



# THE CENTRAL

FRANKLIN • ROSEMARY



JULIAN'S

SALE  
JULIAN'S

135

R&R GRILL

CVS  
pharmacy

CVS pharmacy

Summer Sweets

Baskin-Robbins  
Ice Cream Cookies

WELCOME  
TO CHAPPEL HILL

BASKIN-ROBBINS



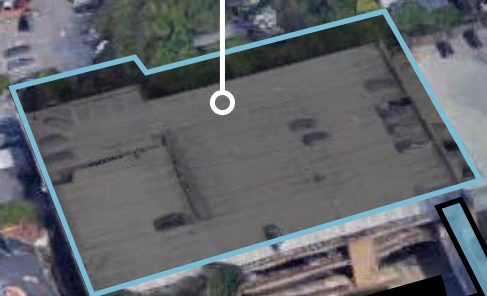
# designed for connectivity

---

The Central is an iconic Chapel Hill landmark with unparalleled prominence and visibility in the center of downtown. Designed for connectivity, The Central is mere steps from the main campus of the University of North Carolina – Chapel Hill (UNC-CH) and immediately across from Porthole Alley, the *new* “gateway” into campus. Straddling two of Chapel Hill’s most notable commercial streets – Franklin and Rosemary, The Central serves as a unique and primary connector to campus and offers tenants and their visitors the ease of access to both streets and the vast array of dining, shopping, and service options that are just footsteps away.



 330-SPACE LANDLORD OWNED PARKING DECK WITH WALKWAY TO BLDG.



**E. Rosemary Street**

 **PUBLIC PARKING**  
PARKING DECK

**E. Rosemary Street**

  
**THE CENTRAL**

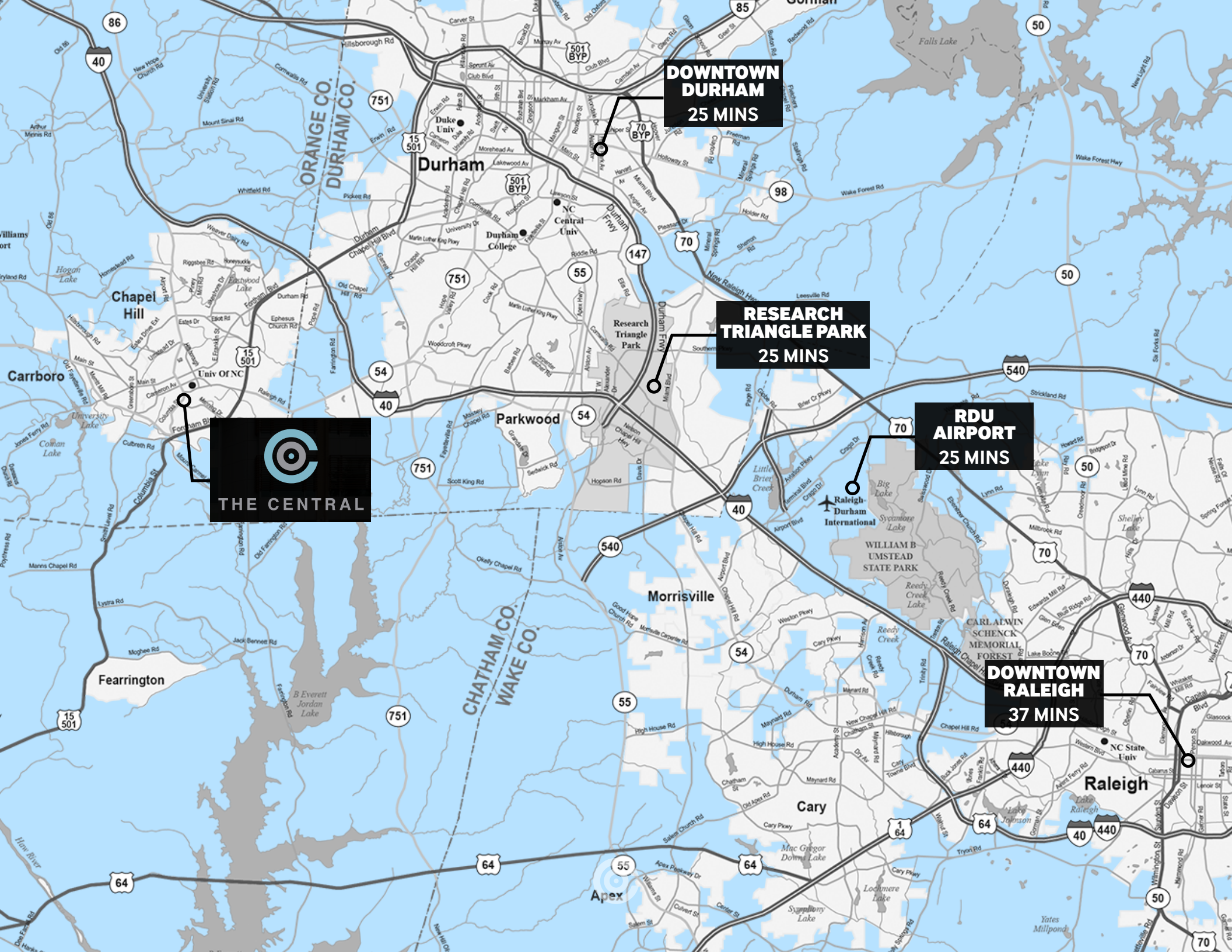
 **PUBLIC PARKING**  
SURFACE LOT

**E. Franklin Street**

**Porthole Alley**

**N. Columbia Street**





**DOWNTOWN  
DURHAM  
25 MINS**

**RESEARCH  
TRIANGLE PARK  
25 MINS**

**RDU  
AIRPORT  
25 MINS**

  
**THE CENTRAL**

**DOWNTOWN  
RALEIGH  
37 MINS**



UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL CAMPUS

DEAN E. SMITH CENTER

UNC MEMORIAL HOSPITAL

KENAN MEMORIAL STADIUM

MEMORIAL HALL

CAROLINA INN

ACKLAND ART MUSUEM

MOREHEAD PLANETARIUM

PORHOLE ALLEY

FRANKLIN STREET

FRANKLIN STREET

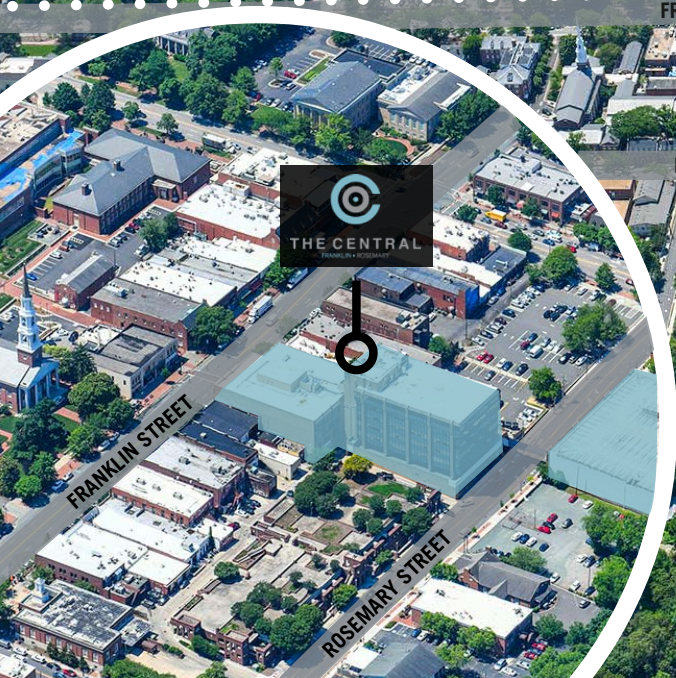
ROSEMARY STREET

ROSEMARY STREET

N COLUMBIA ST

N COLUMBIA ST

MLK JR BLVD



# an icon redefined

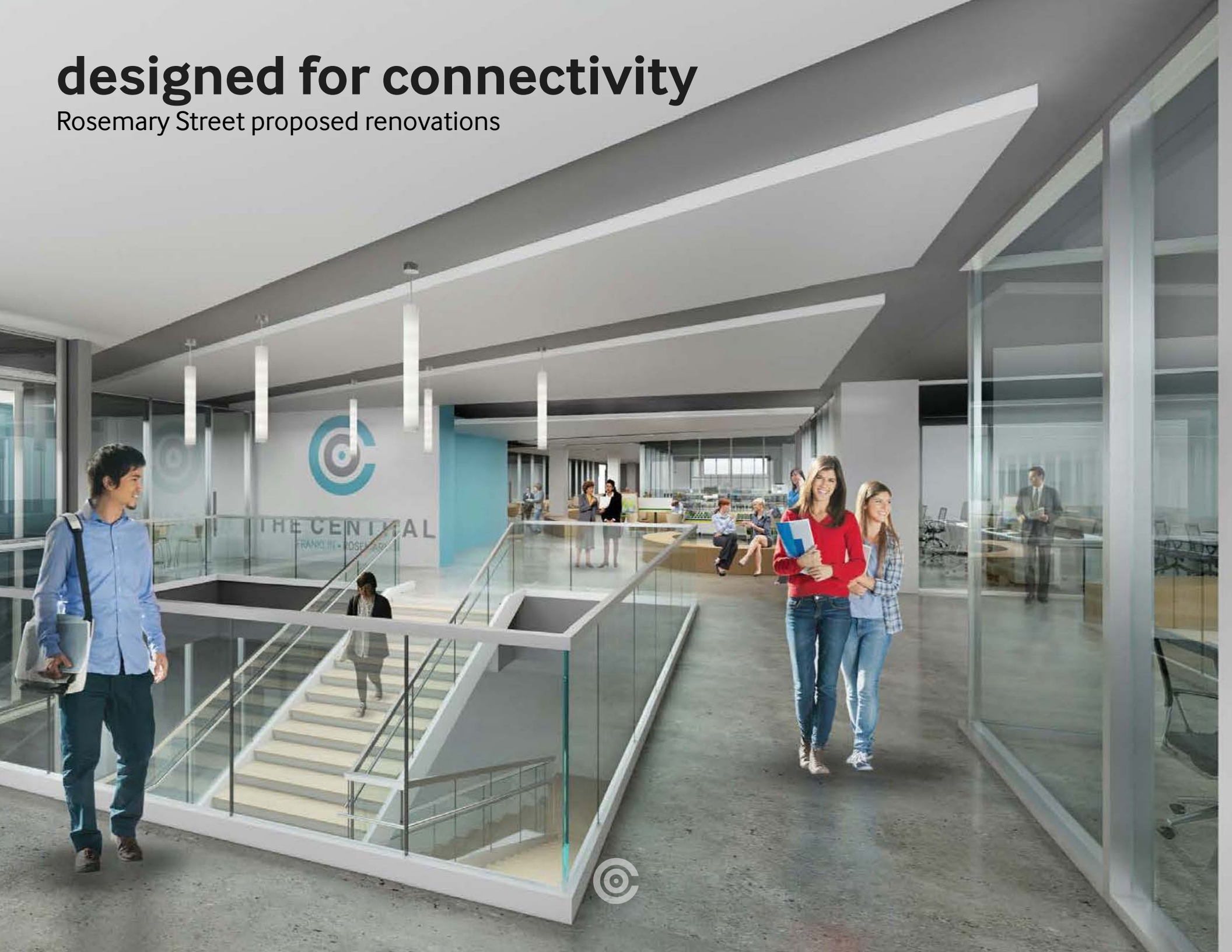
---

137 East Franklin Street, now branded as The Central, has recently undergone extensive exterior renovations to the Franklin Street facade with plans to activate and enhance the Rosemary exterior in the near future. Full renovations of the interior spaces are currently underway that will incorporate various common touchdown and meeting areas for tenants. The Central will provide collaborative and innovative work spaces that will inspire limitless creativity.



# designed for connectivity

Rosemary Street proposed renovations



# designed for connectivity

Rosemary Street proposed renovations



136 ROSEMARY





**the possibilities are endless**

*recent tenant upfit: REIN*



# walkable amenities

---

The Central is convenient to an abundant selection of amenities in the always trending Chapel Hill neighborhood. From fun and casual hip new eateries to classic fine dining, beverages, and retail, you can recharge with an al fresco lunch, window shop or just take a brisk walk to take in some fresh air. It's all just steps away.

> Lula's Restaurant

> Tama Cafe

> B Ski's

> Ye Ole Waffle Shoppe

> Carolina Coffee Shop

> Buns Burgers and Fries

> Top of The Hill

> Waffle House

> Jasmin Bistro

> Caribou Coffee

> R&R Grill

> Bandito's Mexican

> PNC Bank

> Suntrust Bank

> CVS

> USPS

> BB&T Bank

> FedEx Kinko's

+ and more

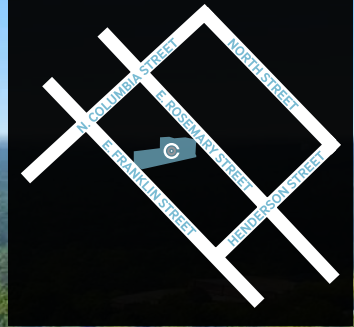




hello, neighbor



STREET VIEW



CARRBORO

- THE FRANKLIN HOTEL
- RISE BISCUITS & DONUTS
- PANERA BREAD

ACKLAND ART MUSUEM

MIDICI ITALIAN KITCHEN

TOP OF THE HILL RESTAURANT & BREWERY

WALGREENS

THE LIBRARY BAR

FEDEX/KINKOS

MOE'S SOUTHWEST GRILL

LULA'S

TAMA CAFE

BUNS BURGERS & FRIES

SAWASDEE THAI

SMOOTHIE KING

WAFFLE HOUSE

COLDSTONE CREAMERY

CAROLINA COFFEE SHOP

PUBLIC TRANSPORTATION

CVS PHARMACY

**P** ROSEMARY COLUMBIA LOT  
80 SPACES

PNC BANK

THE CENTRAL

BRIDGE TO DECK



DEDICATED PARKING DECK  
330 SPACES

**P** WALLACE DECK  
307 SPACES

PORTRHOLE ALLEY  
PEDESTRIAN ACCESS TO UNC-CH



INSOMNIA COOKIES

ARTISAN PIZZA KITCHEN

GOODFELLOWS BAR

BANDIDO'S MEXICAN CAFE

SUTTON'S DRUG STORE

ROOTS BAKERY, BISTRO & BAR

WELLS FARGO

FRANKLIN ST. MARKET

YE OLDE WAFFLE SHOPPE

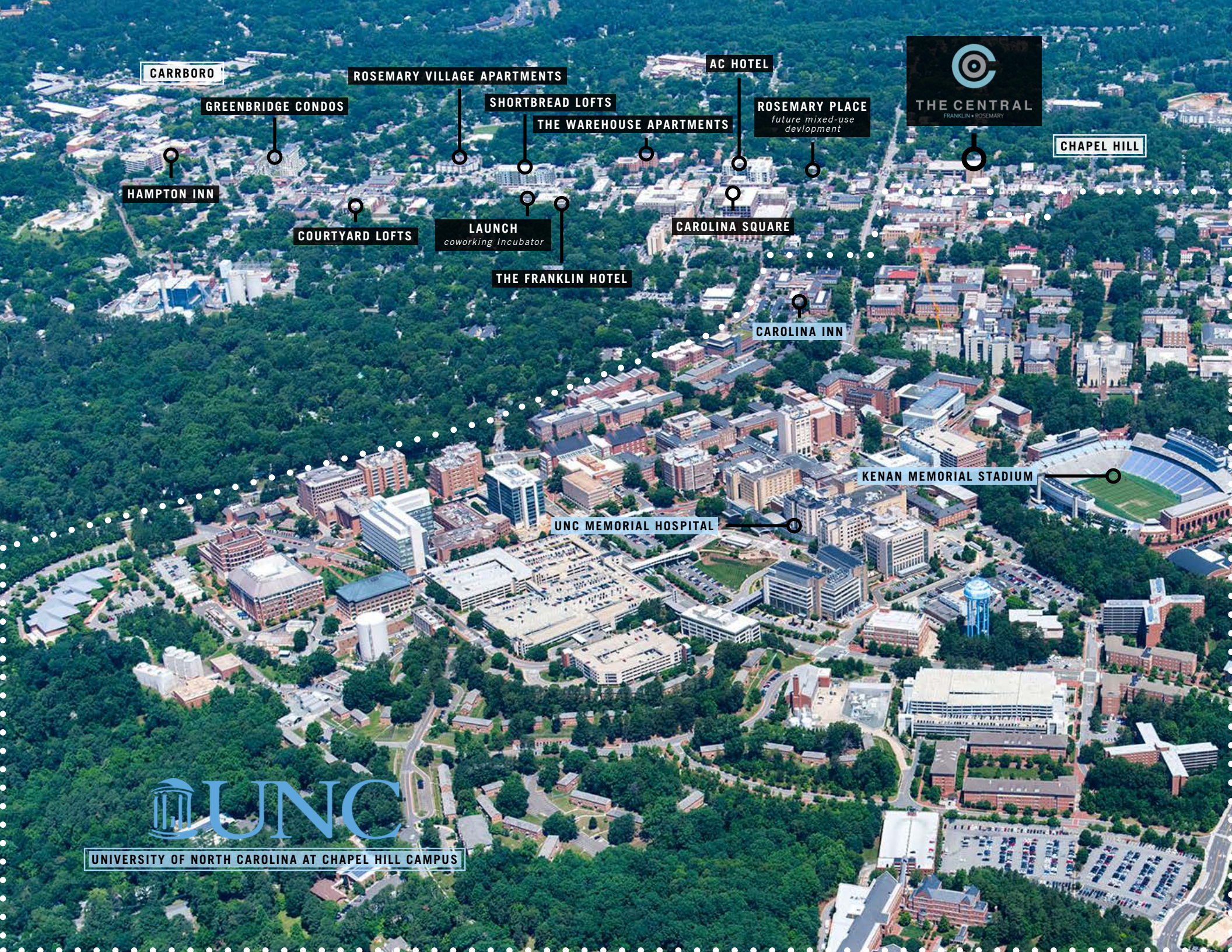
FOUR CORNERS

UNITED STATES POST OFFICE & COURT HOUSE

UNC

TO 40





CARRBORO

GREENBRIDGE CONDOS

HAMPTON INN

COURTYARD LOFTS

ROSEMARY VILLAGE APARTMENTS

SHORTBREAD LOFTS

THE WAREHOUSE APARTMENTS

LAUNCH  
*coworking Incubator*

THE FRANKLIN HOTEL

AC HOTEL

ROSEMARY PLACE  
*future mixed-use  
development*

CAROLINA SQUARE

CAROLINA INN



CHAPEL HILL

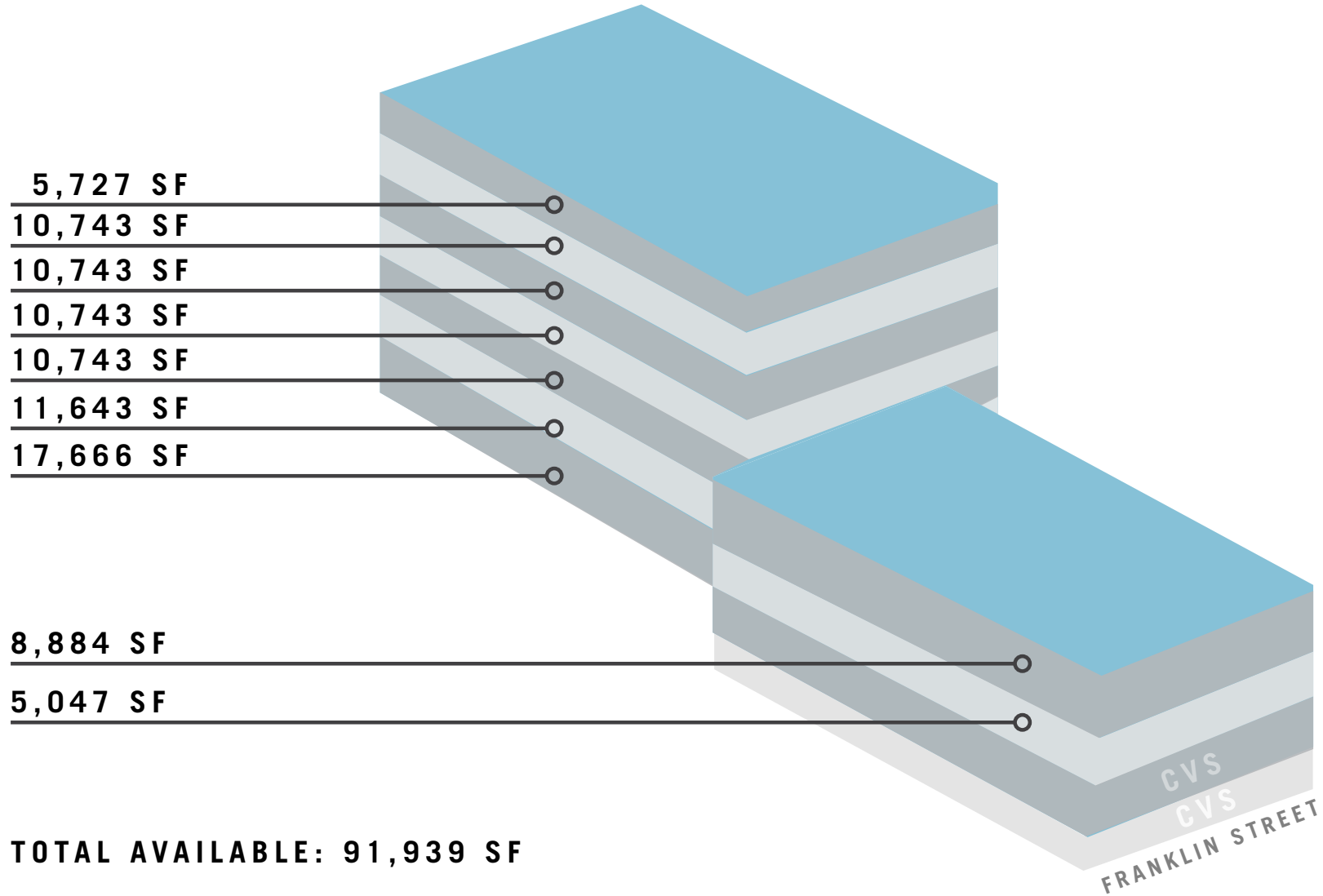
KENAN MEMORIAL STADIUM

UNC MEMORIAL HOSPITAL



UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL CAMPUS

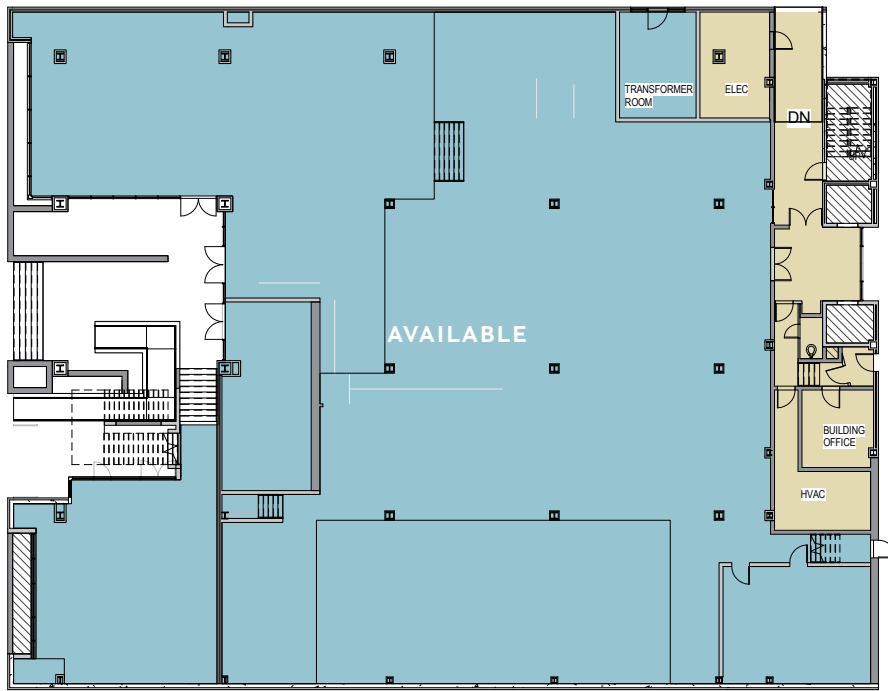
# AVAILABILITIES



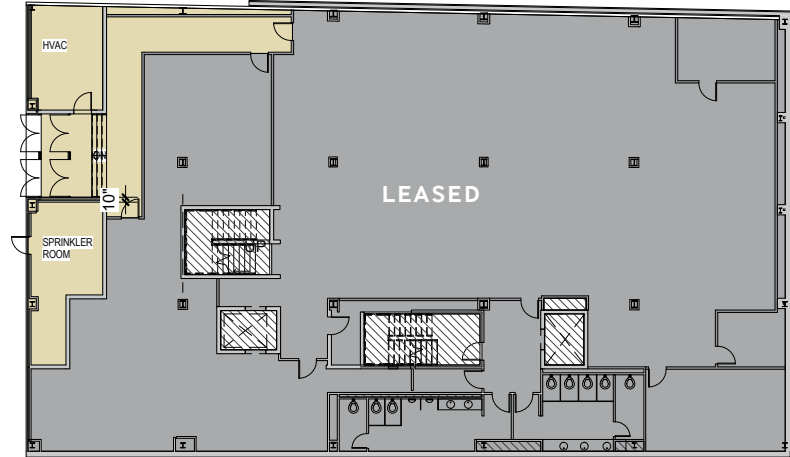
# street level / lower level

ROSEMARY STREET

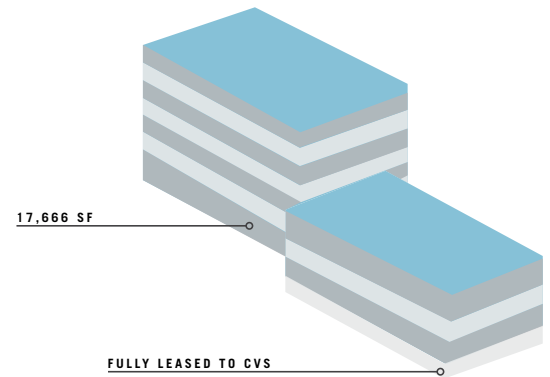
ROSEMARY STREET LEVEL | 17,666 SF AVAILABLE



FRANKLIN STREET - LOWER LEVEL (CVS)



FRANKLIN STREET



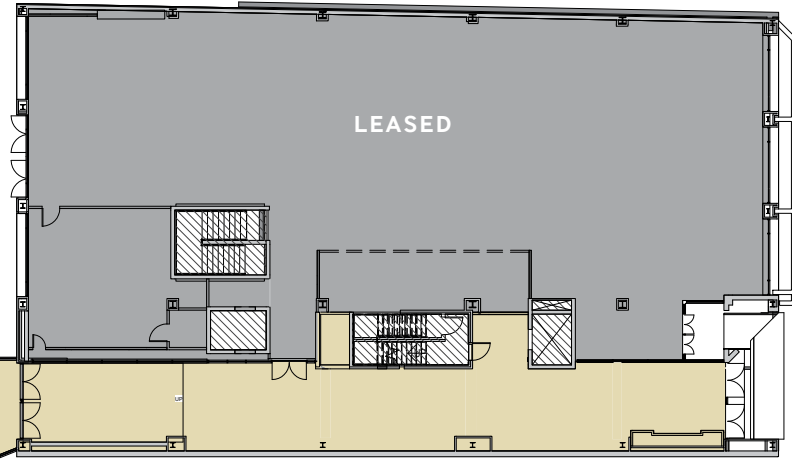
ROSEMARY STREET

FRANKLIN STREET

11,643 SF AVAILABLE

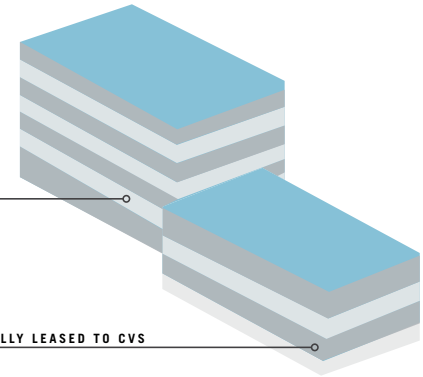


FRANKLIN STREET - STREET LEVEL (CVS)



11,643 SF

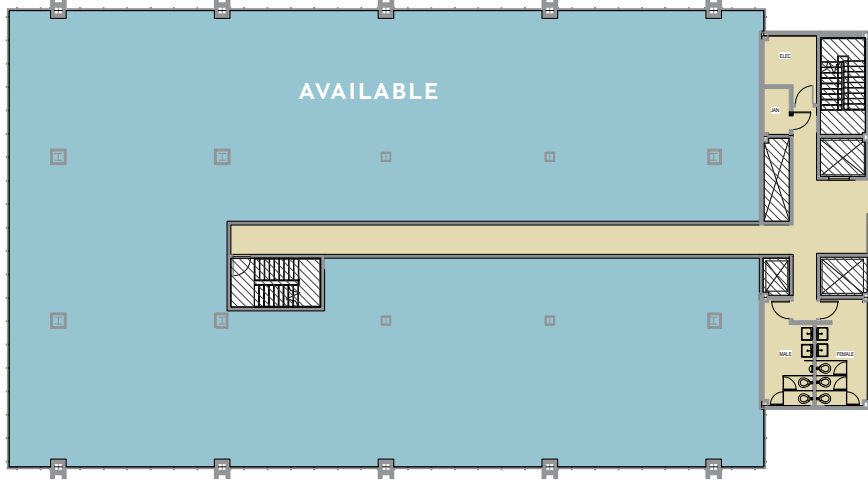
FULLY LEASED TO CVS



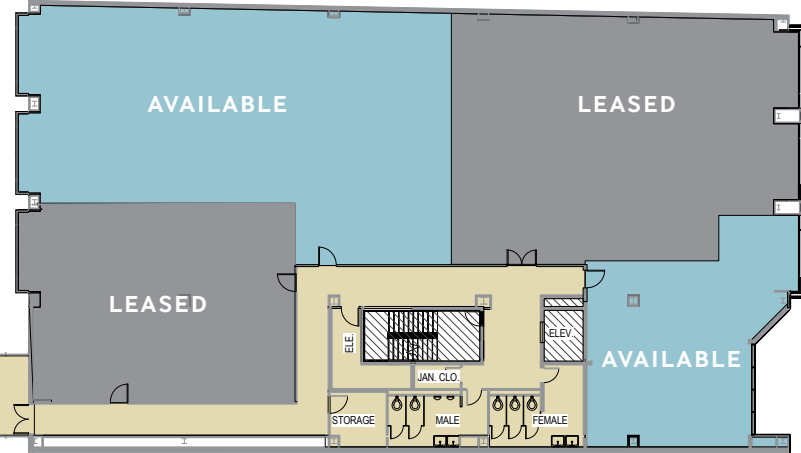
# second floor

ROSEMARY STREET

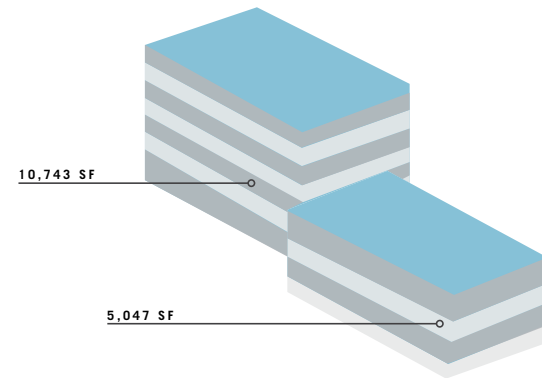
10,743 SF AVAILABLE



5,047 SF AVAILABLE



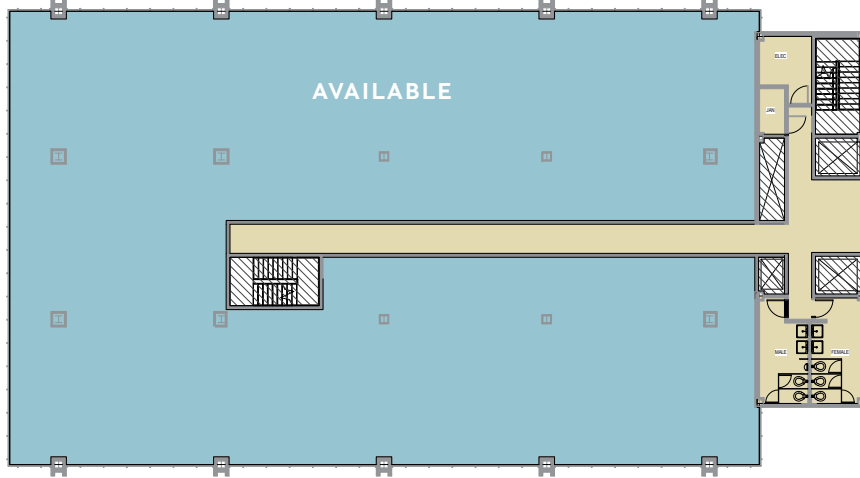
FRANKLIN STREET



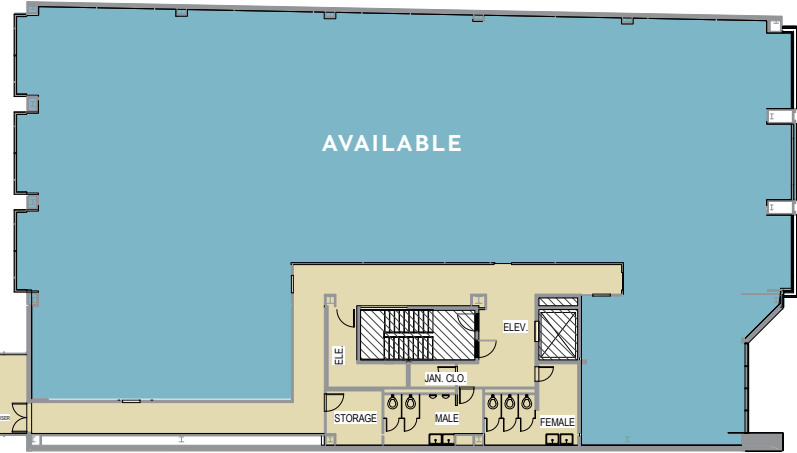
# third floor

ROSEMARY STREET

10,743 SF AVAILABLE



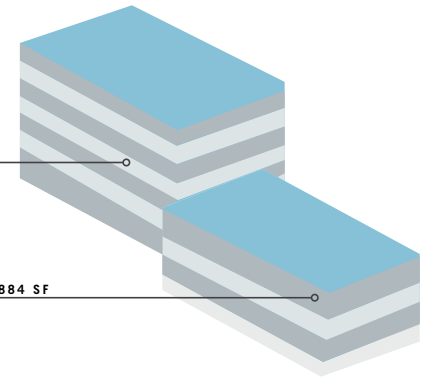
8,884 SF AVAILABLE



FRANKLIN STREET

10,743 SF

8,884 SF

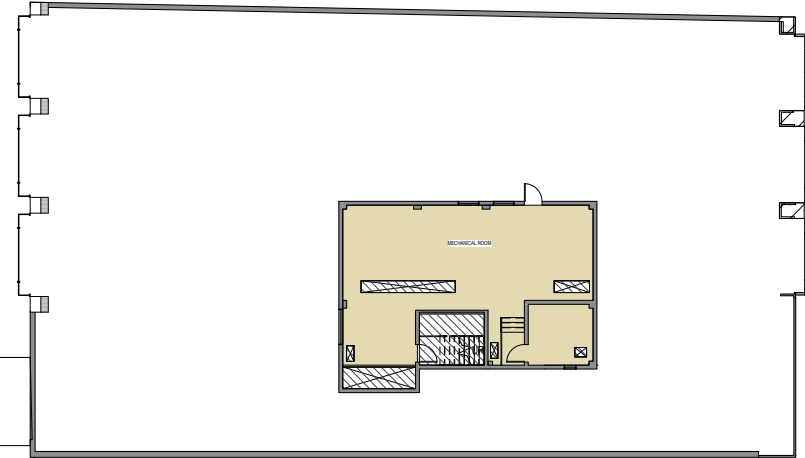
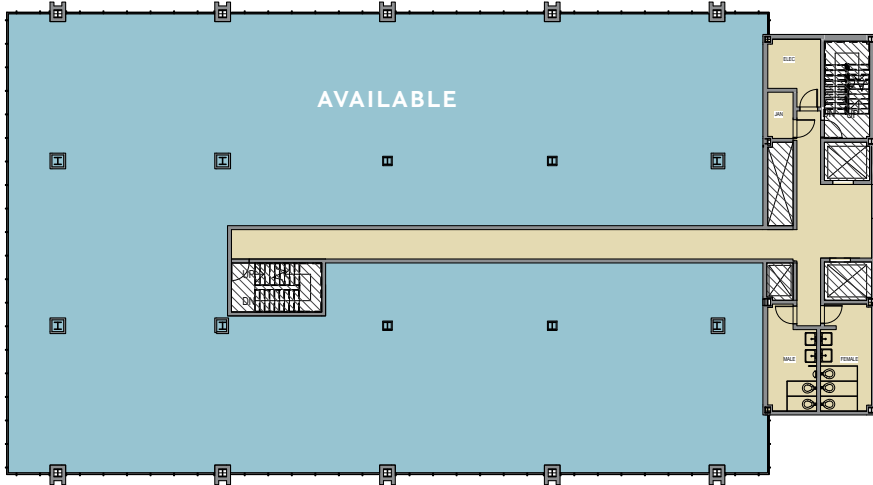


# fourth floor

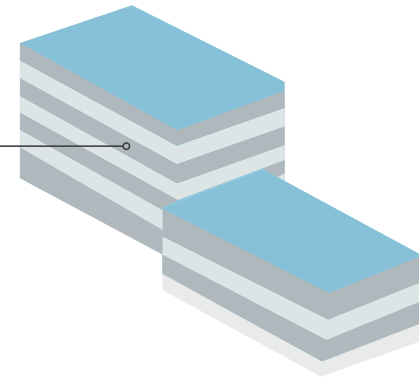
ROSEMARY STREET

FRANKLIN STREET

10,743 SF AVAILABLE



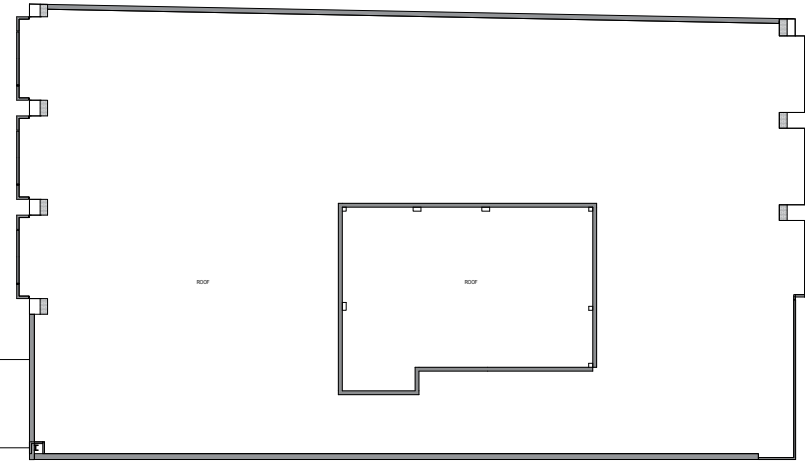
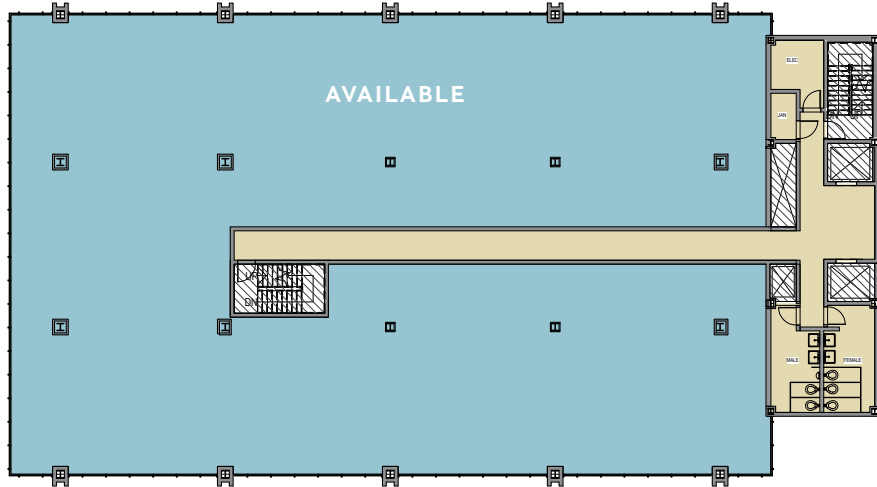
10,743 SF



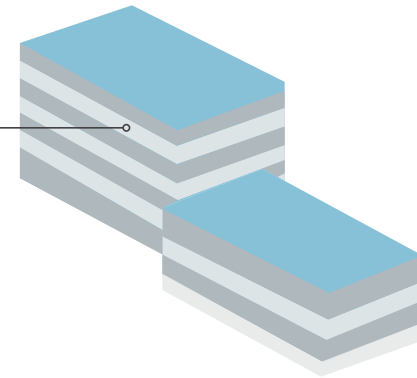
ROSEMARY STREET

FRANKLIN STREET

10,743 SF AVAILABLE

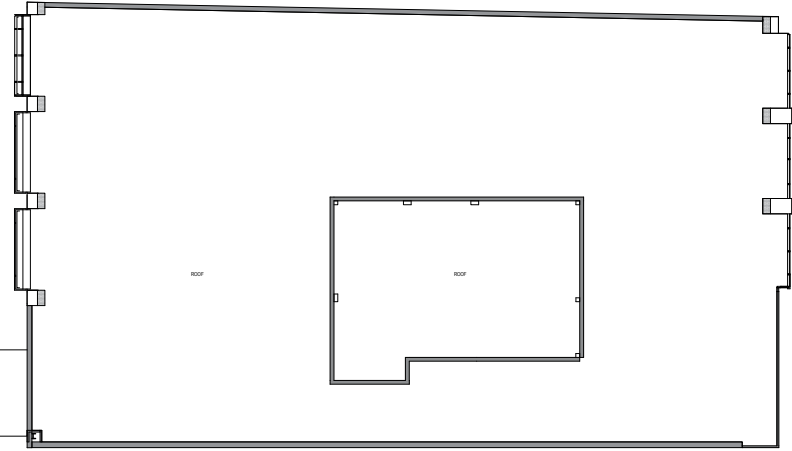
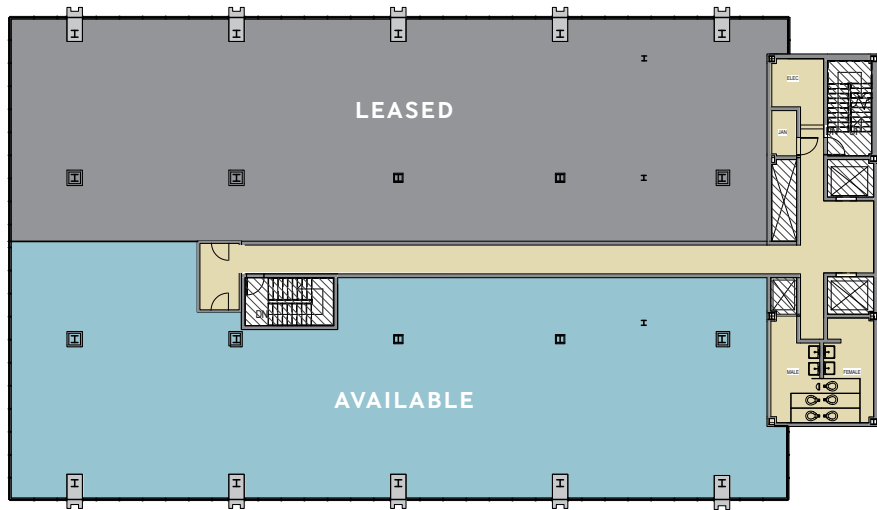


10,743 SF



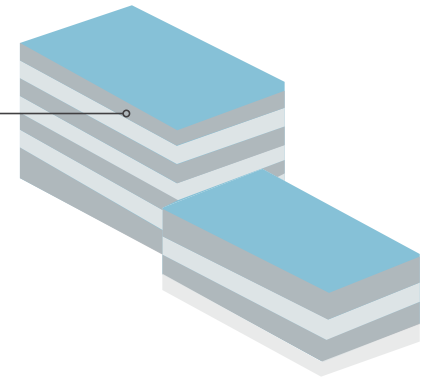
ROSEMARY STREET

5,727 SF AVAILABLE



FRANKLIN STREET

5,727 SF





**look at these views**



# building details

---

The Central is an iconic asset in the heart of downtown Chapel Hill, on the doorstep of the University of North Carolina at Chapel Hill.

---

SEVEN STORIES ON ROSEMARY STREET

---

THREE STORIES ON FRANKLIN STREET

---

118,517 TOTAL RENTABLE SQUARE FEET

---

MODEST-SIZED SUITES TO ACCOMMODATE SMALLER USERS

---

ABILITY TO ACCOMMODATE LARGE USERS

---

330-SPACE PARKING DECK WITH WALKWAY TO BUILDING

---

91,939 AVAILABLE SQUARE FEET

---

RATES FROM \$29.50 - \$33.50 PSF, FULL SERVICE

---

---

PROMINENT POSITION DOWNTOWN

---

PANORAMIC VIEWS OF CHAPEL HILL

---

STEPS AWAY FROM UNC-CH CAMPUS

---

ABUNDANT WINDOWS AND NATURAL LIGHT

---

PRIMARY CONNECTOR TO UNC-CH

---

SHORT WALK TO RESTAURANTS + OTHER AMENITIES

---

EXTENSIVE RENOVATIONS UNDERWAY

---

TENANT TOUCHDOWN/BREAK AREAS PLANNED

---





137 East Franklin	
3	Third Floor Nancy A. England, Ph.D. Nancy England, MEd PHDZ AVAILABLE PHD: School of Public Health Administration
2	Second Floor Nancy Lynch, MEd PHD: Health Education & Health Promotion PHD: Health Education PHDZ AVAILABLE
1	First Floor CDE Pharmacy Access to Business Center

136 East Ramsey	
6	Sixth Floor PHD: Health Administration PHDZ AVAILABLE
5	Fifth Floor PHD: Health Administration PHDZ AVAILABLE
4	Fourth Floor PHD: Health Administration PHDZ AVAILABLE
3	Third Floor PHD: Health Administration PHDZ AVAILABLE
2	Second Floor PHD: Health Administration PHDZ AVAILABLE
1	First Floor PHD: Health Administration PHDZ AVAILABLE



# leasing information

---

**Esther Austin**

Director, Office Leasing

919.674.3695

[eaustin@trinity-partners.com](mailto:eaustin@trinity-partners.com)

**Alex Dunn**

Associate Broker

919.415.4405

[adunn@trinity-partners.com](mailto:adunn@trinity-partners.com)

**TRINITY  
PARTNERS**

*CVS/pharmacy*