

EXECUTIVE OFFICE SPACES CHAPEL HILL | FOR LEASE

TRIANGLE
COMMERCIAL REAL ESTATE



1709 LEGION RD, CHAPEL HILL, NC 27517



EXECUTIVE OFFICES

3 OFFICES REMAINING | AVAILABLE NOW

Individually Leased Offices with Shared Waiting Areas, Kitchenettes and Restrooms
1ST AND 2ND FLOOR OPTIONS AVAILABLE | DIRECT ELEVATOR ACCESS OFF PARKING LOT

Professional Setting | Private Workspace | Essentials Included
Ideal Location | Ample Parking | Economical Rate

Nate Haskins | 919.744.6827 | Nate@TriangleCRE.com

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105



111



NO WINDOW

225

1709 LEGION RD, CHAPEL HILL, NC 27517

LEGION ROAD PROFESSIONAL BUILDING

FLOOR LEASE | CHAPEL HILL, NC

OFFICES LEASED INDIVIDUALLY | SEE FLOOR PLAN

CONVENIENT ACCESS

I-40 | US Hwy 15-501

AVAILABLE OFFICES

OFFICE	MONTHLY RATE	SIZE	AVAILABILITY
FIRST FLOOR			
105	\$600	±100 SF	NOW
111	\$800	±135 SF	NOW
SECOND FLOOR			
225	\$900	±169 SF	NOW

LEASE DETAILS

TERM	Three (3) Year Minimum
TYPE	Full Service*
INCLUDED	Electric, Water, TICAM
SECURITY DEPOSIT	Equivalent to One (1) Month's Rent
ZONING	WX-5 (Walkable Mixed Use)

*Tenant Responsible: Communications (Phone, Internet, Etc.), Janitorial (Non-Common Area)

NEARBY RESTAURANTS & SHOPPING

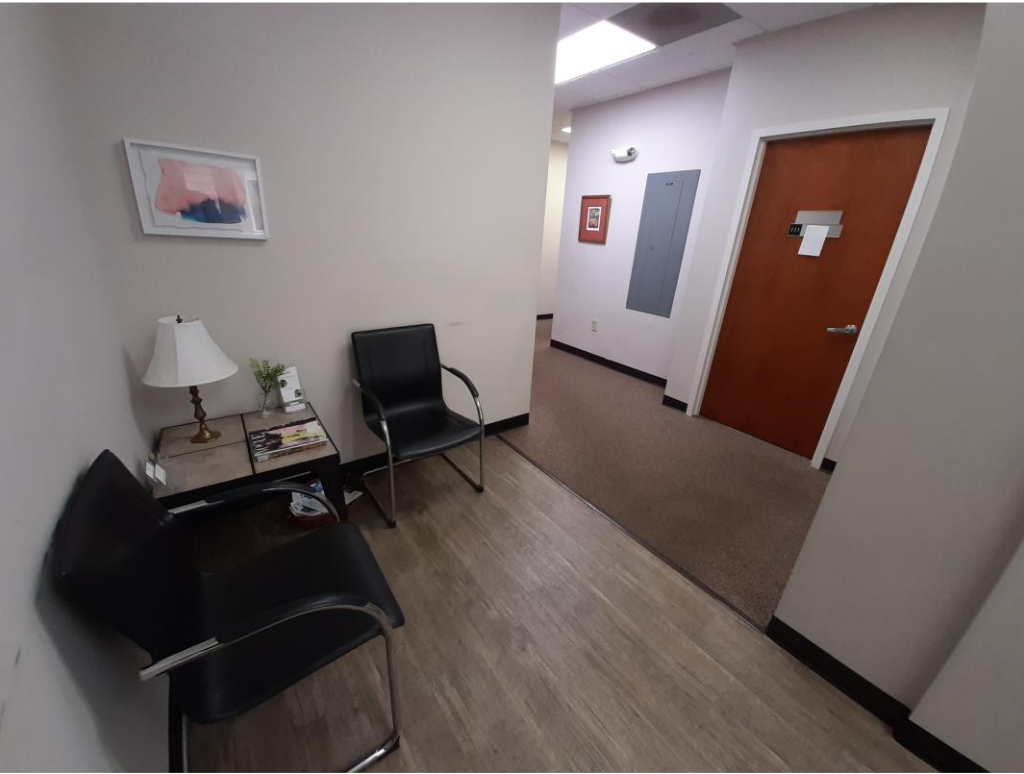
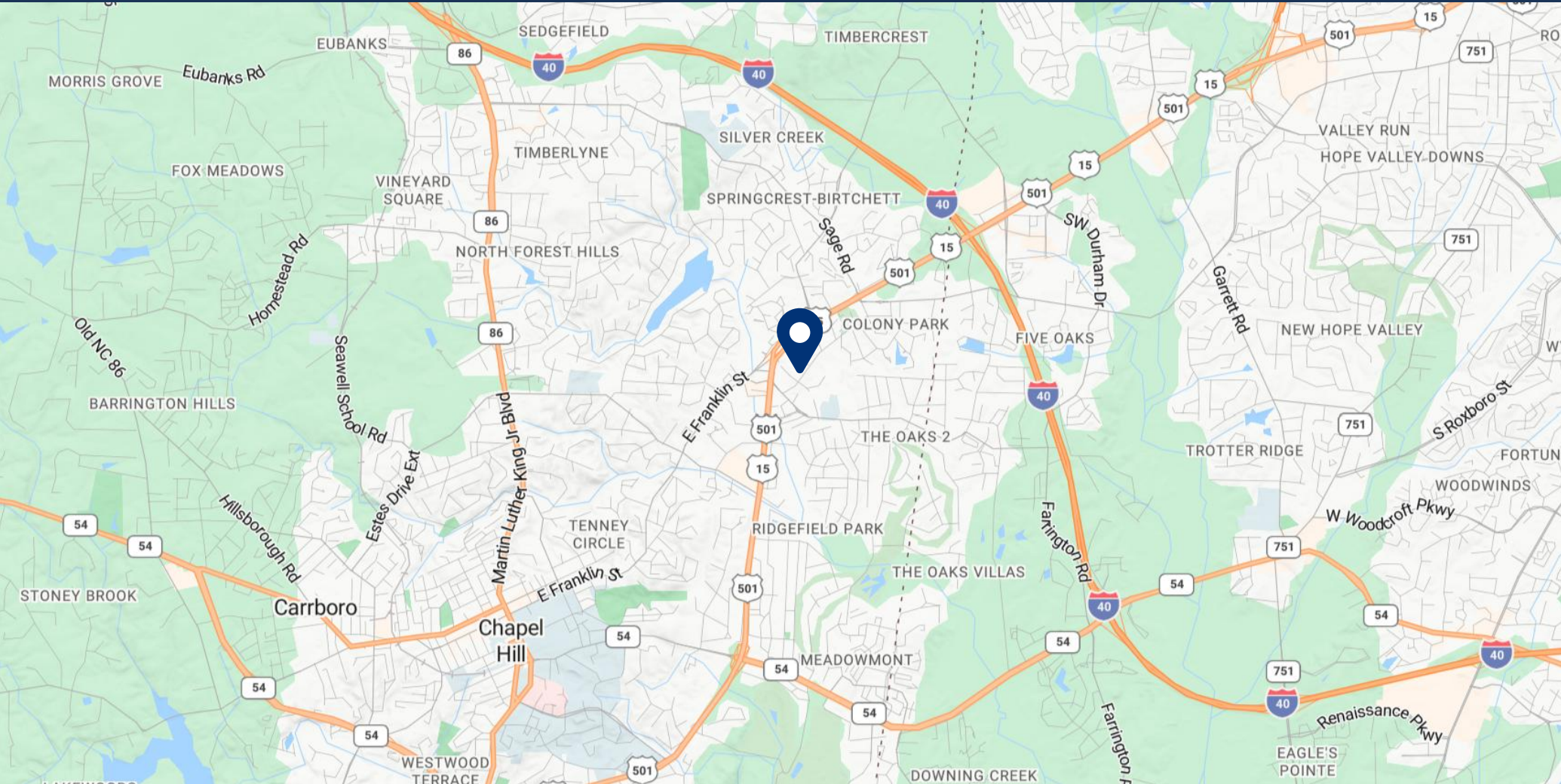
Alpaca | CAVA | Chopt | Chick-fil-A | Cookout | Drift Coffee
bartaco | Breadman's | Stoney River | Squid's | Casual Pint
Food Lion | Trader Joe's | Wegmans | Whole Foods

LEASING CONTACT

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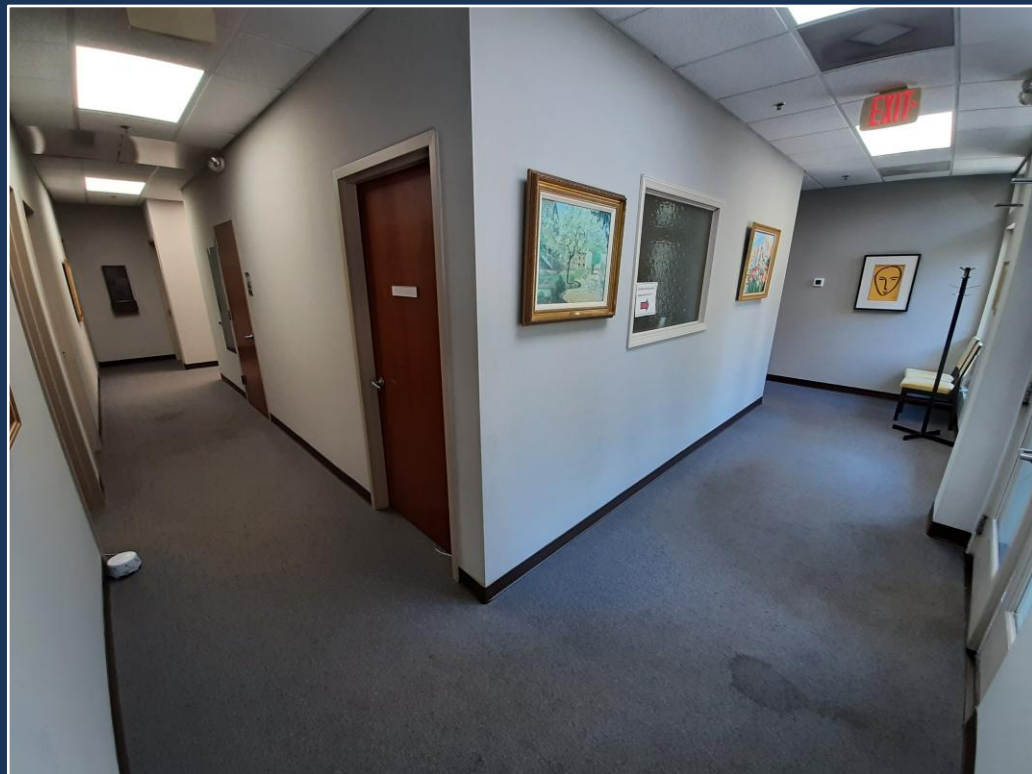
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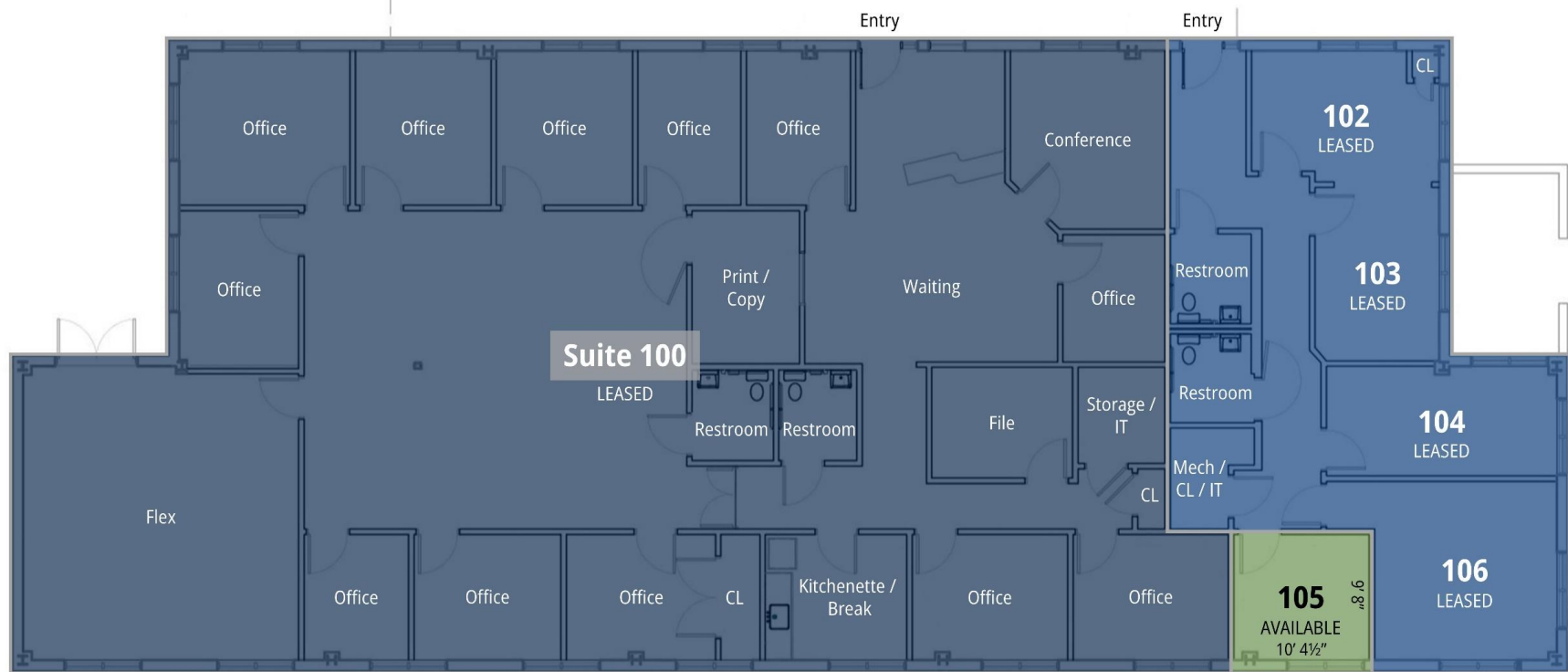
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OFFICE AVAILABILITY

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