

**3819
S COLUMBIA STREET
CHAPEL HILL, NC 27517**



PROPERTY OVERVIEW

- 8,095 SF office building available for lease
- Potential to split the building for two tenants, each with their own dedicated entrance
- Across the street from the popular Southern Village mixed-use development
- Great restaurants and hotels within close proximity
- Conveniently located off of 15-501 with great visibility

**LEASE RATE
\$24.95/SF, NNN**



BUILDING HIGHLIGHTS

- Silver LEED certified building with many upgrades including operating solar panels on carport and EV charging station on premises
- Located two miles from UNC hospital
- 4:1,000 SF parking
- Natural light and tall ceilings provide a bright, open concept for a variety of users
- Well-appointed brick building with terrace in the back, allowing tenants the ability to conduct meetings or eat lunch outdoors while overlooking a beautiful wooded setting



FRED DICKENS

fdickens@trademarkproperties.com

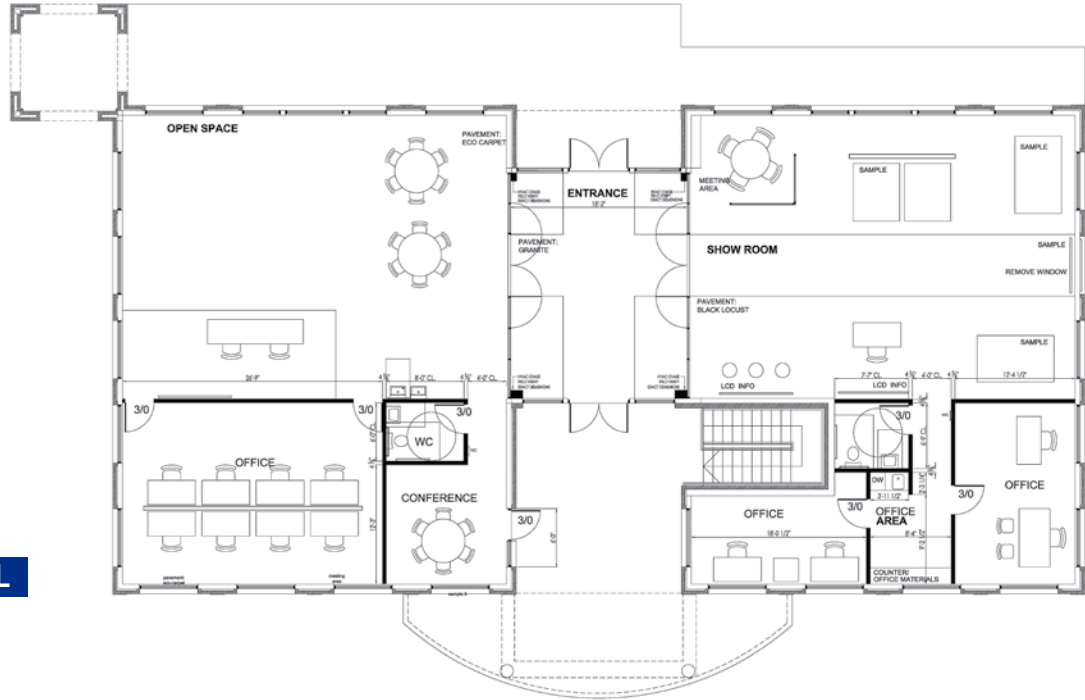
919.227.5508 direct 919.673.4775 mobile

SHELLEY BHATIA

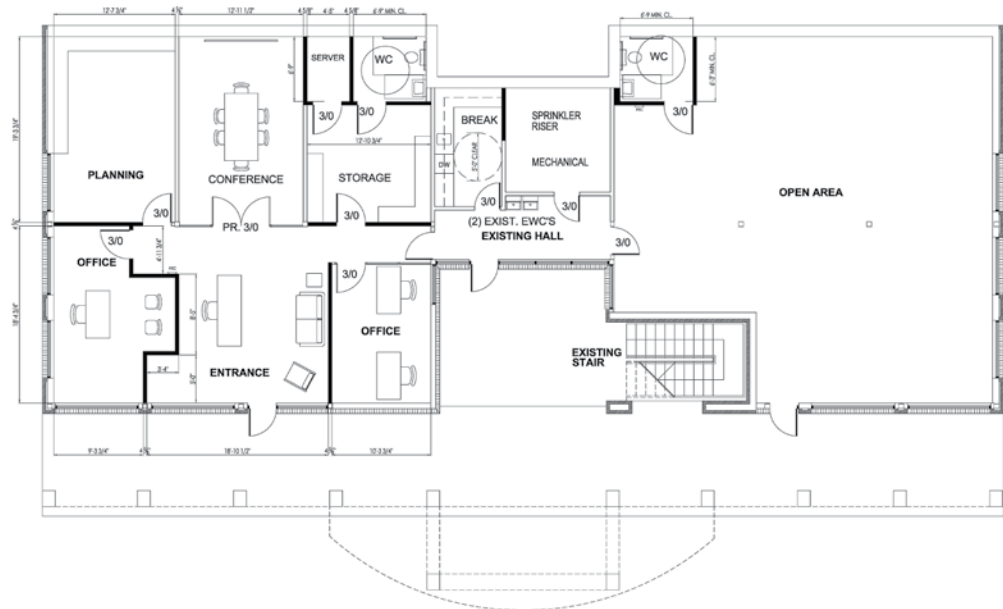
sbhatia@trademarkproperties.com

919.645.1421 direct 910.273.8474 mobile

FLOOR PLANS



UPPER LEVEL



LOWER LEVEL

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RETAIL AERIAL



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INTERIOR PHOTOS



FRED DICKENS

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