

# TIMBERLYNE VILLAGE

110 Banks Drive • Chapel Hill, NC 27514

FOR LEASE



## Fully Furnished Office Space Next to Timberlyne Shopping Center

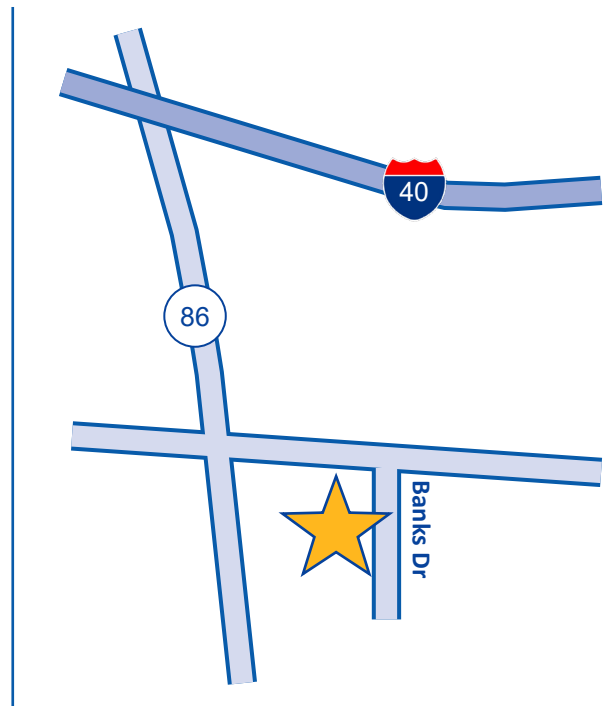
### OFFERING

Available: 5,350 RSF (Suite 200)

Lease Rate: \$18 / SF/ Year

### HIGHLIGHTS

- Suite 200 is a 2-story, fully furnished modern office.
- Move in ready collaborative space comes with an abundance of storage, built-in shelving, and equipment. Space may be subdivided if needed.
- Space offers combination of hard walled offices, open work spaces, conference rooms, break-rooms and a kitchen.
- Great location, near the intersection of Weaver Dairy Rd. and MLK, Jr. Pkwy. and less than 1 mile from I-40 at Exit 266. Surrounded by rapidly growing commercial and residential developments with a strong medical user presence. Co-tenants include Timberlyne Animal Hospital, Domino's Pizza, and Keith A Taylor, DDS Family Dentist.



Yezen S. Hamad, BIC

919.351.9411

[yhamad@trilandproperty.com](mailto:yhamad@trilandproperty.com)

Laura Saleh

919.368.0594

[laura@trilandproperty.com](mailto:laura@trilandproperty.com)

919.443.3034

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



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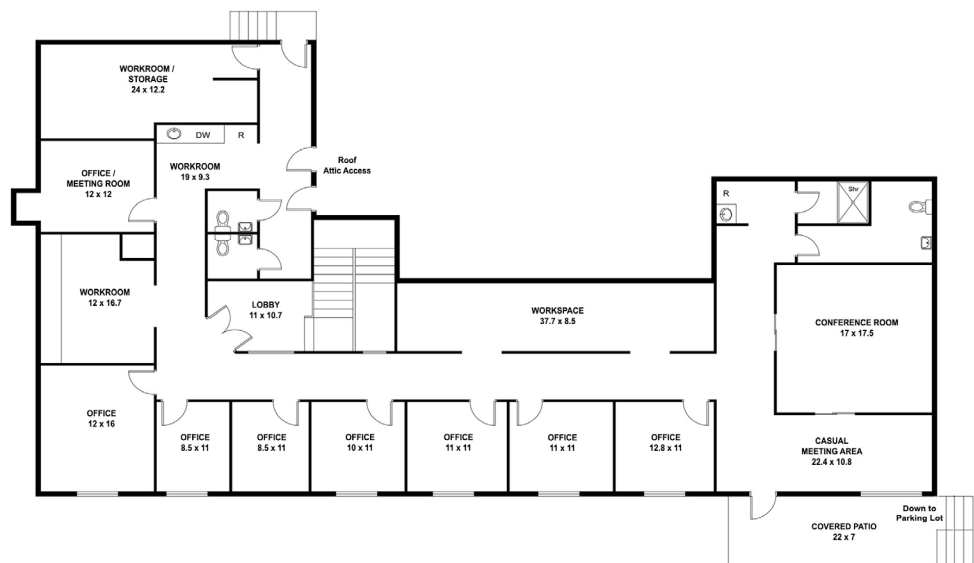
## PROPERTY INFORMATION

Property Size:	13,068 SF (Entire Building)	Parking:	32 Spaces
Available:	5,350 RSF	Lease Rate:	\$18 / SF/Year (TICAM: \$5.50)
Property Type:	Office Space	Lease Term:	5-10 Years

## AVAILABLE SPACE (SUITE 200)



STREET LEVEL



UPPER LEVEL

Yezen S. Hamad, BIC

919.351.9411 • [yhamad@trilandproperty.com](mailto:yhamad@trilandproperty.com)

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## AVAILABLE SPACE PHOTOS



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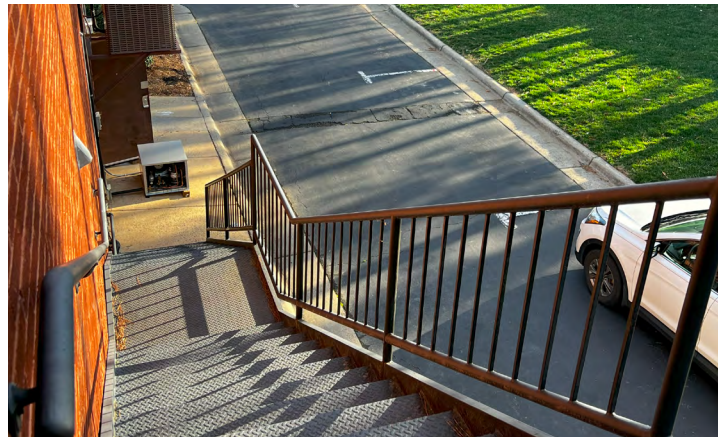


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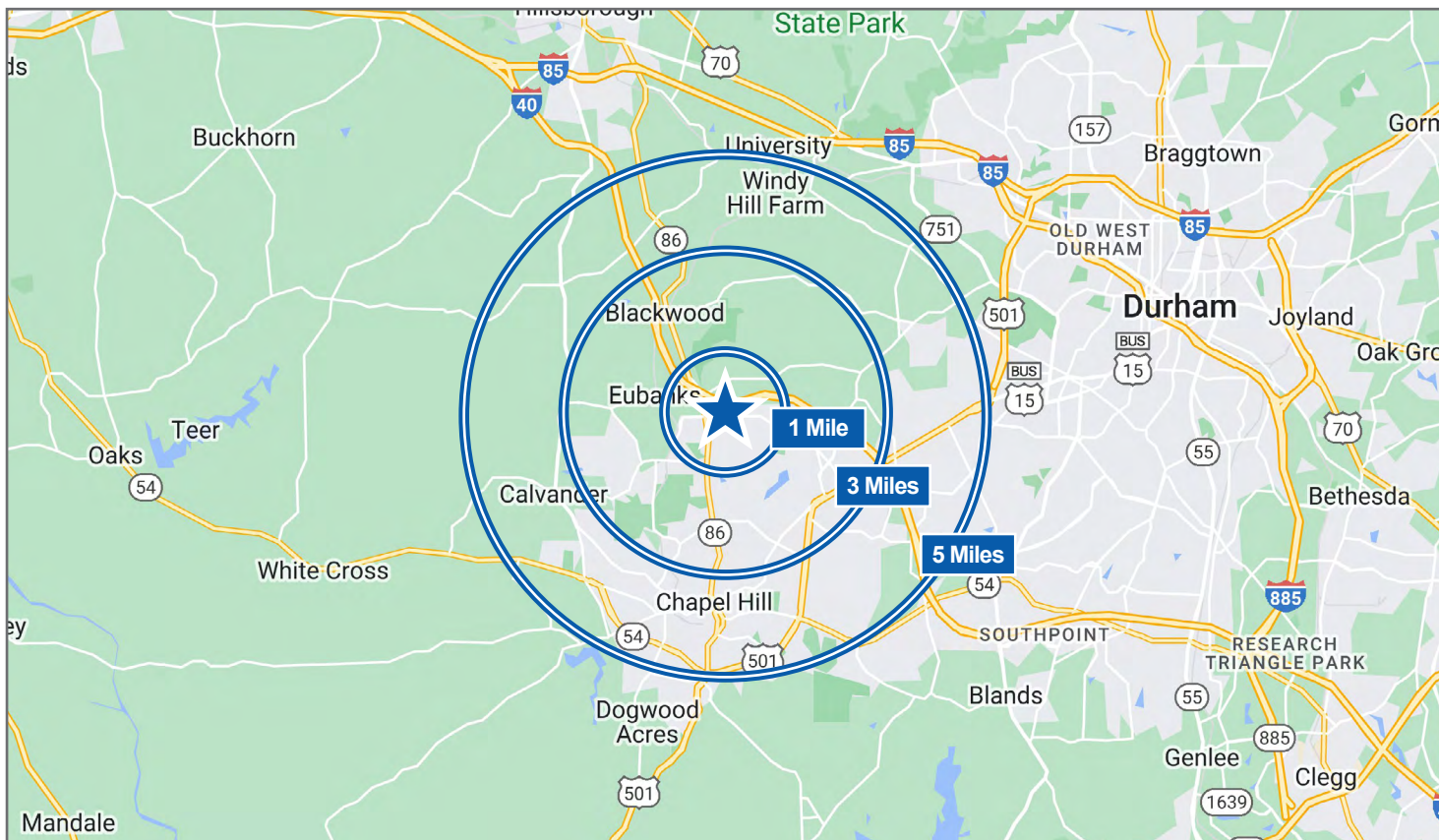
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## DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Population	7,136	36,807	105,868
5 Yr Growth	-0.20%	0.40%	0.79%
Median Age	39.5	37.0	31.3
Households	3,040	15,325	41,271
Average HH Size	2.30	2.37	2.30
Median Home Value	\$438,978	\$443,811	\$418,012



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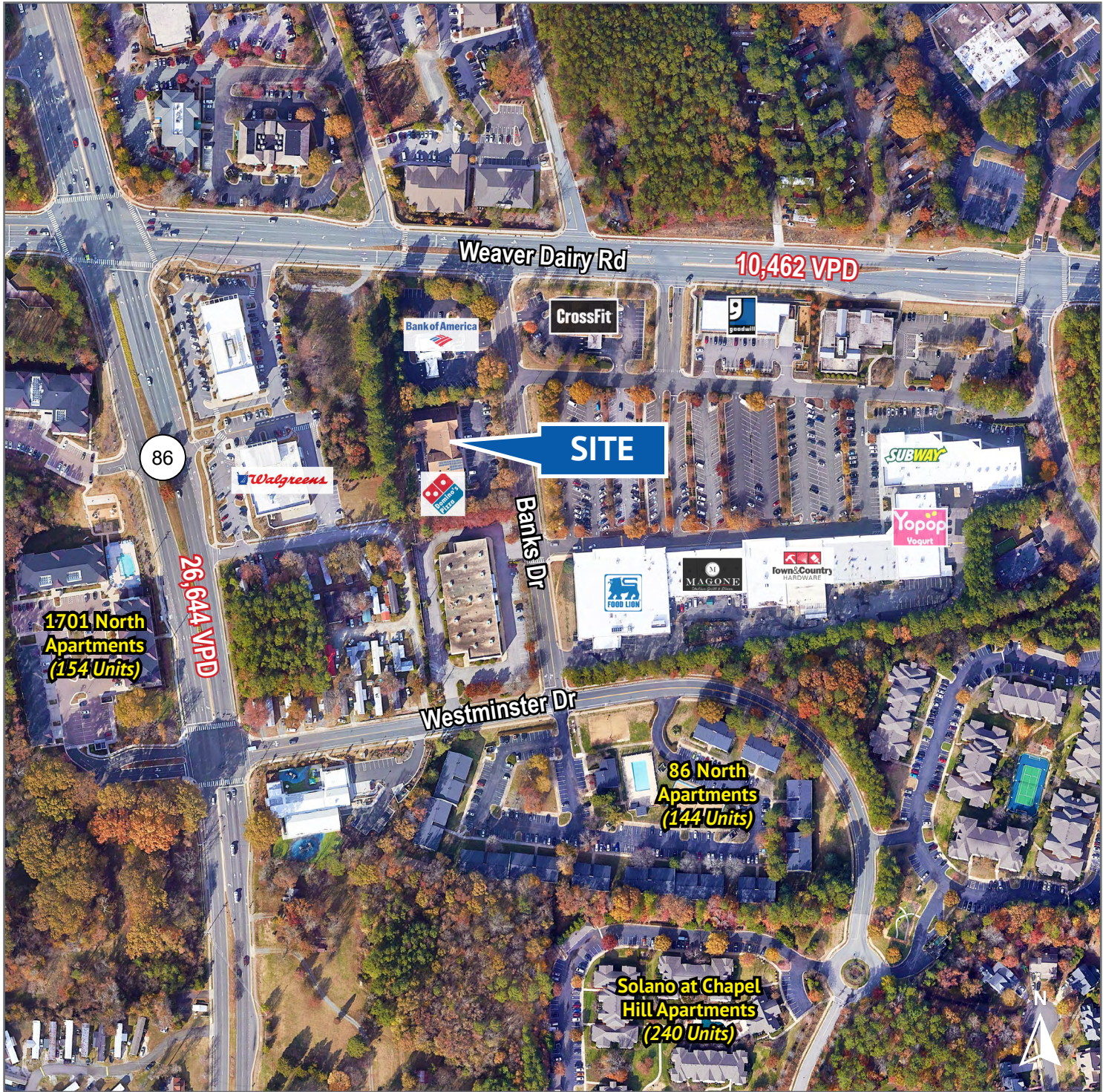


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## LOCATION AERIAL



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## AREA AERIAL



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