

# Pickett-Sprouse

REAL ESTATE

919.493.0395

PICKETT-SPROUSE.COM



## CHAPEL HILL OFFICE CONDOMINIUM FOR SALE OR FOR LEASE

115-117  
TIMBERHILL PLACE

### PRICE REDUCED

Great location just off Weaver Dairy Road and near the intersection of Hwy 86 and Interstate 40.

3,580 SF currently occupied as a physical therapy office. There are five treatment rooms, an orthotics lab, a gymnasium, reception area, three offices, a breakroom and two bathrooms.

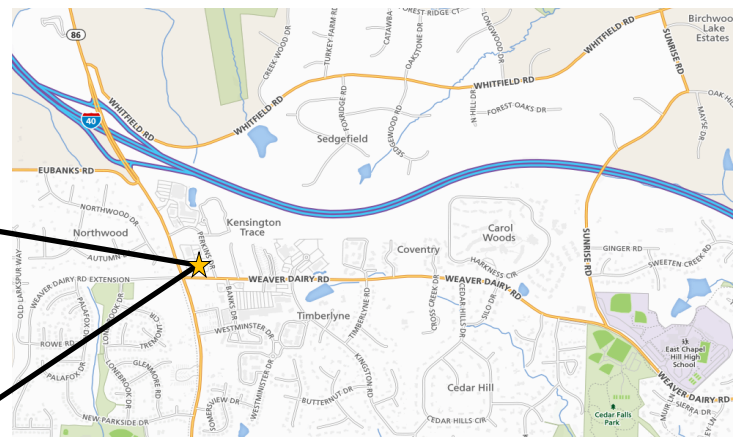
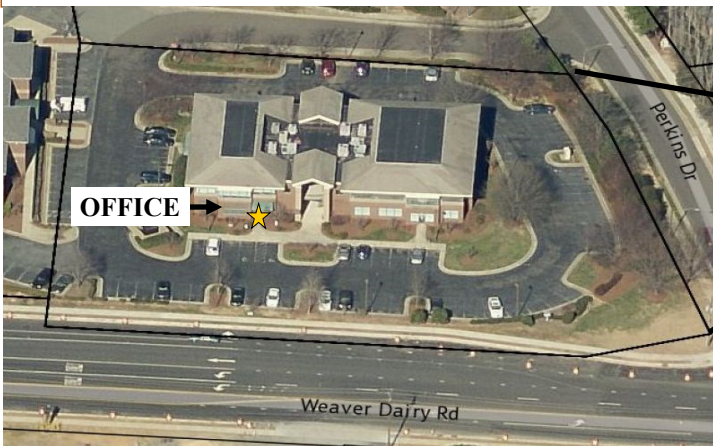
~~\$600,000~~

Asking ~~\$650,000~~ For Sale

~~\$19~~

Asking ~~\$20~~ per SF For Lease. Tenant responsible for utilities, janitorial and interior upkeep.

Owner may consider subdividing the space.



For more information, please contact:  
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