

**PICKETT  
SPROUSE**  
COMMERCIAL  
REAL ESTATE



A WEST & WOODALL COMPANY

FOR LEASE

# 2ND FLOOR EXECUTIVE OFFICE SPACES

202 Millstone Drive, Hillsborough, NC 27278



## ABOUT THIS PROPERTY

Eight offices available | Leased as individual or multiple offices

Space features 8 second-floor offices with a shared restroom and additional 1st floor waiting area and shared conference room for accessibility needs.

Professional Setting | Private Workspace | Ideal Location | Ample Parking

**Emilee Collins, CCIM**  
(919) 730-7040  
emilee@pickettsprouse.com

**Pickett Sprouse Commercial Real Estate**  
(919) 493-0395  
pickettsprouse.com

# FOR LEASE | HILLSBOROUGH, NC

Leased as individual or multiple offices | See floor plan

## Property Details

County: Orange

Parking: Ample

Zoning: Economic Development

District

Best Use: Professional Offices

## Convenient Access

I-85 | I-40 | Downtown Durham |  
Burlington | Mebane | Chapel Hill |  
Old NC 86

## Lease Details

Square Footage: 134 SF - 1,785 SF

Offices Available: 1-8 Offices

Minimum Term: 3 Years

Lease Type: Modified Gross (Tenant  
Reimburse Utilities)

Rate: Inquire for Pricing

Security Deposit: Equivalent to One  
Months Rent



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## DISTANCE TO:

**I-85:** 0.5 Miles

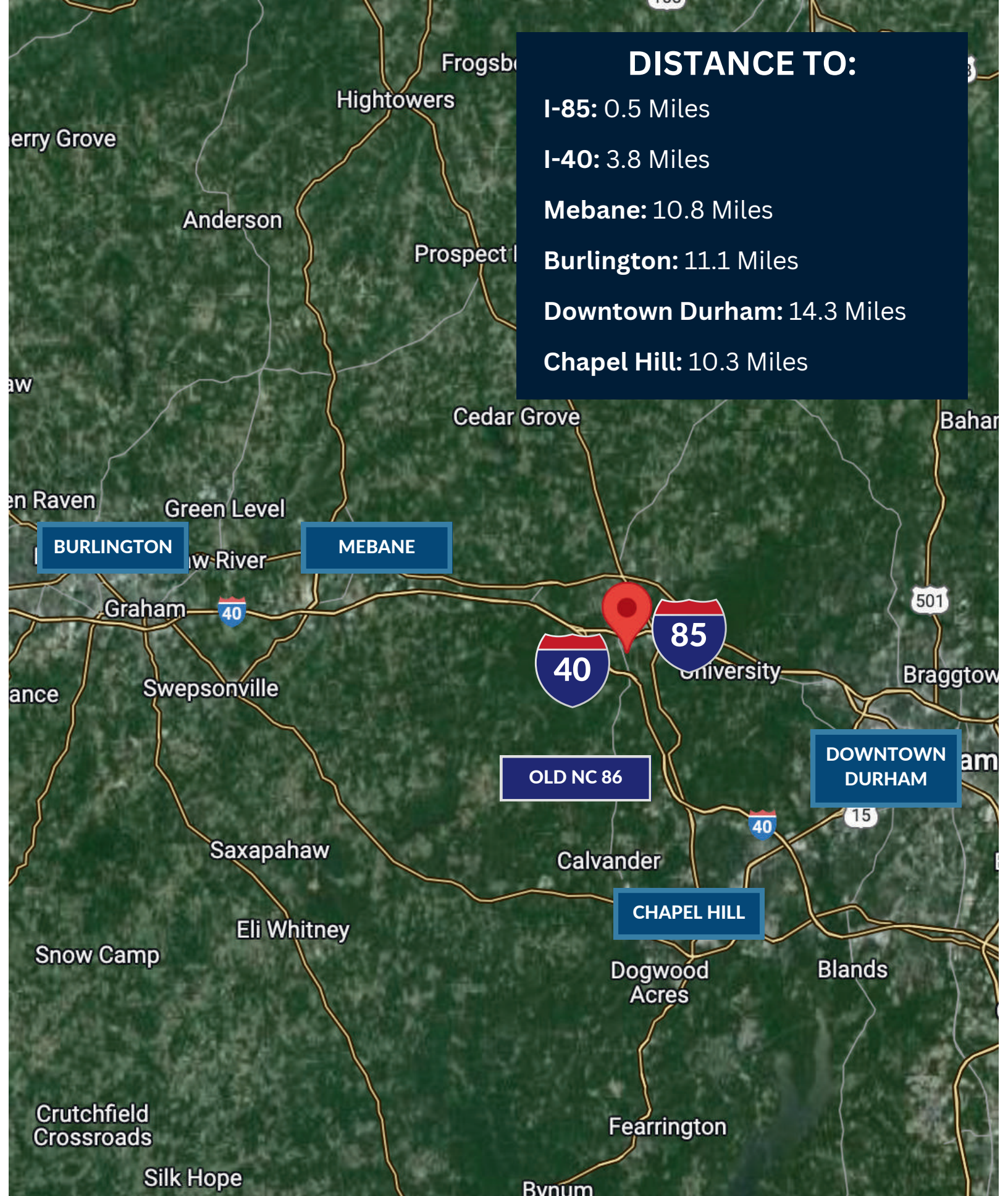
**I-40:** 3.8 Miles

**Mebane:** 10.8 Miles

**Burlington:** 11.1 Miles

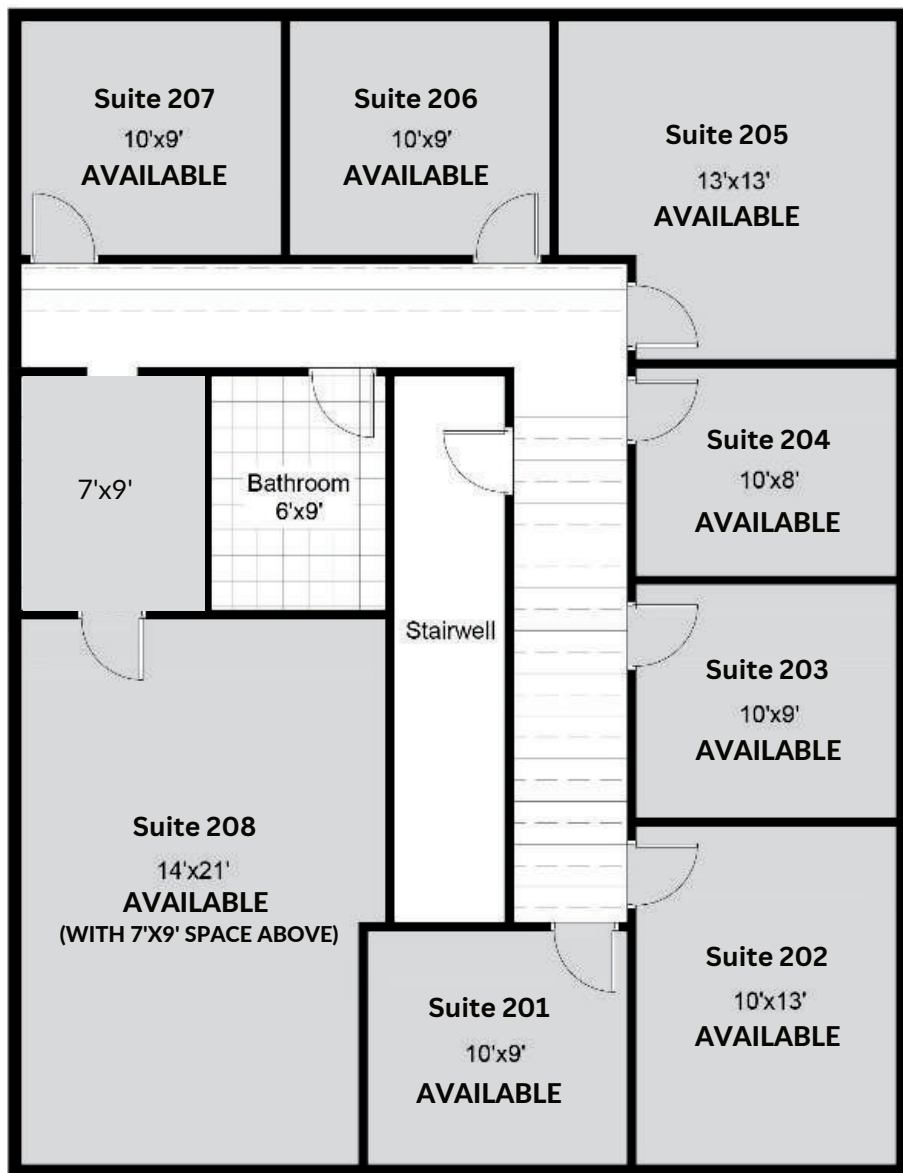
**Downtown Durham:** 14.3 Miles

**Chapel Hill:** 10.3 Miles



# 202 MILLSTONE DRIVE, HILLSBOROUGH, NC 27278

## SECOND LEVEL FLOOR PLAN



Office	Rentable SF	Availability
201	152 SF	NOW
202	217 SF	NOW
203	149 SF	NOW
204	135 SF	NOW
205	262 SF	NOW
206	141 SF	NOW
207	141 SF	NOW
208	590 SF	NOW

*\*Office square footage includes core factor for common areas\**

*\*NOT DRAWN TO SCALE | DIMENSIONS ARE APPROXIMATE\**