotels, medical offices, legal offices, daycares, apartments, and fitness outlets all located nearby
- Hwy 40 is 3.5 miles
- Downtown Chapel Hill is less than 2 miles
- Downtown Durham is 10 miles



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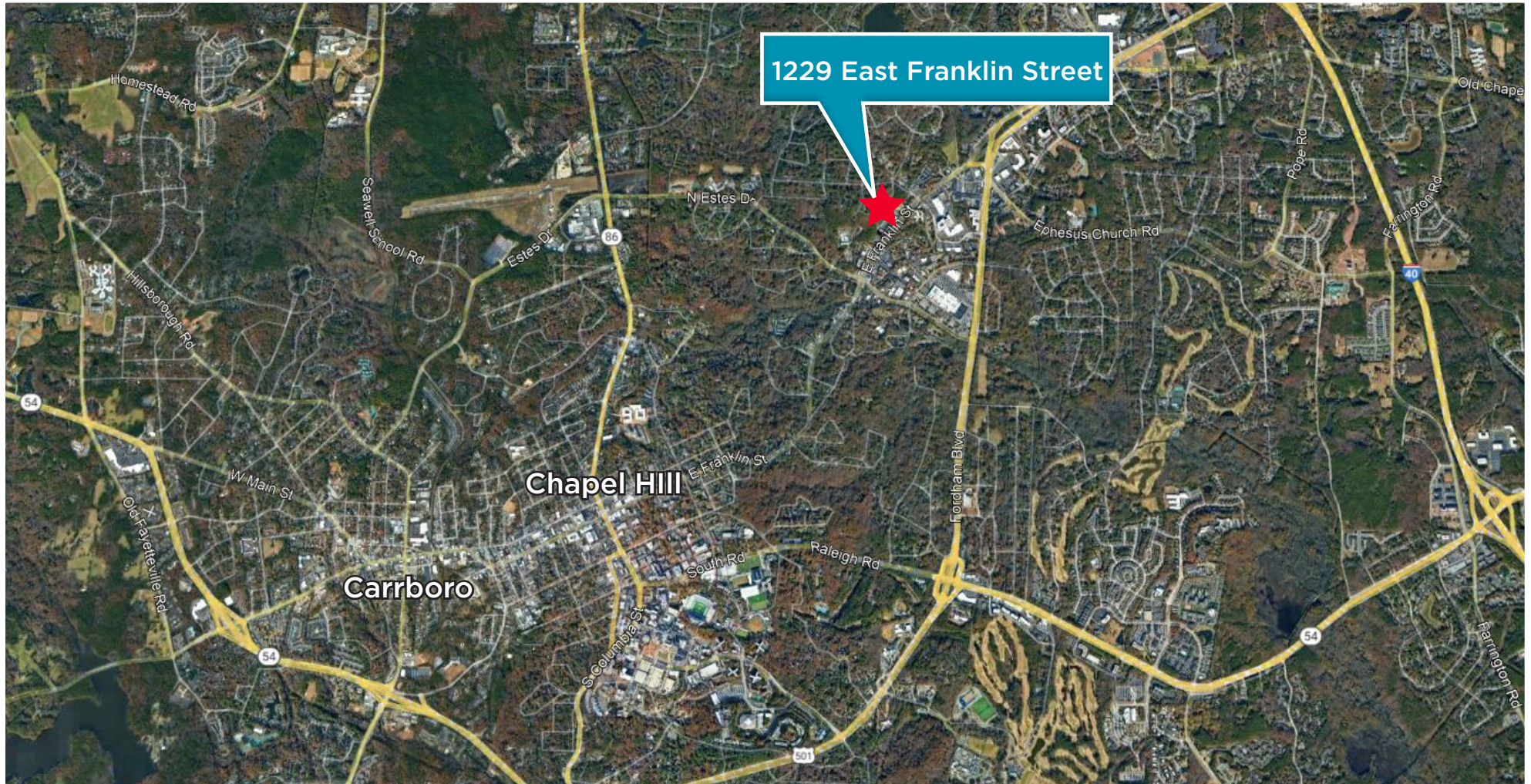
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