

# THE BOLD BUILDING

TURNKEY 2ND GENERATION  
SCHOOL SPACE

± 2,919 SF TO ± 13,155 SF OF  
SPACE AVAILABLE

50101 GOVERNORS DRIVE  
CHAPEL HILL, NORTH CAROLINA



50051 GOVERNORS DRIVE  
CHAPEL HILL, 27517  
**BOLDCRE.COM**



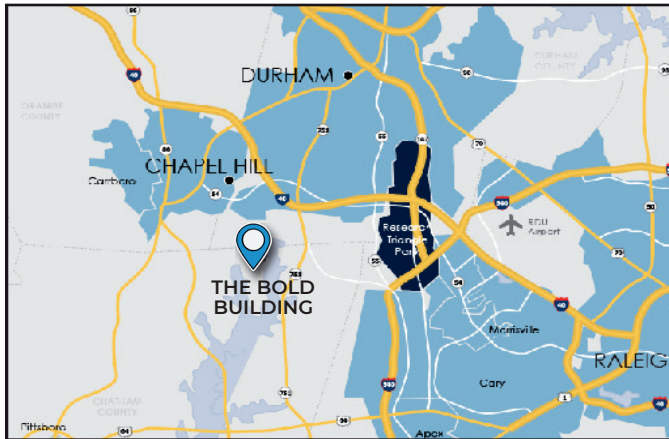
LISTING AGENTS  
CHELA TU  
LEWIS HENDRICKS

SCHOOL SPACE FOR LEASE

# TABLE OF CONTENTS

Property Location _____	1.
Property Community _____	2.
Property Overview & Features _____	3.
Demographics _____	4.
Property Common Area Photos _____	5.
School Space Overview _____	6.
Interior Photos _____	7.
Floorplan _____	8.

# PROPERTY LOCATION



- 10 minutes to Chapel Hill & UNC
- 15 minutes to the Streets a Southpoint
- 20 minutes to Durham
- Duke University
- Pittsboro
- MOSAIC and Chatham Park
- Research Triangle Park
- Cary
- Apex
- 25 minutes to Raleigh-Durham Airport



<u>COLLECTION ST // CROSS ST</u>	<u>TRAFFIC VOLUME</u>	<u>DISTANCE</u>
• Mt Carmel Church Rd // Governors Dr	••• 8,000	• 0.1 miles
• Old Farrington Point Rd // Whippoorwill Ln	6,300	• 0.4 miles
• Whippoorwill Ln // Moring	2,300	• 0.5 miles
• US Hwy 15-501 N // Mt Carmel Church Rd	36,000	• 3.0 miles

*Information obtained from Esri*

# PROPERTY COMMUNITY

Governors Village is a master-planned community located in close proximity (less than 10 minutes) to downtown Chapel Hill. It consists of professional and medical office space, retail, and upscale residential that features apartments, townhomes, and homes. Governors Village is a Chapel Hill address with easy access to Durham, Pittsboro, Research Triangle Park, and the Raleigh-Durham International Airport.

Join a community of local and national businesses in:

- IT
- Finance
- Franchising
- Research
- Archeology
- Wellness
- Law
- Recruiting
- Medical
- Insurance
- Renovations



# PROPERTY OVERVIEW & FEATURES

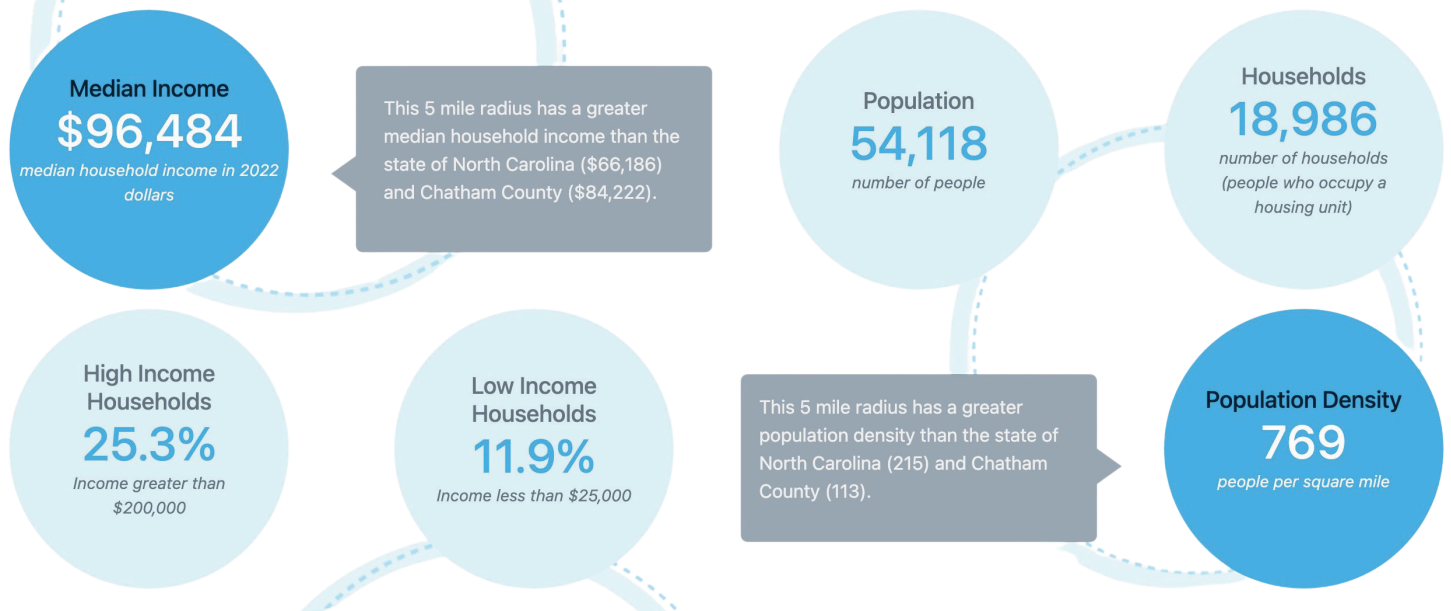
The **BOLD** Building is located in a distinguished Class A community in a village setting and unique boutique neighborhood adjacent to the award-winning Governors Club. The **BOLD** Building is prominently situated steps away from various retail and service businesses.

- Walkable amenities consisting of restaurants, grocery, townhomes, daycare, apartments, pharmacy, and more
- Full service rent includes taxes, insurance, common area maintenance, water, sewer, electrical, garbage and recycling, janitorial
- Ample parking
- Fiber internet
- On-site property management
- Customer-centric and committed ownership

PROPERTY FEATURES	
ADDRESS	50101 Governors Drive Chapel Hill, NC 27517
BUILDING SIZE	56,320 RSF Class A Office Building
AVAILABLE SUITES	Suite 170   ± 10,236 SF Suite 190   ± 2,919 SF
LEASE RATE	Available upon request
RESTAURANTS IN WALKING DISTANCE	<ul style="list-style-type: none"> <li>• Flair Restaurant &amp; Wine Bar</li> <li>• Tarantini Italian Restaurant</li> <li>• Gov's Cantina</li> <li>• Sal's NY Pizza</li> <li>• Munchilove</li> </ul>

# DEMOGRAPHICS

### Governors Club, NC Demographics By Radius



# PROPERTY COMMON AREA PHOTOS



# SCHOOL SPACE

## OVERVIEW

### **Turnkey 2nd Generation Montessori School space, including:**

- ±2,919 SF to ±13,155 SF
- Dedicated side entry - controlled access with intercom
- Main level (1st floor) access throughout
- Handicap accessible
- Designated classroom areas with lots of windows and natural light
- Special cabinetry with workspace areas in each classroom
- Drive through drop off access
- Dedicated staff breakroom area with full kitchen and pantry
- 3 individual private admin window offices
- 7 large classrooms
- Long hallway for cubbies
- Separate bathrooms for different age groups or classes

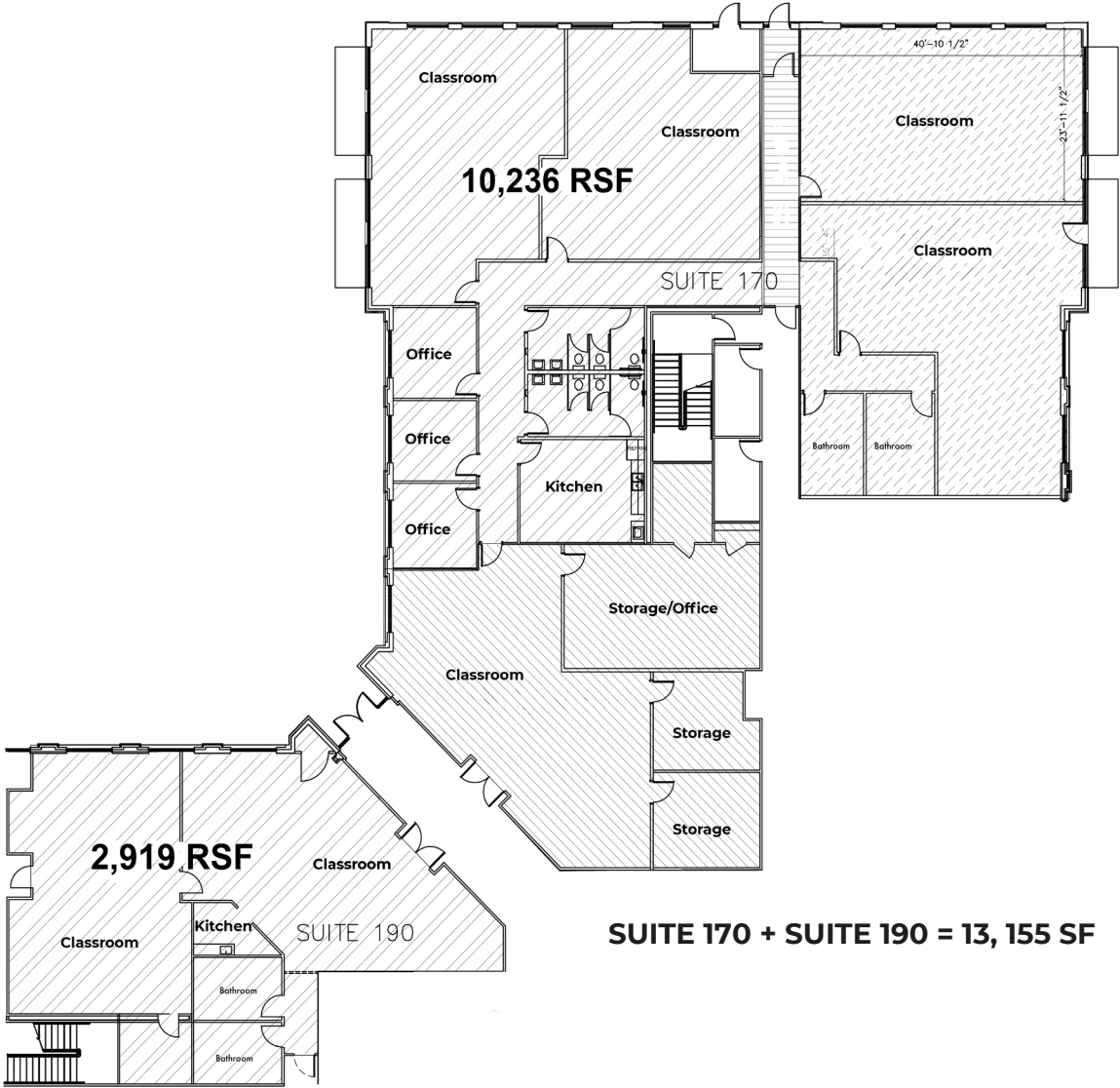


# INTERIOR PHOTOS



# FLOORPLAN

(INTERIOR)





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