



**AVISON
YOUNG**



INVESTMENT OPPORTUNITY
OFFICE CONDO FOR SALE

Dawson Hall

77 Vilcom Circle
Chapel Hill, NC 27514

CAPITAL MARKETS

Opportunity

Avison Young is pleased to present the opportunity to acquire Suite 340 within Dawson Hall, located at 77 Vilcom Circle in Chapel Hill, North Carolina. The property is a $\pm 8,658$ -sf office condominium and is fully occupied by The Conservation Fund, an American non-profit environmental organization. Having been in operation for

over 30 years with projects in all 50 states, the tenant has a long-standing history of success and is recognized as one of the national leaders in the conservation movement. This offering represents an excellent opportunity for an investor looking to acquire a stable, income producing property, with a new long-term lease. Visit DawsonHallTCF.com to register.

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Dawson Hall

77 Vilcom Circle
Chapel Hill, NC 27514

Investment Summary

Dawson Hall

Location 77 Vilcom Circle, Suite 340
Chapel Hill, NC 27514

Type Class A Condominium Building (±72,346 sf)

Suite 340

Rentable Area ±8,658 sf

Upfit Year 2017

Tenant The Conservation Fund

Lease Expiration May 31, 2027

Current Rent \$22.50/sf Full Service Gross

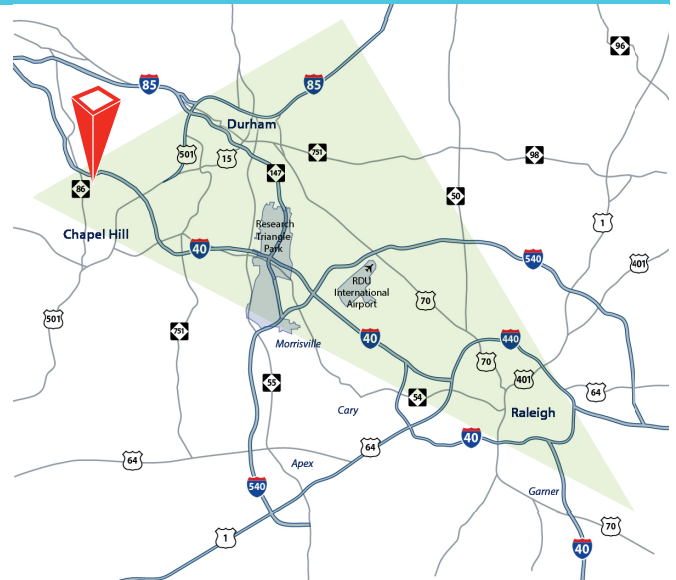
Rent Increases 2.75%/year

Renewal Options One 5-year

Sales Price \$2,100,000 (\$242.55/sf)

Cap Rate 6.9% (Year 1)
7.6% (End of Year 5)

Est. Year 1 NOI \$145,172 (Year 1)
\$160,051 (End of Year 5)



Investment Highlights

- Situated in a private, modern business park setting with mature, well-designed landscaping
- Desirable location with excellent regional access via I-40 and NC-86
- Five minute drive to The University of North Carolina at Chapel Hill campus and Franklin Street
- Ten year lease at below market rental rates
- Conveniently located near amenity-rich Chapel Hill North and Timberlyne Shopping Centers
- Strong, quality tenant operating since 1985 in all 50 states



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