




136
ROSEMARY

136 E. Rosemary St.




137
FRANKLIN

137 E. Franklin St.

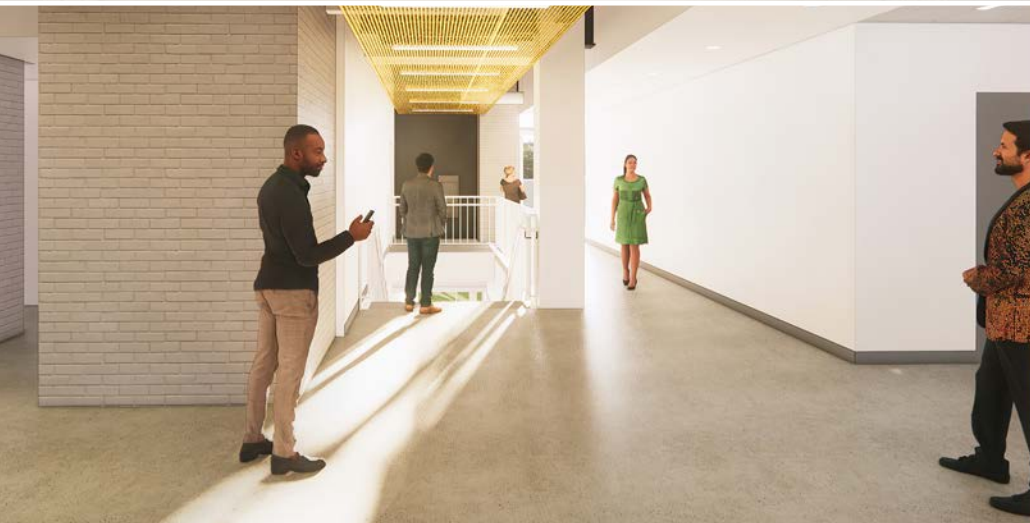
Ability to accommodate lab & life science tenants

BUILDING DETAILS

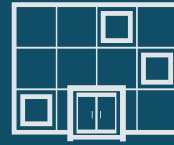
*Iconic asset in the heart of downtown
Chapel Hill, on the doorstep of the
University of North Carolina at Chapel Hill.*

- | **118,500+** RSF building with
7 stories on E. Rosemary St. and
4 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 UNDERWAY:



NEW WINDOWS



NEW FAÇADE



LEED CERTIFIED



16 NEW RESTROOMS



NEW HVAC SYSTEM



NEW ROOF



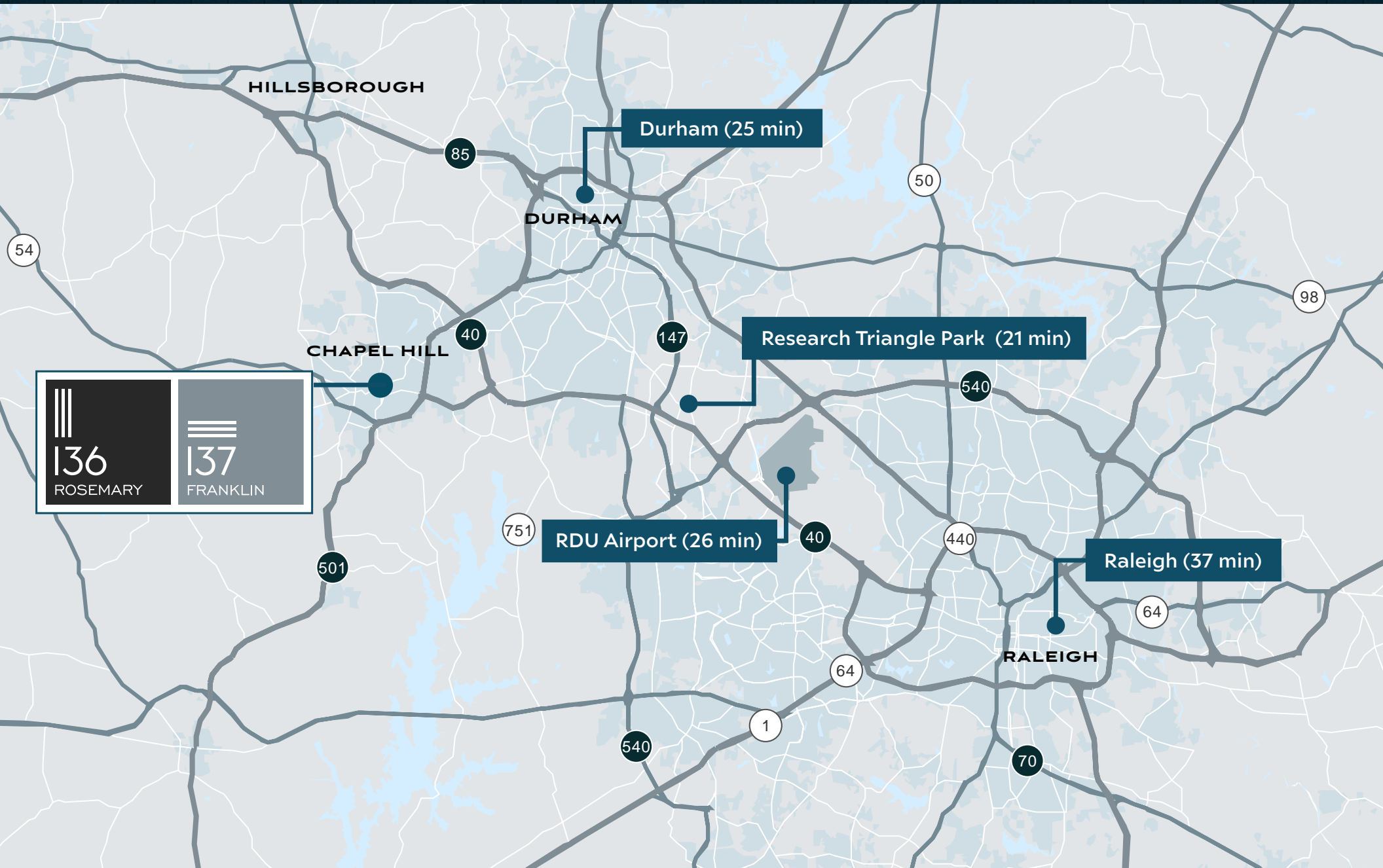
PARKING DECK IMPROVEMENTS





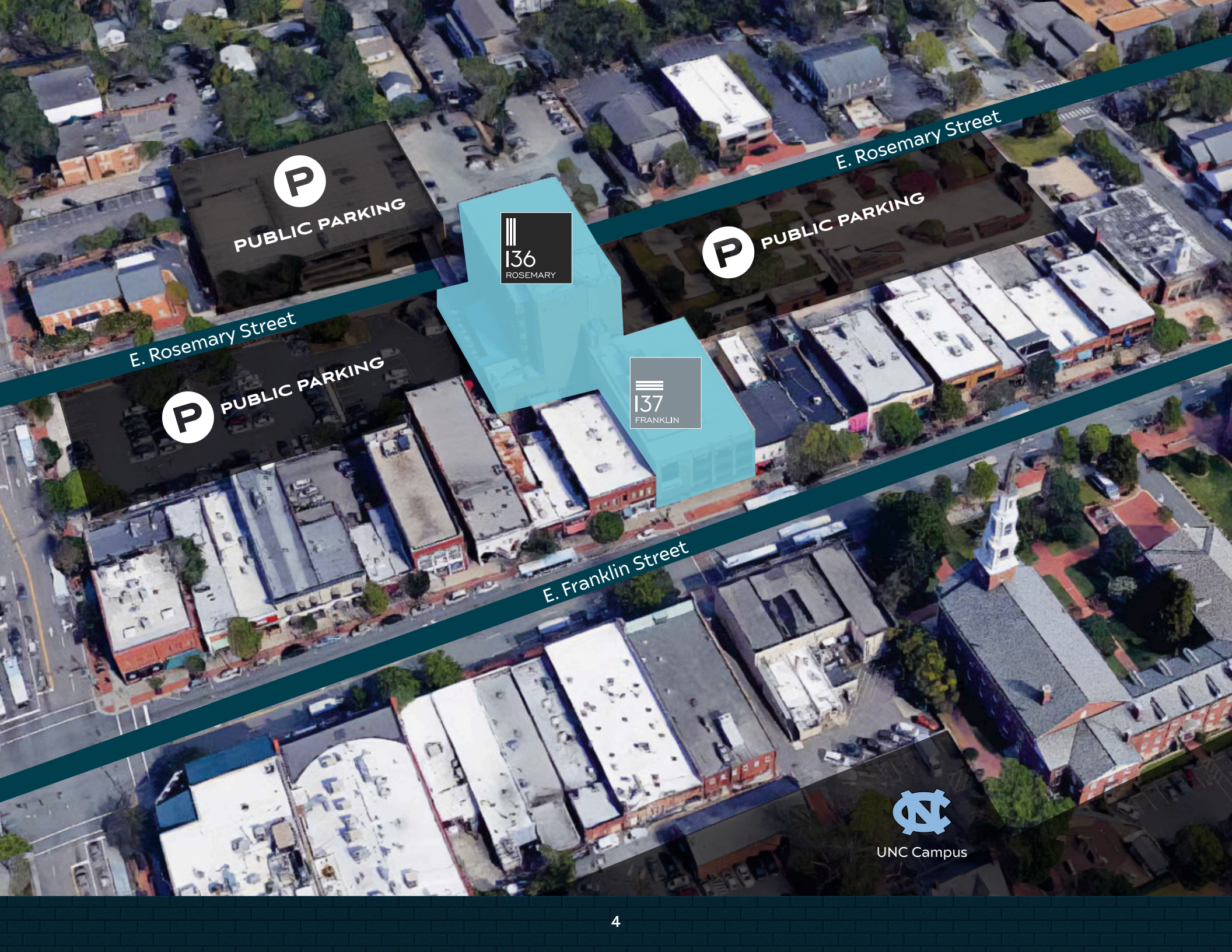
NEW LOBBY IN 136 ROSEMARY



NEW LED LIGHTING



 136 ROSEMARY	 137 FRANKLIN
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P
PUBLIC PARKING

E. Rosemary Street

E. Rosemary Street

P
PUBLIC PARKING

P
PUBLIC PARKING

E. Franklin Street

136
ROSEMARY

137
FRANKLIN



UNC Campus



POINTS OF INTEREST

● Restaurants ◆ Café/Dessert ■ Hotels

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

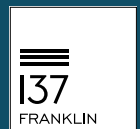
26. Jimmy John's
27. Chipotle Mexican Grill
28. Benny Cappella's
29. I Love New York Pizza

CAFÉ/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



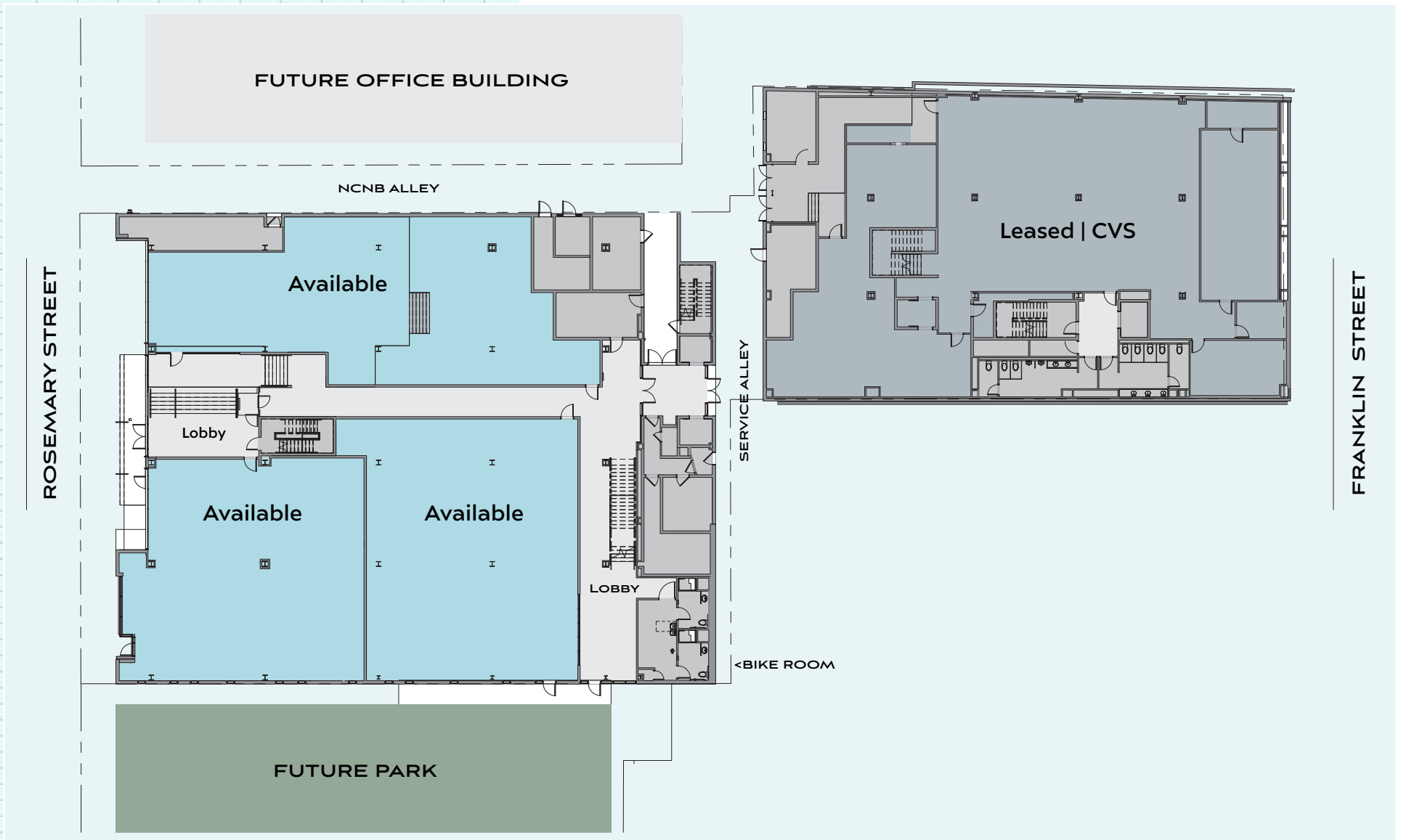
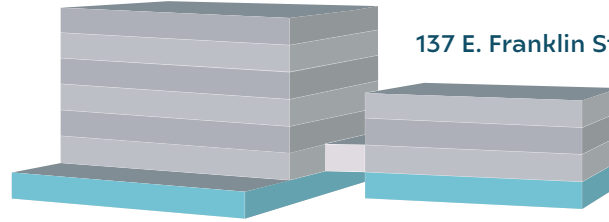
BUILDING AVAILABILITIES

Level 0 - Street Level

136 E. Rosemary St

137 E. Franklin St

6,286 RSF available ▶



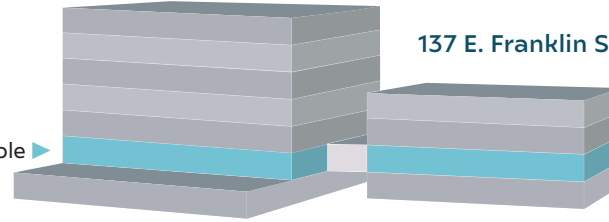
BUILDING AVAILABILITIES

Floor Plan - Level 1

136 E. Rosemary St

137 E. Franklin St

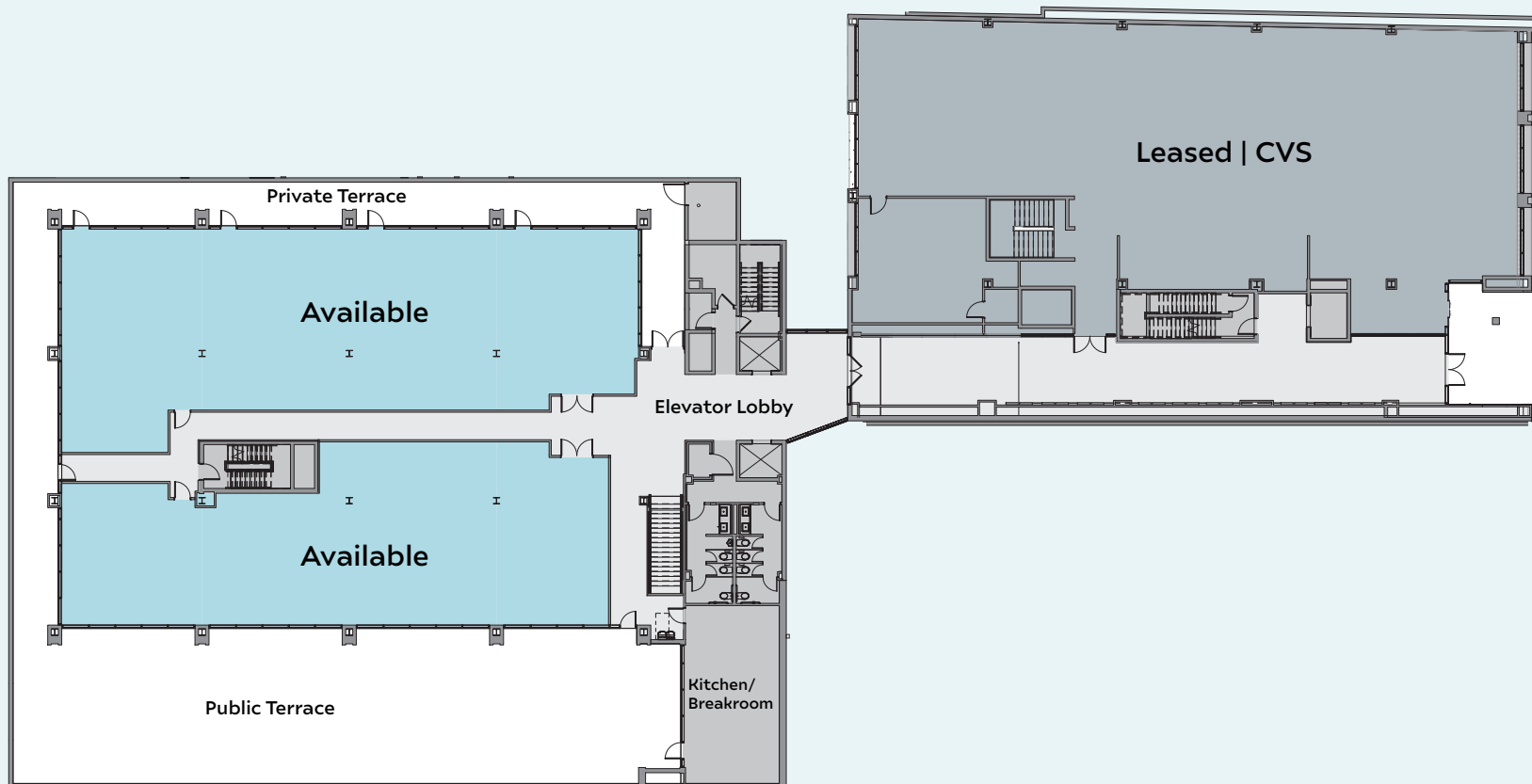
7,049 RSF available



Leased | CVS

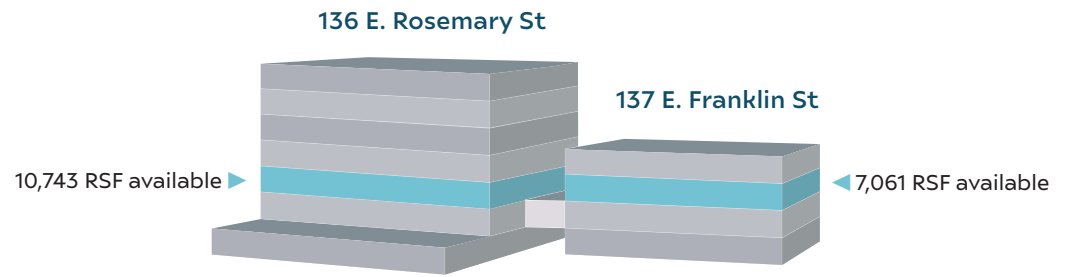
ROSEMARY STREET

FRANKLIN STREET

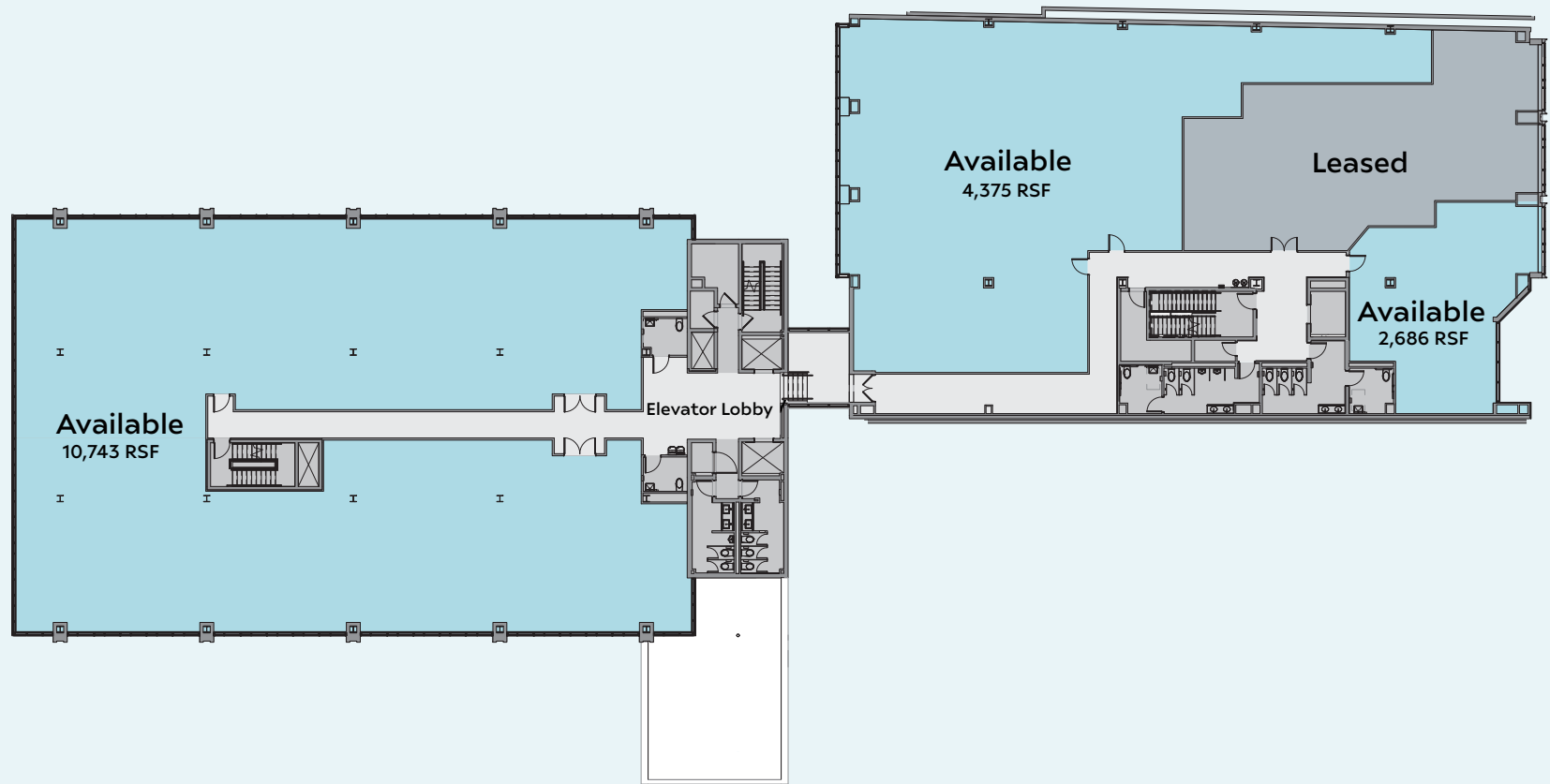


BUILDING AVAILABILITIES

Floor Plan – Level 2



ROSEMARY STREET



BUILDING AVAILABILITIES

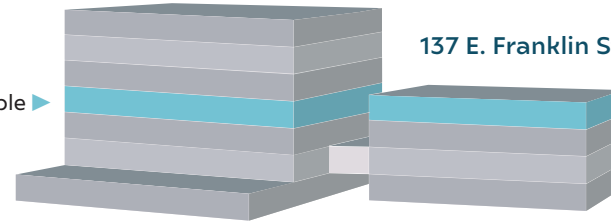
Floor Plan - Level 3

136 E. Rosemary St

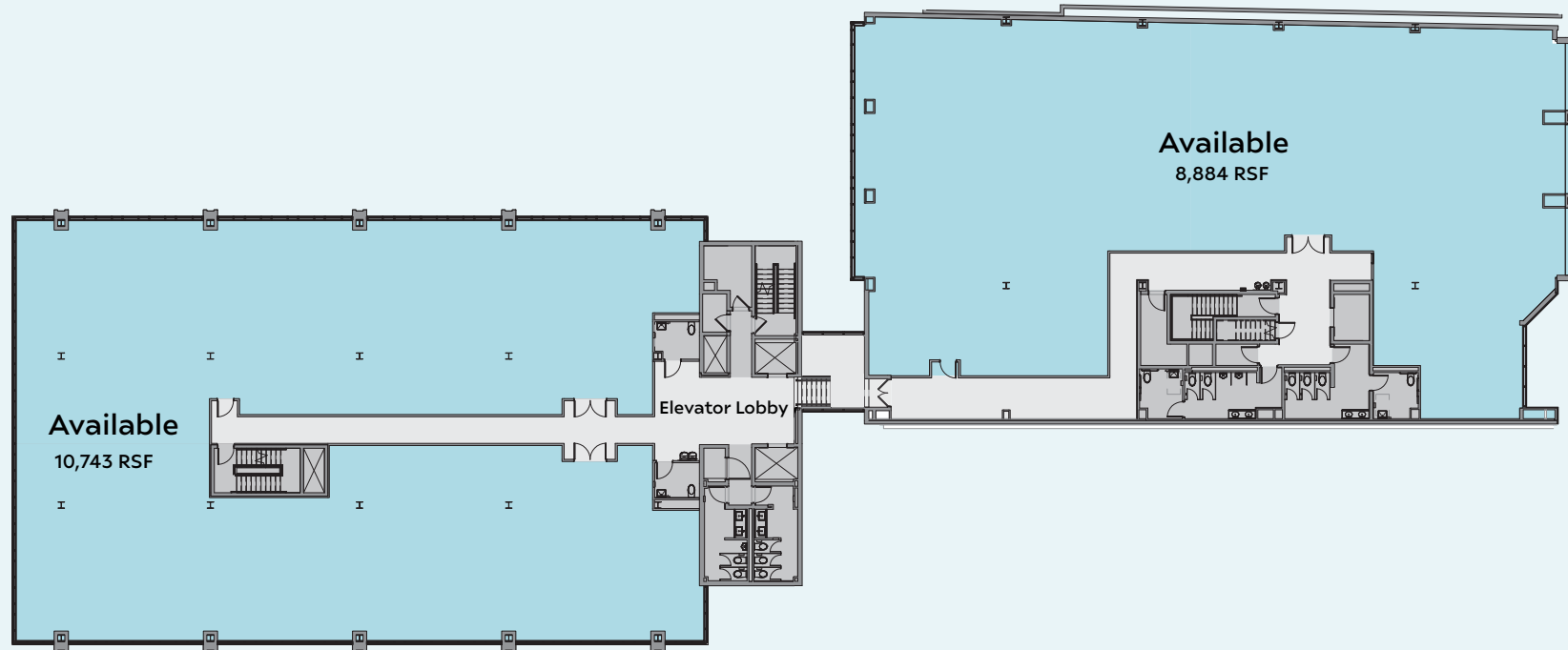
137 E. Franklin St

10,743 RSF available

8,884 RSF available



ROSEMARY STREET



FRANKLIN STREET

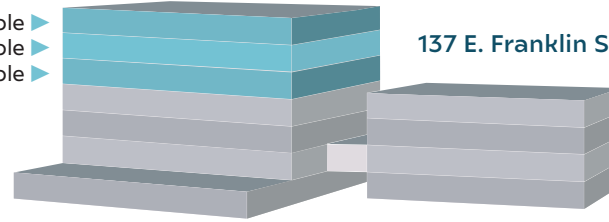
BUILDING AVAILABILITIES

Floor Plan – Level 4-6

136 E. Rosemary St

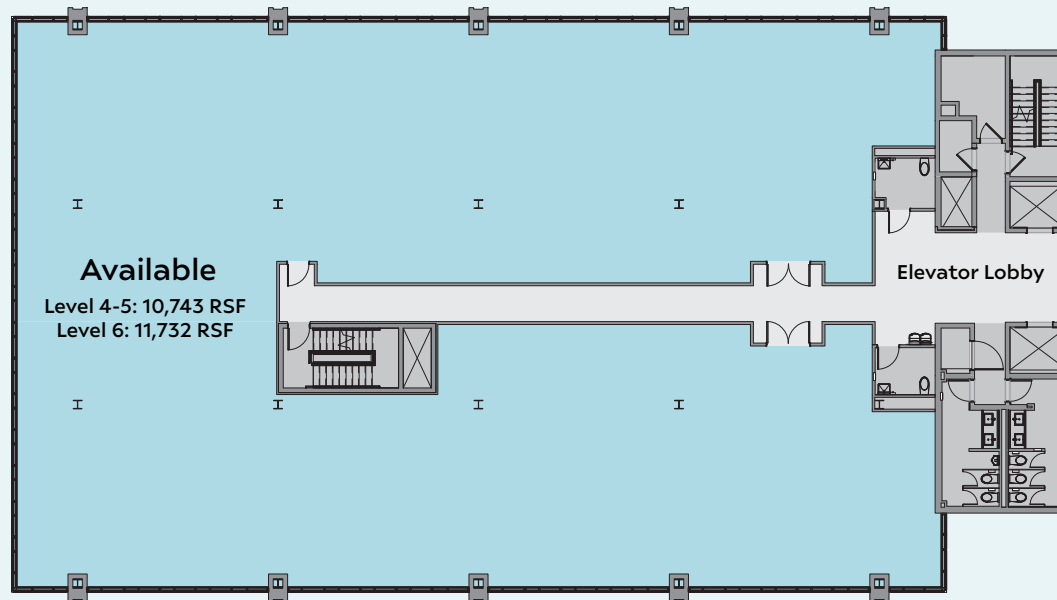
- 10,743 RSF available
- 10,743 RSF available
- 11,732 RSF available

137 E. Franklin St



Can accommodate 33,218 RSF contiguous

ROSEMARY STREET



FRANKLIN STREET



FOR LEASING INFORMATION:

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