

# 301 Providence Road

Located in Chapel Hill's Premier Healthcare & Business Corridor,  
Minutes from UNC Health and Research Triangle Park

## Direct from Ownership | No Broker Fees | Move-In Ready Office Space

A finished, fully furnished Chapel Hill office environment positioned for institutional, healthcare-adjacent, legal, and professional users seeking a polished address with strong regional access.

**Developer | Owner: GURBANI REALTY LLC**  
**OWNER | OPERATOR PROPERTY - DIRECT RENTAL - NO REALTOR FEES**

Approx. 11,847 SF

Fully Furnished

40 Parking Spaces

Immediate Occupancy

Lease | 3-10 Years

Potential Subdivision



### PROPERTY OVERVIEW

- ✔ Finished office environment in Eastowne Office Park
- ✔ Configured with private offices, team rooms, conference / training rooms, breakroom, restrooms, and IT/server support
- ✔ 40 parking spaces for staff, visitors, clients, or patients
- ✔ Pristine move-in condition, immediate access.

### BEST FIT USERS

- ✔ University-affiliated administration, research support, project teams, and swing space
- ✔ Medical administration, therapy, counseling, telehealth, billing, and clinical support
- ✔ Law firms, accounting, wealth management, consulting, and professional services

### WHY DIRECT OWNERSHIP MATTERS

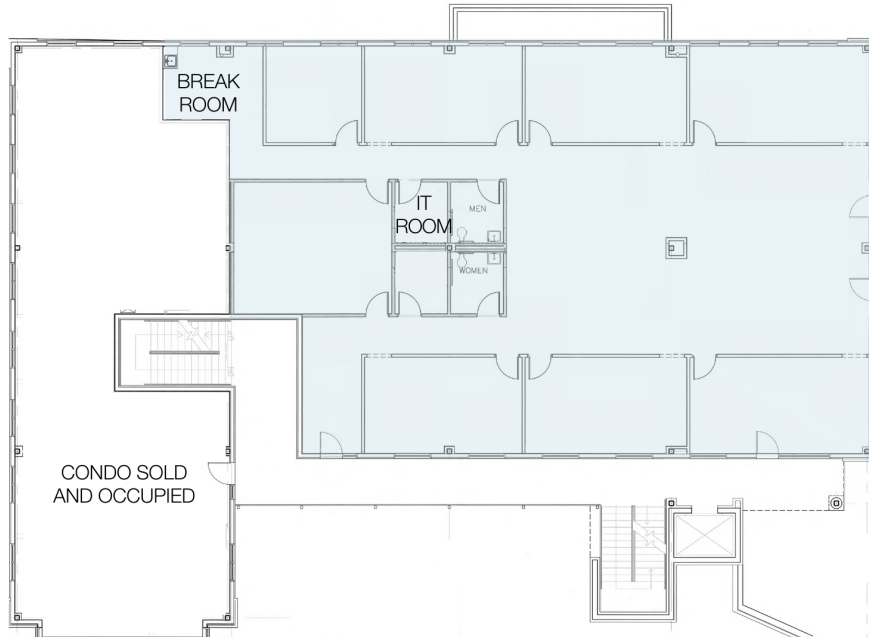
- ✔ Direct rental path with no Realtor fees when transacting directly with ownership
- ✔ Faster access to decision-makers for tours, questions, and fit discussions
- ✔ Owner/operator familiarity with the property, building systems, and occupancy options

# Floor Plan & Occupancy Fit

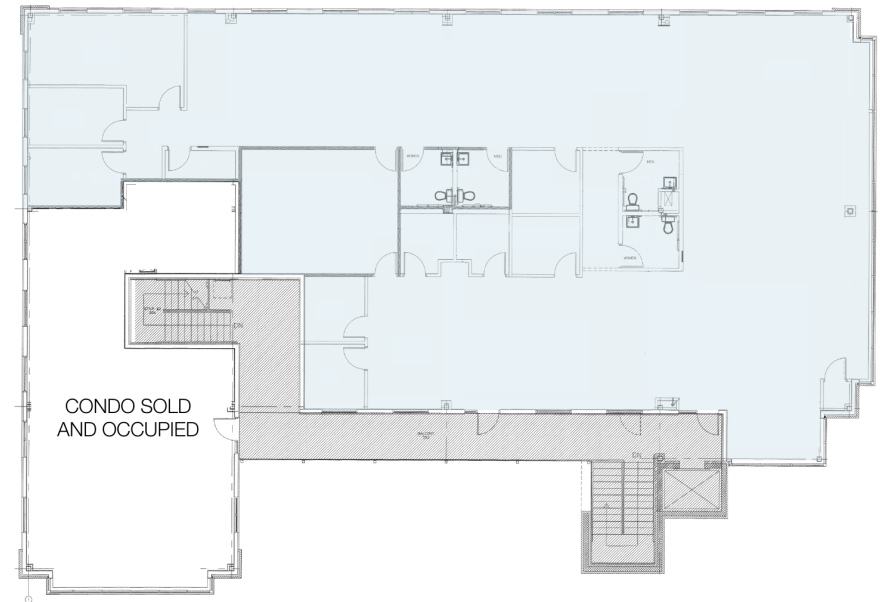
Functional layout for full-building or divided-suite strategies

Approx. 11,000 SF finished office space | private offices | team rooms | conference/training capability | IT/server support

## FIRST FLOOR - LAYOUT REFERENCE (Suite 311) | RSF 5,430



## SECOND FLOOR - LAYOUT REFERENCE (Suite 321) | 6,417



### FIRST FLOOR HIGHLIGHTS

- ✔ Team-room configuration with potential to convert into additional private offices
- ✔ Breakroom, restrooms, conference / training room, and IT/server room

### SECOND FLOOR HIGHLIGHTS

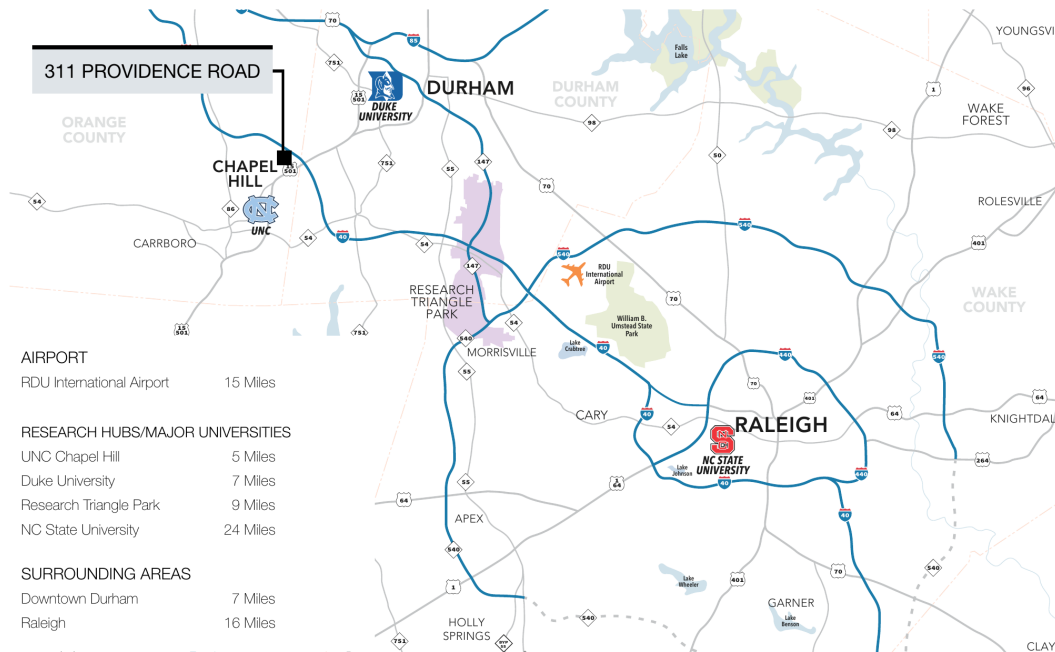
- ✔ Private offices with large open work area for support staff or collaboration
- ✔ Multiple restrooms and large conference / training capability

### POTENTIAL OCCUPANCY STRATEGIES

- ✔ Single-user headquarters or owner-user occupancy
- ✔ University, medical, legal, accounting, or professional office use
- ✔ Potential subdivision or multi-tenant strategy subject to verification

# Area Information & Regional Access

## Chapel Hill location serving the Research Triangle



### Strategic Location

Positioned near UNC Chapel Hill, Duke University, Research Triangle Park, RDU International Airport, and major regional business destinations.

## Regional Access

- UNC Chapel Hill **approx. 5 miles**
- Duke University **approx. 7 miles**
- Research Triangle Park **approx. 9 miles**
- RDU International Airport **approx. 15 miles**
- Raleigh **approx. 16 miles**
- I-40 and US-15/501 **direct access**

### UNIVERSITY

- ✔ Off-campus administrative capacity
- ✔ Research support teams
- ✔ Training or project-based occupancy
- ✔ Temporary swing space

### MEDICAL

- ✔ Administration and billing
- ✔ Therapy or counseling office use
- ✔ Telehealth and clinical support
- ✔ Strong parking for staff/visitors

### PROFESSIONAL

- ✔ Law, accounting, consulting
- ✔ Private offices and meeting space
- ✔ Regional satellite office
- ✔ Move-in-ready setting

# Property Photos & Occupancy Advantages

Original property imagery showing the finished office environment



## MOVE-IN READY FEATURES

- ✓ Fully furnished, finished office environment
- ✓ Private offices, team rooms, and open collaboration areas

## OWNER-OPERATOR BENEFITS

- ✓ Direct rental through ownership with no realtor fees
- ✓ Direct property knowledge from the owner/operator

## Schedule a Private Tour

T: +1-631-742-2726 |  
+1-631-943-1999  
[brm@geocalibration.com](mailto:brm@geocalibration.com)