



Recently Renovated Office Condo for Sale

### Opportunity

- 10,000-sf two-story office condo for sale
- Recently renovated
- Parking ratio of 4.44 spaces per 1,000 sf
- Monument directory
- Elevator and handicap access
- Easy walk to Eastgate Shopping Center (Starbucks, Bruegger's Bagels, Trader Joe's) and Whole Foods

### Pricing

- \$1,400,000 (\$140.00/sf)

### PIN

- 9799-37-0106001

### Location

- Located in Franklin Square with direct access to Highway 15-501, I-40, downtown Chapel Hill and UNC

For more information, please contact:

**Jack Graham**, Principal  
D 919 913 1100  
jack.graham@avisonyoung.com

**Bill Aucoin**, Vice President  
D 919 913 1101  
bill.aucoin@avisonyoung.com

5440 Wade Park Boulevard  
Suite 200  
Raleigh, NC 27607  
919 785 3434



### Traffic Counts

Esri (2019)	Vehicles Per Day (VPD)
E. Franklin Street & Ephesus Church Road	21,000
N. Fordham Boulevard & E. Franklin Street	48,000

### Renovations

- New paint, flooring and carpet throughout
- New oven and refurbished kitchen cabinets
- New exterior siding, landscaping and walkways

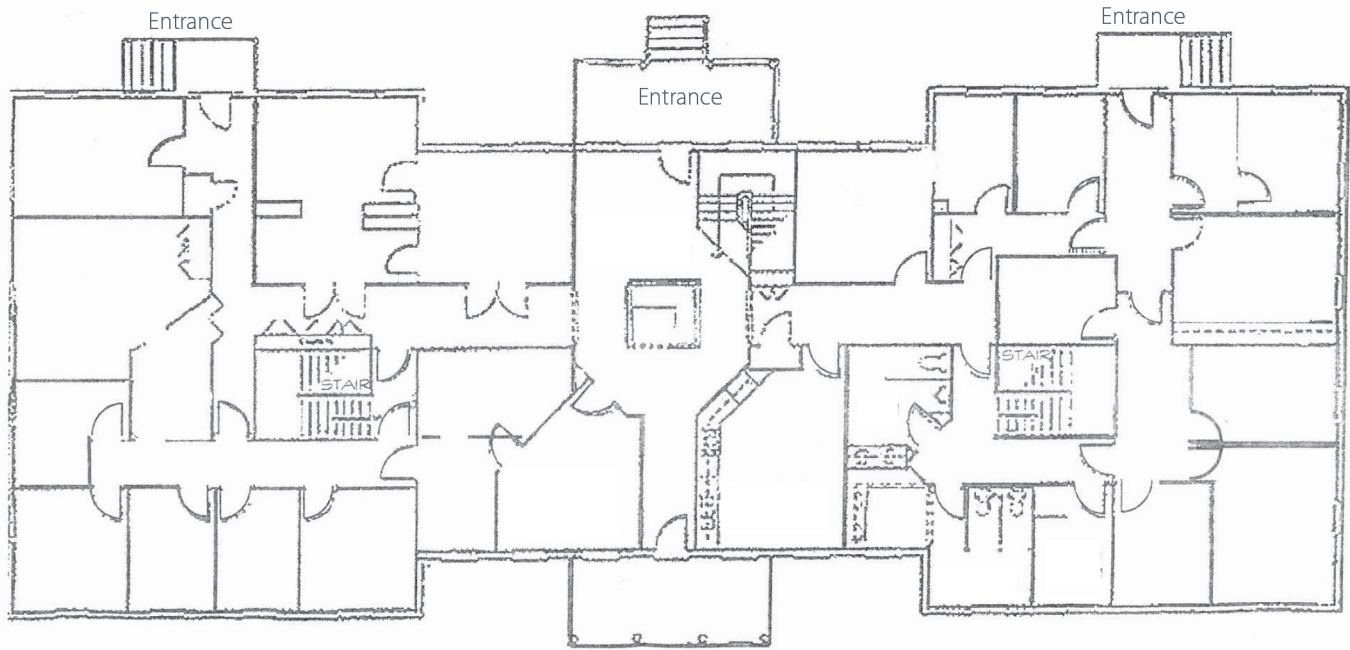


avisonyoung.com

**Jack Graham**, Principal  
 D 919 913 1100  
 jack.graham@avisonyoung.com

**Bill Aucoin**, Vice President  
 D 919 913 1101  
 bill.aucoin@avisonyoung.com

### Floor Plan - First Floor



### First Floor Layout

- Large reception area
- Kitchen/break room
- Bathrooms
- Multiple offices

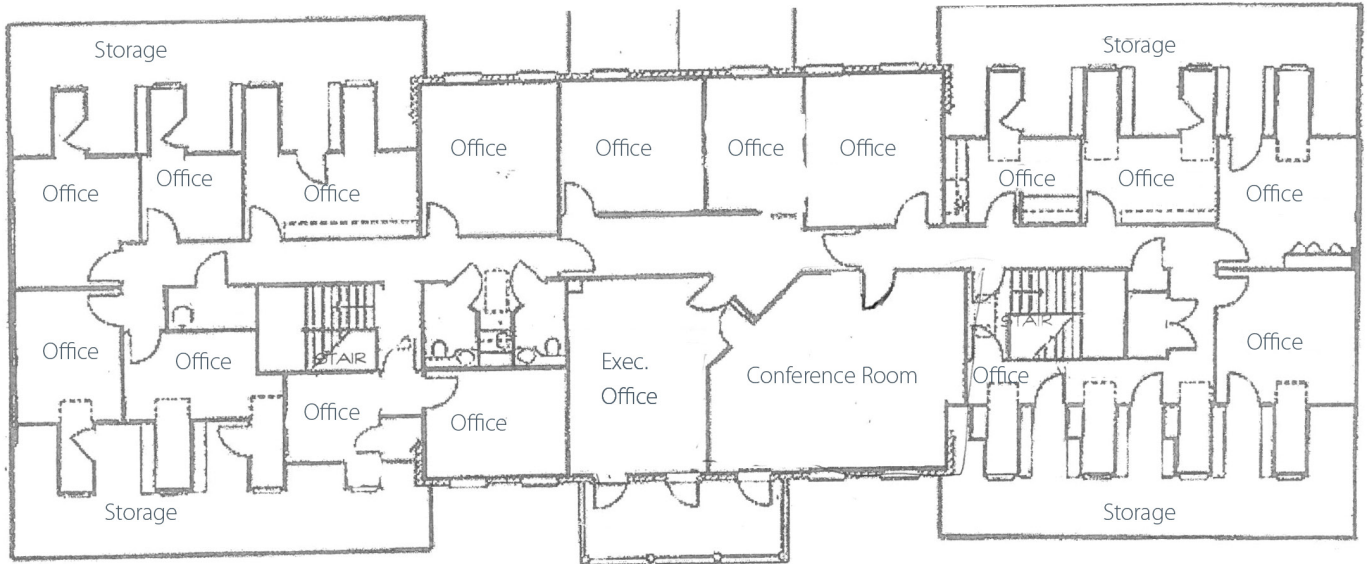


avisonyoung.com

**Jack Graham**, Principal  
 D 919 913 1100  
 jack.graham@avisonyoung.com

**Bill Aucoin**, Vice President  
 D 919 913 1101  
 bill.aucoin@avisonyoung.com

### Floor Plan - Second Floor



### Second Floor Layout

- Sixteen (16) offices
- Two (2) bathrooms
- Open walk area
- Conference Room



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

**Jack Graham**, Principal  
D 919 913 1100  
[jack.graham@avisonyoung.com](mailto:jack.graham@avisonyoung.com)

**Bill Aucoin**, Vice President  
D 919 913 1101  
[bill.aucoin@avisonyoung.com](mailto:bill.aucoin@avisonyoung.com)