

## MODERN OFFICE CONDO

101 Cosgrove Ave., Suite 130, Chapel Hill, NC 27514



### PROPERTY OVERVIEW

**SALE PRICE:** \$455,000

**UNIT SIZE:** 2,121 +/-SSF

**LEASE PRICE:** \$23/RSF MG 2,066 +/-RSF

**MICHAEL HICKEY**

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**TRIANGLE REAL ESTATE SERVICES  
COMMERCIAL DIVISION**

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

**EXTERIOR BUILDING SIGNAGE AVAILABLE.** This modern and spacious office condo is now available for sale or for lease.

Cosgrove Hall was built in 2005 and has all the amenities of an "A" building. This suite has 2 private offices, 1 large conference room, and a kitchenette. Shared restrooms. This is a first floor suite with a side entrance. Floors are polished concrete, LED lighting and the ceiling is open to the 14 ft deck. One of the unique features of this unit is a dedicated Solar panel array on the roof of the building (cost \$37,500) which covers +/- 95% of the electricity used by the suite. The solar array is available to purchase separately for \$30,000. Key pads on building and suite. Parking is shared with the other tenants and the location near I-40 and 15-501 makes it a quick drive to Durham, Chapel Hill, Raleigh and Hillsborough. Property Association is well-funded and handles all exterior and common area maintenance.

The information herein was obtained from sources deemed reliable. However no representations or warranty, either expressed or implied, is made to its completeness or accuracy. This offering is subject to change, correction or withdrawal without notice.

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Unique to Chapel Hill this unit does come with a reserved space on the upper band of the building for a lit sign. Only restriction is it has to meet town of Chapel Hill Sign code.

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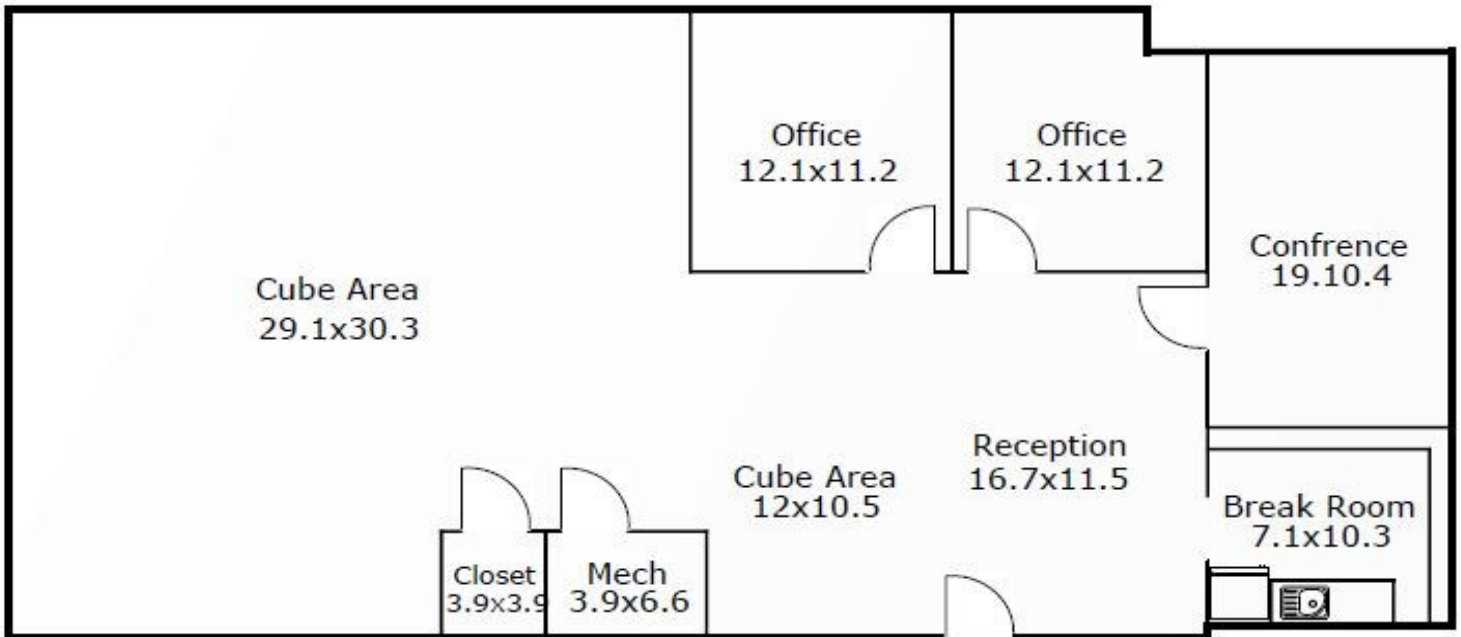


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130 Cosgrove Ave Suite 130

[1821.27 Sq ft]



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