



MODERN OFFICE CONDO

101 Cosgrove Ave., Suite 170, Chapel Hill, NC 27514



SALE PRICE: \$895,000

LEASE RATE: \$22/RSF

UNIT SIZE: 3909 SALEABLE SF/3773 RSF

GENEROUS RENOVATION ALLOWANCE FOR GOOD TENANT

RARE AVAILABLE EXTERIOR FAÇADE SIGNAGE

MICHAEL HICKEY

PARTNER/BROKER, REALTOR
919.923.3295
mhickey@trescommercial.com

DAVID MORGAN

PARTNER/BROKER, REALTOR
919.740.8040
dmorgan@trescommercial.com

TRIANGLE REAL ESTATE SERVICES COMMERCIAL DIVISION

121 S. Estes Dr., Suite 106
Chapel Hill, NC 27514

PROPERTY OVERVIEW

This modern and spacious office condo is now available for sale or lease. Located just off Fordham Blvd./US 15-501 and less than five minutes from I-40 exit 270, it's a quick drive to Durham, downtown Chapel Hill, UNC Hospitals, RDU Airport, the RTP, Hillsborough, and just a little farther to Raleigh. Built in 2005, Cosgrove Hall and has all the amenities of an "A" building. This first floor suite has two entrances; one private entry with direct access from the parking lot and the other down the hall from the building lobby. Extra features include a kitchenette, a centrally located work area, and a nice mix of both open space and private offices with windows on three sides allowing for an abundance of natural lighting throughout. One of the unique features of this unit is a dedicated Solar panel array on the roof of the building (at a cost of \$64,000) which conveys to the buyer and covers +/- 95% of the electricity used by this suite. Key pad entries on both exterior entrances means security and all hours access. The Property Association is well-funded and handles all exterior and common area maintenance .

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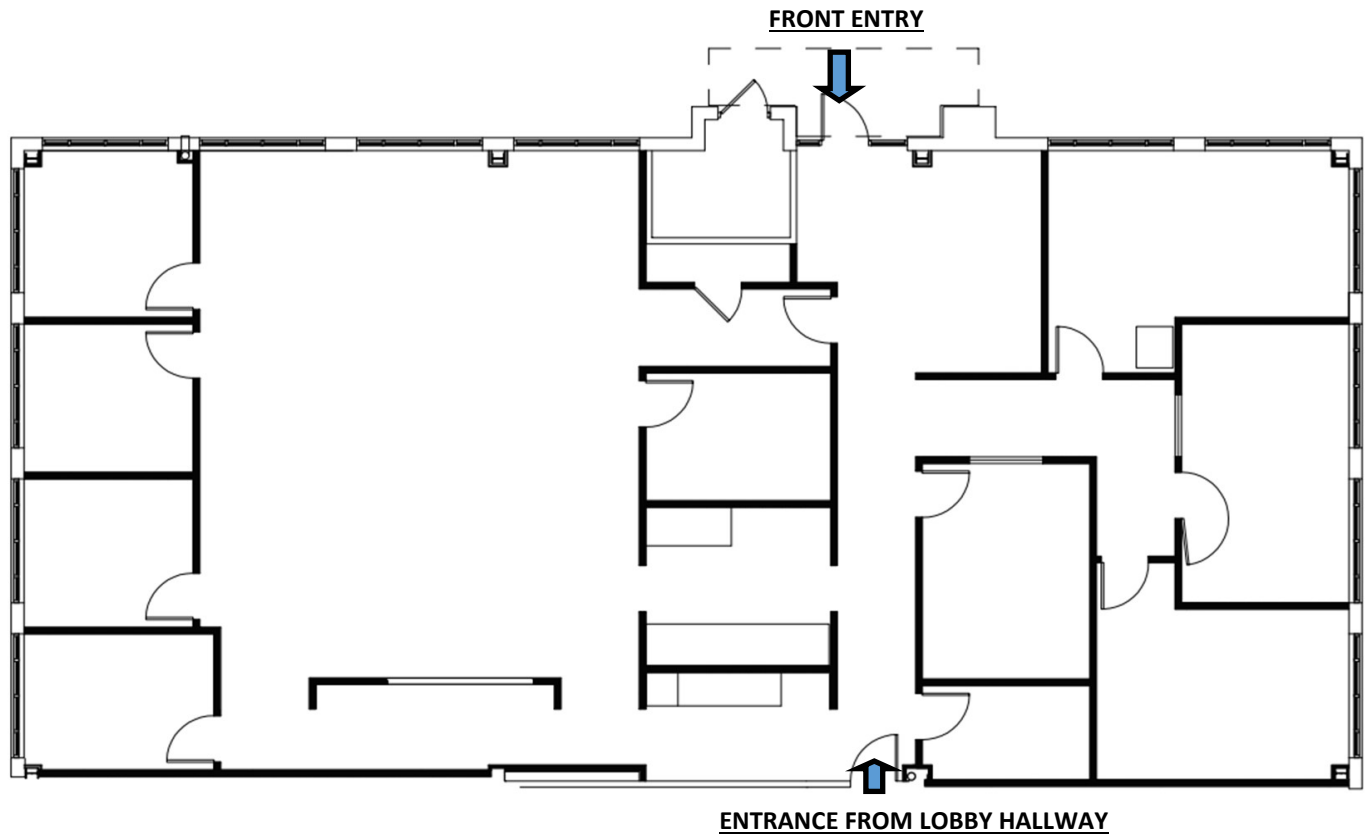
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