

136 E. Rosemary St.

136
ROSEMARY



137
FRANKLIN

137 E. Franklin St.



BE AT THE HEART OF CHAPEL HILL'S GROWING LIFE SCIENCES ECOSYSTEM

Ability to accommodate lab & life science tenants



BUILDING DETAILS

Iconic asset in the heart of downtown Chapel Hill, on the doorstep of the University of North Carolina at Chapel Hill.



118,500+ RSF building with **7** stories on E. Rosemary St. and **3** stories on E. Franklin St.



Available for large and small users with modest-sized suites



Surrounded by ample parking



Prominent position downtown directly across the street from UNC's campus



Large windows provide abundant natural light and excellent panoramic views of Chapel Hill

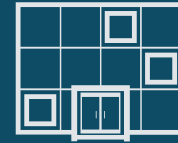


Short walk to some of the best restaurants, cafés, and hotels in Chapel Hill





RENOVATIONS COMPLETE:



New windows



New façade



New roof

RENOVATIONS UNDERWAY:



16 new restrooms



New HVAC system



LEED
Certified



Parking deck
improvements



New lobby in
136 Rosemary



New LED lighting

ACCESS TO TALENT

136 Rosemary St. and 137 Franklin St. is being built in a district that lends itself to incredible access to talent. Its close proximity to The University of North Carolina, Chapel Hill is a leading factor in bringing tenants who are looking for fresh, top of class talent to the building.

UNC Chapel Hill by the numbers

19,742

Students

11,796

Graduate & Professional Students

4,085

Faculty

11th largest research university, by volume & annual expenditures

\$1B+ in research awards through UNC in the last two fiscal years (2020 & 2021)

3,522 STEM degrees conferred at UNC during the 2020-2021 academic year

454 active startups connected to UNC Chapel Hill

#4 most educated City in the US - Wallethub (2020)

65% of graduates from the Big 3 stay in the market as is estimated by WCED



Over 280 life science companies now have offices in Raleigh-Durham

139

Single Locations

69

Main Headquarters

36

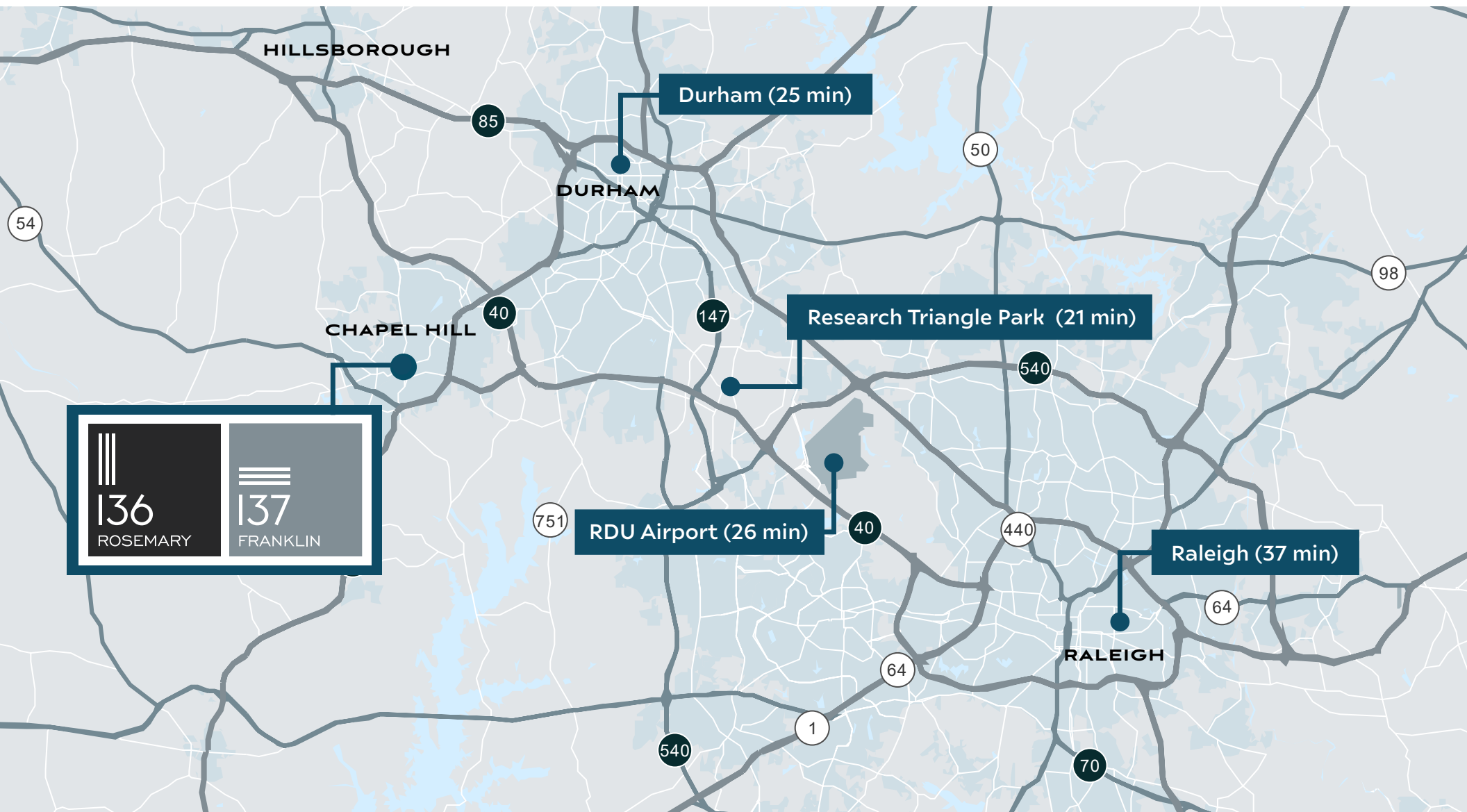
Corporate Offices

31

Divisional Headquarters

6

Retail Locations





P
PUBLIC parking

E. Rosemary Street

FUTURE LIFE SCIENCE
150 E ROSEMARY

|||
136
ROSEMARY

E. Rosemary Street

P
PUBLIC PARKING

|||
137
FRANKLIN

E. Franklin Street



UNC Campus



THE MAIN STRETCH

RESTAURANTS

1. La Residence
2. Time-Out Restaurant
3. Imbibe
4. The Northside District
5. Walt's Grill
6. Chimney Indian Kitchen
7. Top of the Hill Restaurant & Brewery
8. City Bus Burritos & Tacos
9. Wings Over Chapel Hill
10. Spicy 9 Sushi Bar
11. Vimala's Curryblossom Cafe
12. Sutton's Drug Store

13. The Pizza Press
14. Buns
15. Hibachi & Company
16. Al's Burger Shack
17. Que Chula
18. Might As Well Bar & Grill
19. Bandido's Mexican Cafe
20. Cosmic Cantina
21. Shanghai Dumpling
22. Pantana Bob's
23. Ms. Mong
24. Panera Bread
25. Heavenly Buffaloes

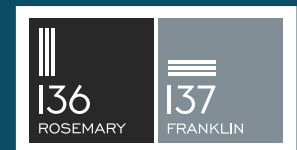
26. Jimmy John's
27. Chipotle Mexican Grill
28. Benny Cappella's
29. I Love New York Pizza

CAF /DESSERT

1. Starbucks
2. Summit Coffee Co
3. Cat Tales Cat Cafe
4. Vegan Flava Cafe
5. Cold Stone Creamery
6. Gray Squirrel Coffee
7. Starbucks
8. Shaka Shave Ice
9. Boro Beverage Company
10. Savor Eatery & Bakery

HOTELS

1. The Carolina Inn
2. AC Hotel by Marriott
3. Graduate Chapel Hill
4. Hampton Inn & Suites



BASE BUILDING LAB SPECS

Address: 136 E Rosemary		137 E Franklin Street
Size:	83,964	36,667
Structural:	5 inch Concrete slab on metal deck, Structural Steel Framing – Glass and Aluminum curtain wall skin and shell, Brick Veneer and Precast Concrete.	5 inch Concrete slab on metal deck, Structural Steel Framing – Glass and Aluminum curtain wall skin and shell, Brick Veneer and Precast Concrete.
Parcel:	0.66 Acres	0.66 Acres
Parking:	Controlled by Town of Chapel Hill	Controlled by Town of Chapel Hill
Green Building:	TBC	TBC
Floor to Floor Heights:	9 feet	9 to 10 Feet or Exposed Structure
Column Spacing:	28 foot bays North to South. 28 x 17'4" East to West. 24 x 28 Center. 28 x 14'4" West side.	25,6 x 16
Elevators:	2 Passenger (3,500 lb Capacity) 1 Freight (5,000 lb Capacity - Oversized Cab)	1 Passenger
Loading:	TBC	Loading
Fully Permitted:	TBC	TBC
Subdividable:	TBC	Yes
Sustainable:	TBC	TBC
HVAC Equipment:	New VFR roof mounted with VAV and Fan Boxes for cooling and heating per floor as required by tenant loads and requirements	VFR with VAV and Fan boxes
Electrical System:	277/ 480 – 3 Phase 120/208 – House and Tenant panels as required per floor	120/227/480 Main Elec Rooms all floors
Plumbing:	Available as required per tenant needs with future water sanitary, vent ties in's per floor	Core Baths ADA Accessible Facilities
Generator:	Ability to add	Emergency Power Life Safety Only
Tel / Data:	AT&T, Google Fiber High speed Internet	Internet

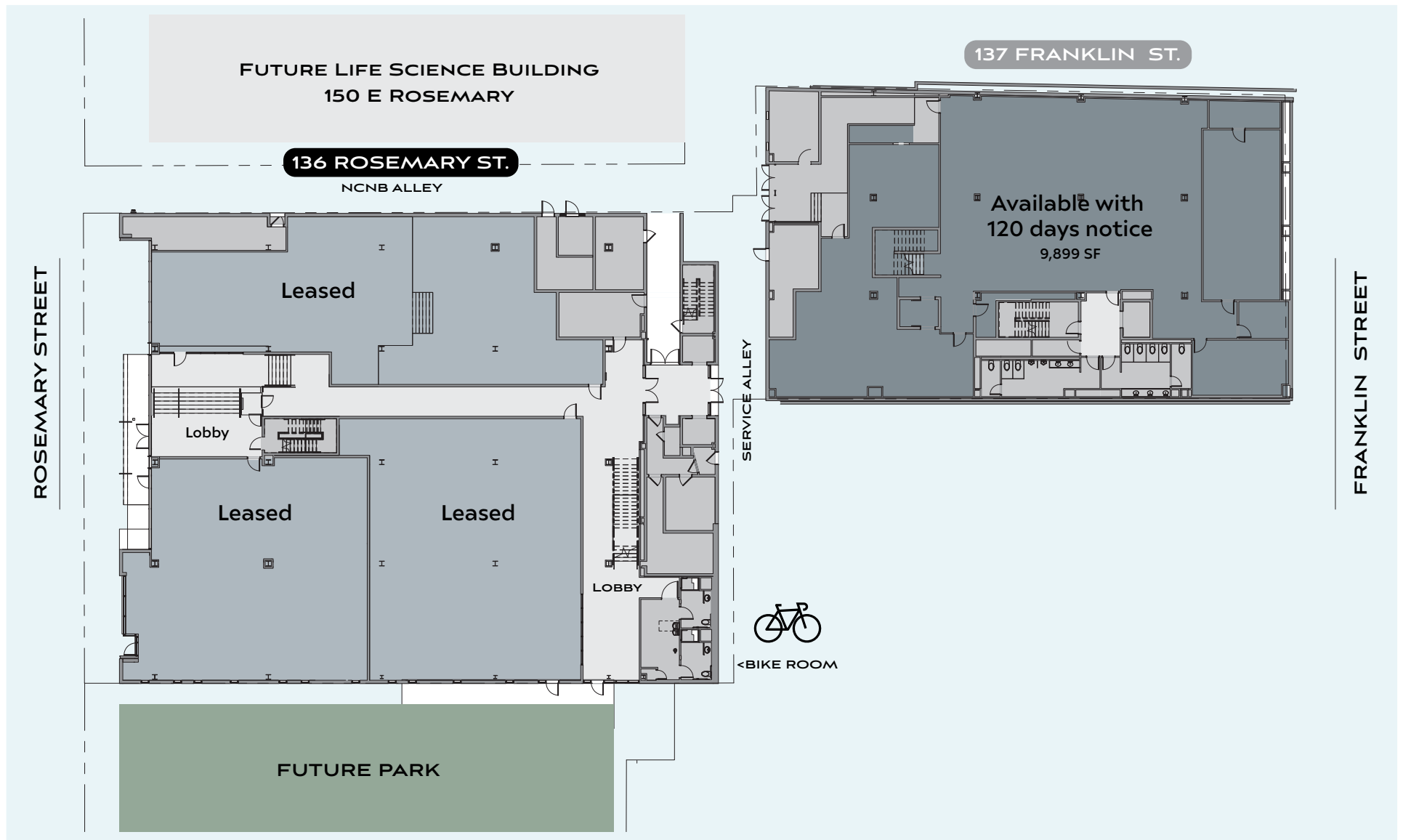
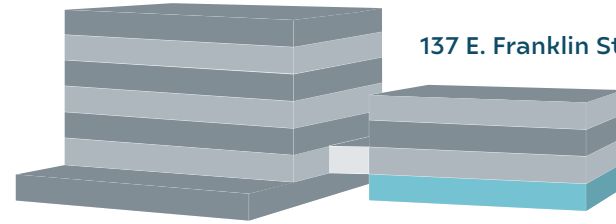
BUILDING AVAILABILITIES

Level 0 - Street Level

136 E. Rosemary St

137 E. Franklin St

◀ 9,899 RSF available



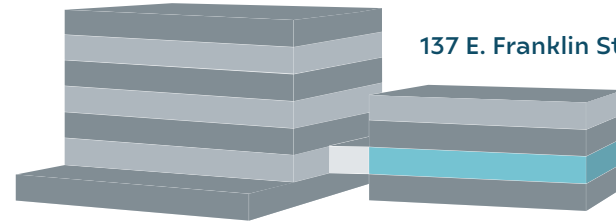
BUILDING AVAILABILITIES

Floor Plan – Level 1

136 E. Rosemary St

137 E. Franklin St

◀ 8,737 RSF available



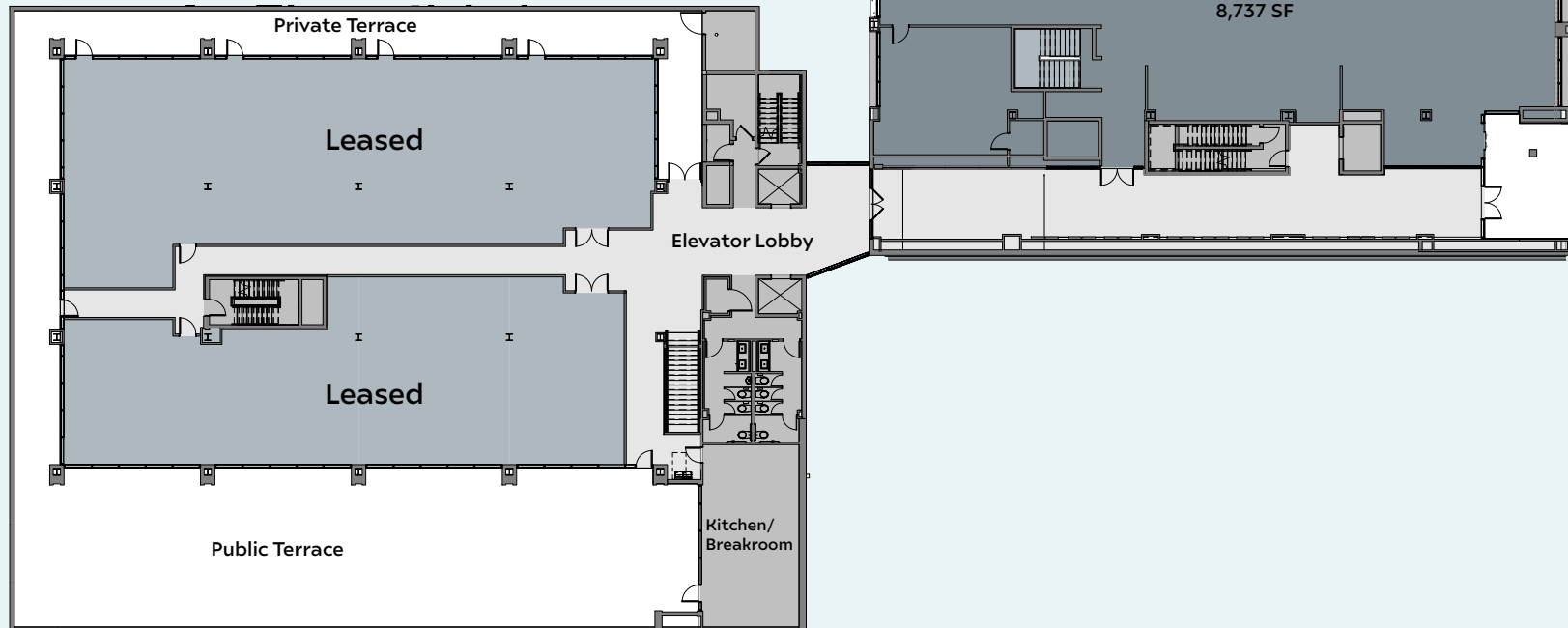
137 FRANKLIN ST.

136 ROSEMARY ST.

Available with
120 days notice
8,737 SF

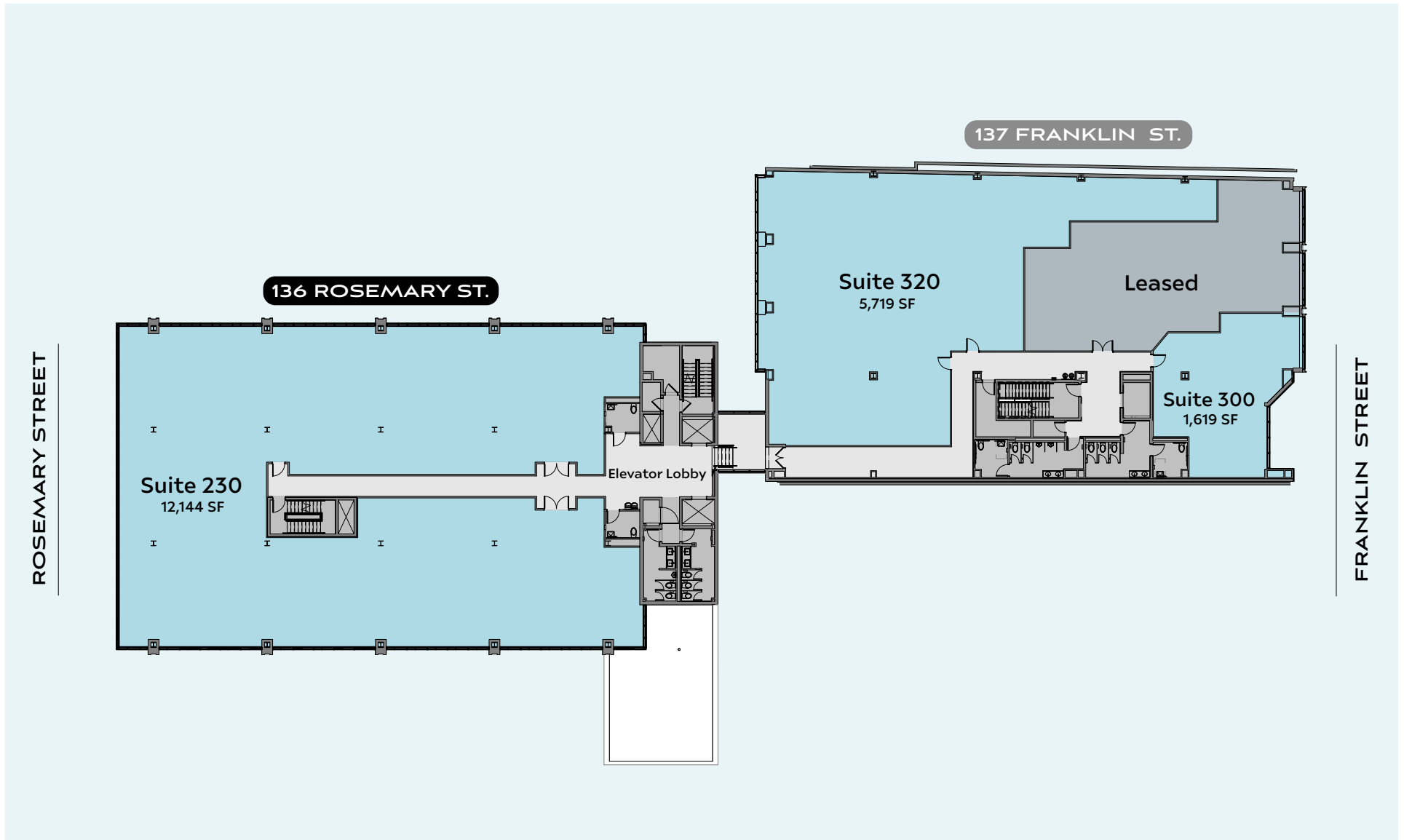
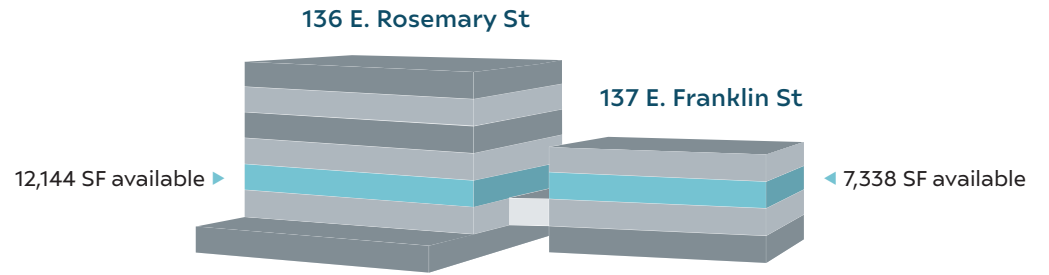
ROSEMARY STREET

FRANKLIN STREET



BUILDING AVAILABILITIES

Floor Plan – Level 2



BUILDING AVAILABILITIES

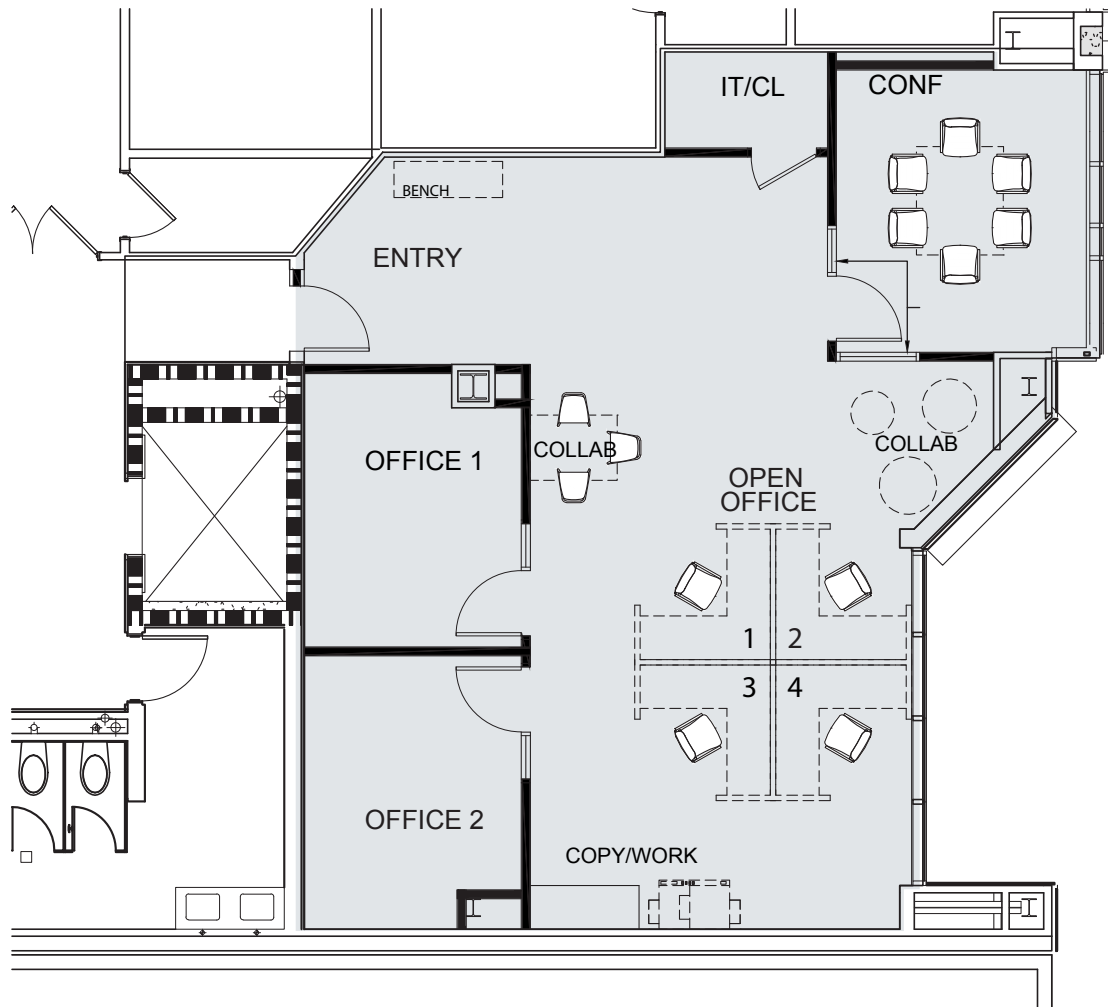
137 Franklin Spec Suite – Level 2

Suite 300 - Available Now

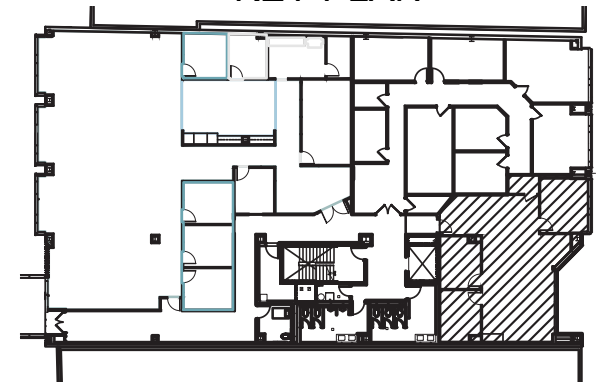
136 E. Rosemary St

137 E. Franklin St

◀ 1,619 SF available

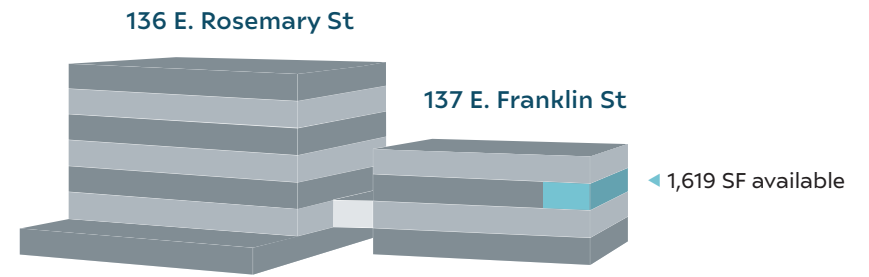


KEY PLAN



BUILDING AVAILABILITIES

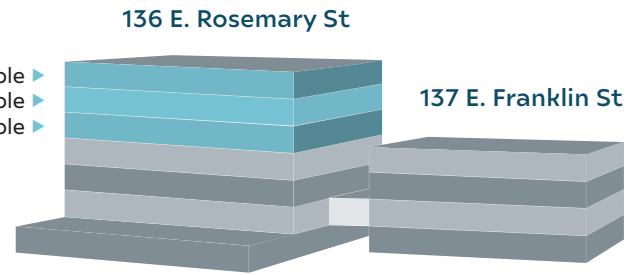
137 Franklin Spec Suite – Level 2 Suite 300 - Available Now



BUILDING AVAILABILITIES

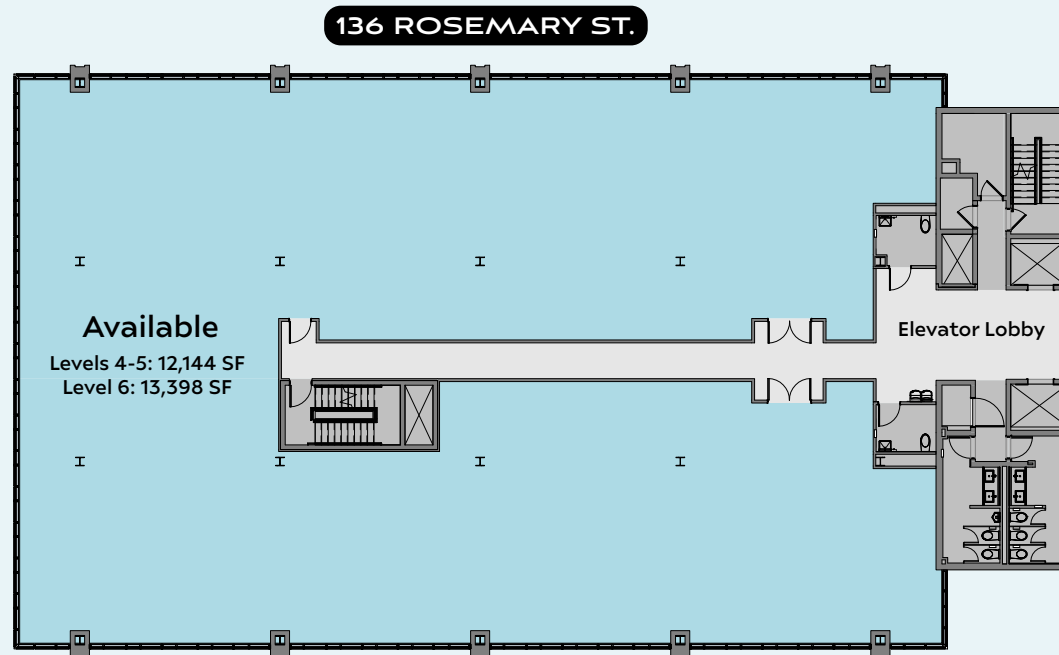
Floor Plan – Levels 4-6

13,398 SF available ▶
12,144 SF available ▶
12,144 SF available ▶



Can accommodate 37,686 SF contiguous

ROSEMARY STREET



FRANKLIN STREET

CONVENIENT PARKING



125 E. Rosemary Parking Deck

Located accross the street from 136 Rosemary St. & 137 Franklin St., the 125 Rosemary parking deck will offer between 1,000 and 1,100 parking spaces

136 E. Rosemary St.



136

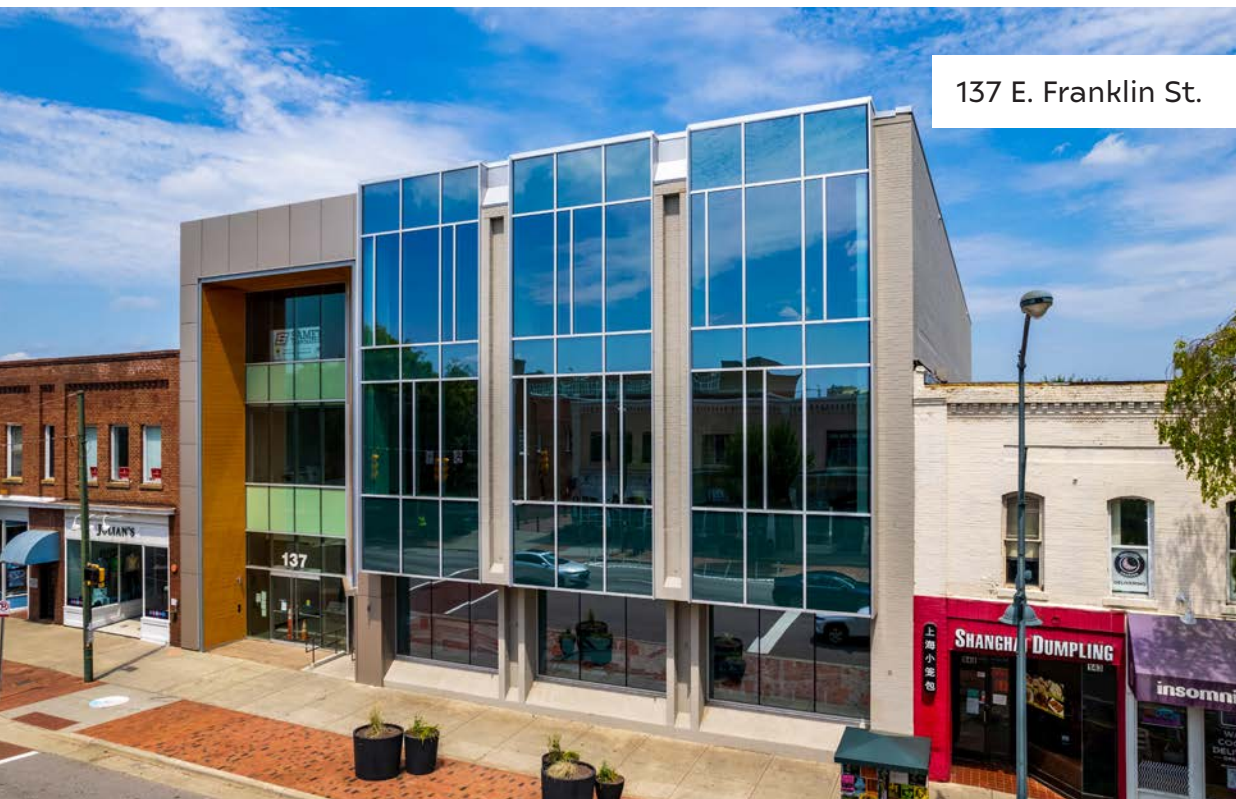
ROSEMARY



137

FRANKLIN

137 E. Franklin St.



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