

THE **LOFTS** SUITES



SECURE



UNIQUE



DOWNTOWN



AIRY



WALKABLE

york

SECOND FLOOR OFFICE
SPACES **FOR LEASE**

AGENTS

Gardenia Buendia · gardeniabuendia@yorkproperties.com

James Troxler · jamestroxler@yorkproperties.com





LEASING AGENTS

GARDENIA BUENDIA

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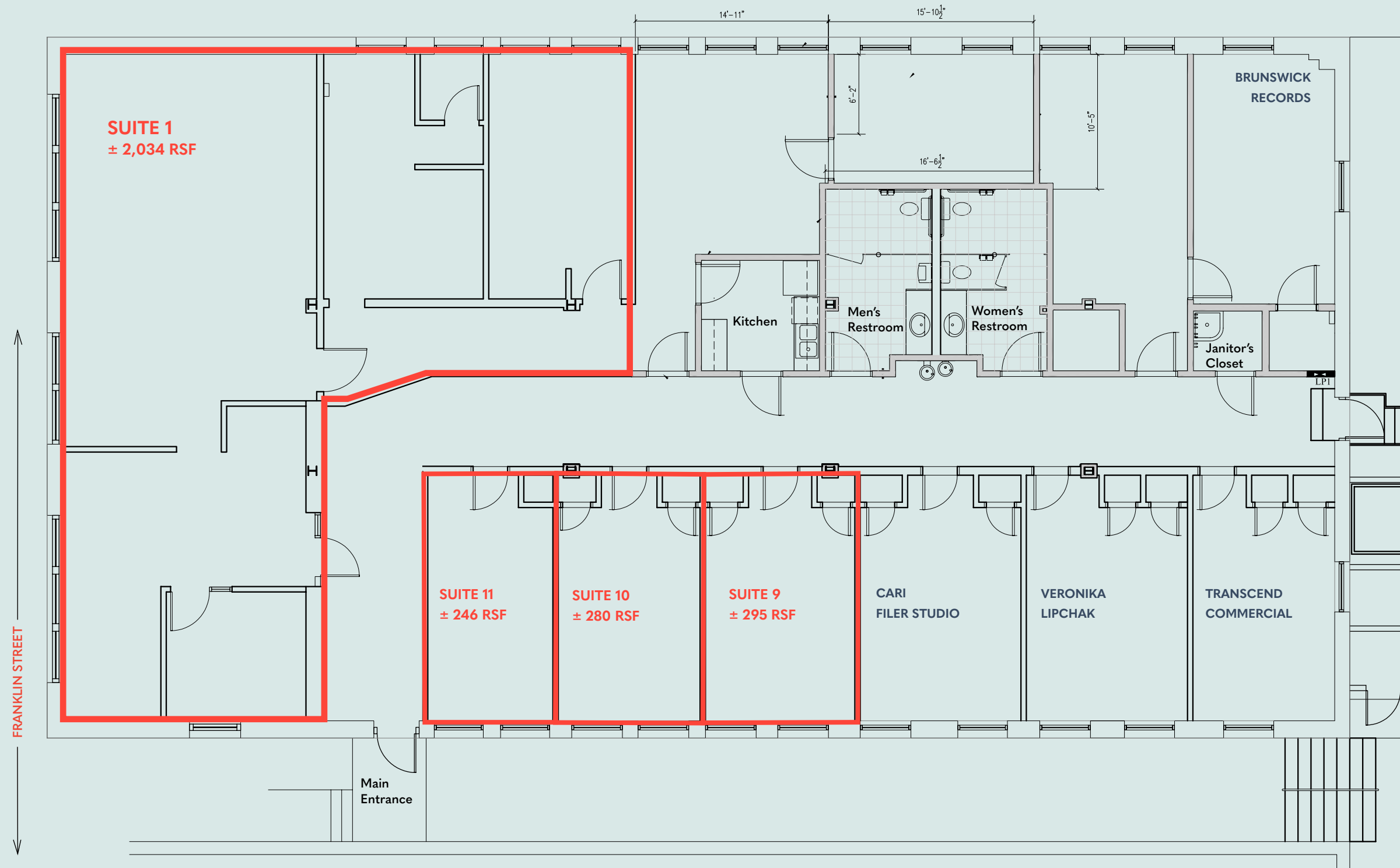
YORK PROPERTIES

2108 Clark Avenue
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f t i y

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DETAILS

SECOND FLOOR

ADDRESS

157 E. Franklin Street, Chapel Hill, NC

RATE

\$26.00 RSF | Full Service

AVAILABILITY

Suite 1	± 2,034 RSF
Suite 9	± 295 RSF
Suite 10	± 280 RSF
Suite 11	± 246 RSF

BUILDING SPECIFICATIONS

Second floor suite
Secured access
Common bathrooms & kitchen
Gathering room overlooking Franklin Street

MAP

DOWNTOWN PARKING



THE LOFTS SUITES



2 minute walk to Wallace Street
parking deck



THE LOFTS SUITES



4,085
Faculty Members

53,773
Applicants for Class of 2025

19,743
Undergraduate Students



9,023
Staff Members

11,796
Professional + Graduate Students

CHAPEL HILL ACCOLADES

#6 BEST PLACES TO LIVE FOR
QUALITY OF LIFE

US News & World Report · 2025-2026

#5 BEST SUBURBS FOR YOUNG
PROFESSIONALS IN NC

Niche · 2023

#8 BEST PLACES TO LIVE IN THE US

Travel + Leisure · April 2023

#2 MOST DIVERSE PLACES TO
LIVE IN ORANGE COUNTY

Niche · 2023

#13 BEST SUBURBS TO RAISE A FAMI-
LY IN NC

Niche · 2023

#5 TOP PUBLIC SCHOOL IN THE
US (UNC-CHAPEL HILL)

US News & World Report · 2022-2023

CITY PROFILE

\$50,216

Est. Per Capita
Income

19.6 min.

Average Commute
Time

\$85,825

Median Household
Income

20,712

Number of
Households

\$1,483

Median Gross
Rent

\$576,500

Median House
Value

25.8

Median Age

59,889

Total Population

157 E. FRANKLIN STREET, DEMOGRAPHICS (2025)



MILE RADIUS

1

3

5



POPULATION

20,360

73,414

114,391



HOUSEHOLDS

5,599

28,264

47,123



HOUSEHOLD
INCOME

\$66,716

\$102,544

\$110,801



DAYTIME
POPULATION

11,114

33,866

47,327

THE LOFTS SUITES

LEASING

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James Troxler
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MARKETING

Gardenia Buendia
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YORK PROPERTIES

Brokerage · Property Management · Security
Maintenance · Association Management · Construction
Landscaping · Accounting

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