



Avison Young - Raleigh-Durham | 5440 Wade Park Boulevard, Suite 200 | Raleigh, NC 27607 | 919 785 3434

FOR LEASE

# Chapel Hill 40 - Boyd Hall

55 Vilcom Center Drive, Chapel Hill, NC 27514

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# Property highlights

## Class A office space for lease

- Features first floor shower facilities, high-end finishes, security system, and covered bike shelters
- Negotiable TI allowance
- Within walking distance to two shopping centers
- Located just off I-40, near the intersection of Highway 86 and Weaver Dairy Road

## Offering Summary

Lease Rate:	\$26.50 SF/yr (Full Service)
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Building Size:	50,723 SF
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Available SF:	1,959 - 2,496 SF
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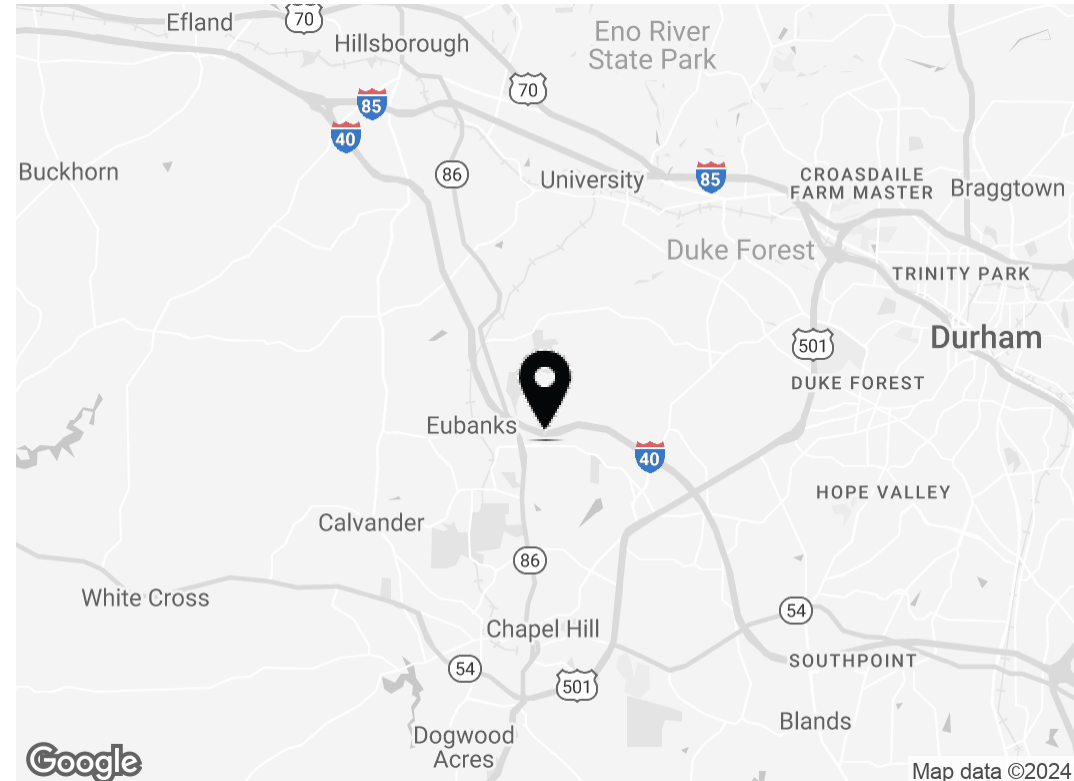
Parking Ratio:	3 per 1,000 SF
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Year Built:	2001
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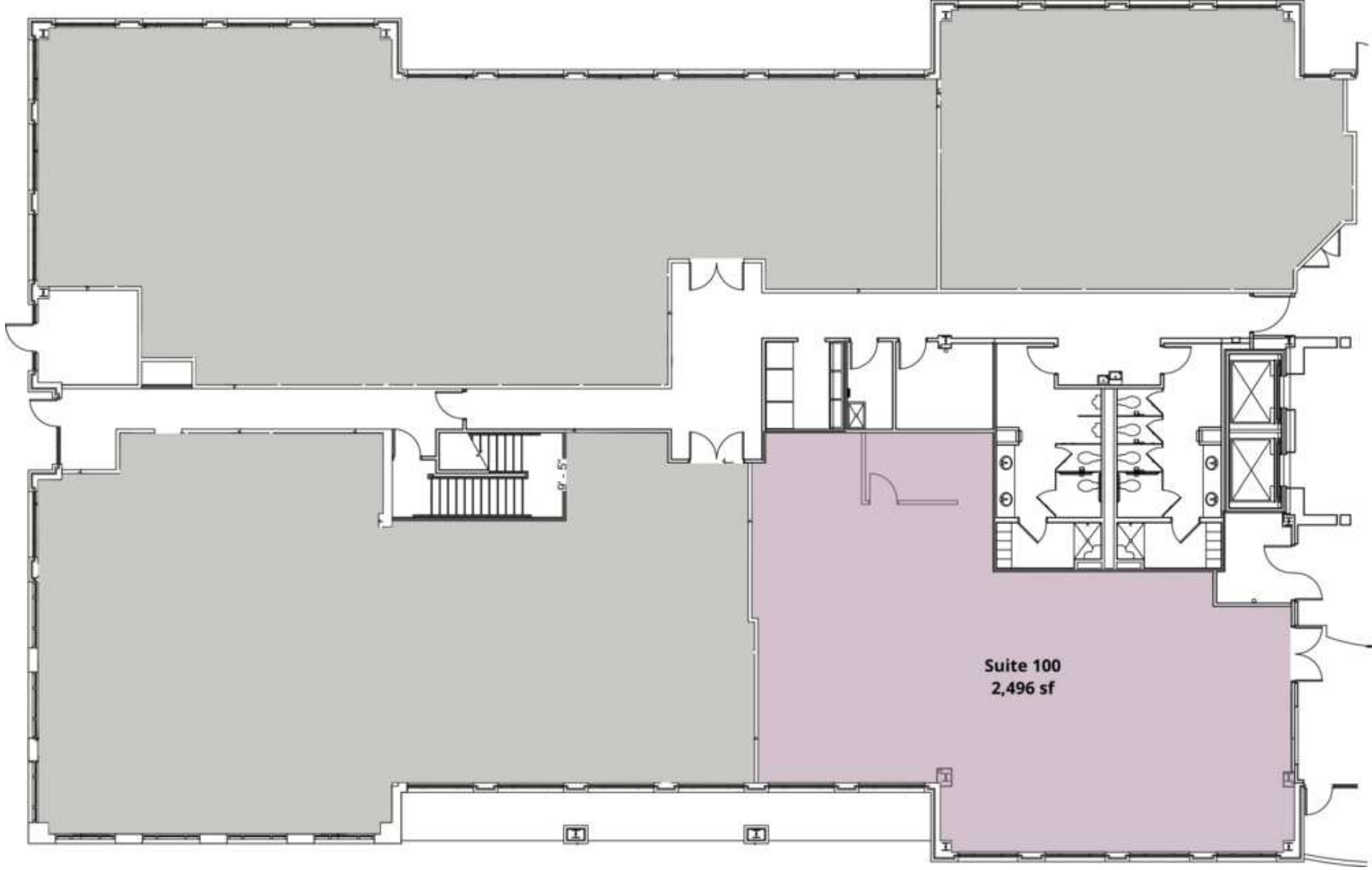
Zoning:	ONI-2
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Market:	Raleigh/Durham
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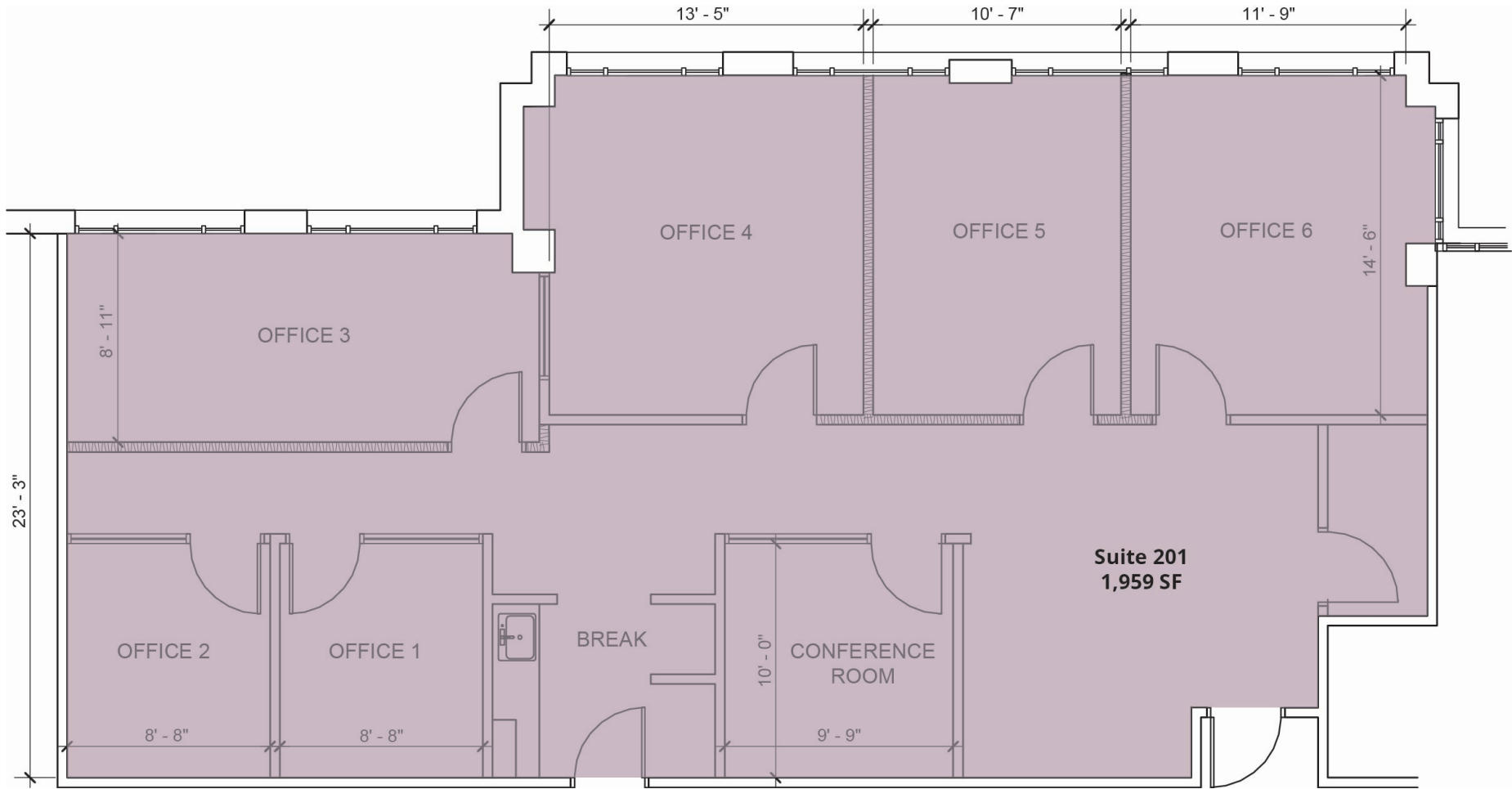
Submarket:	Orange County
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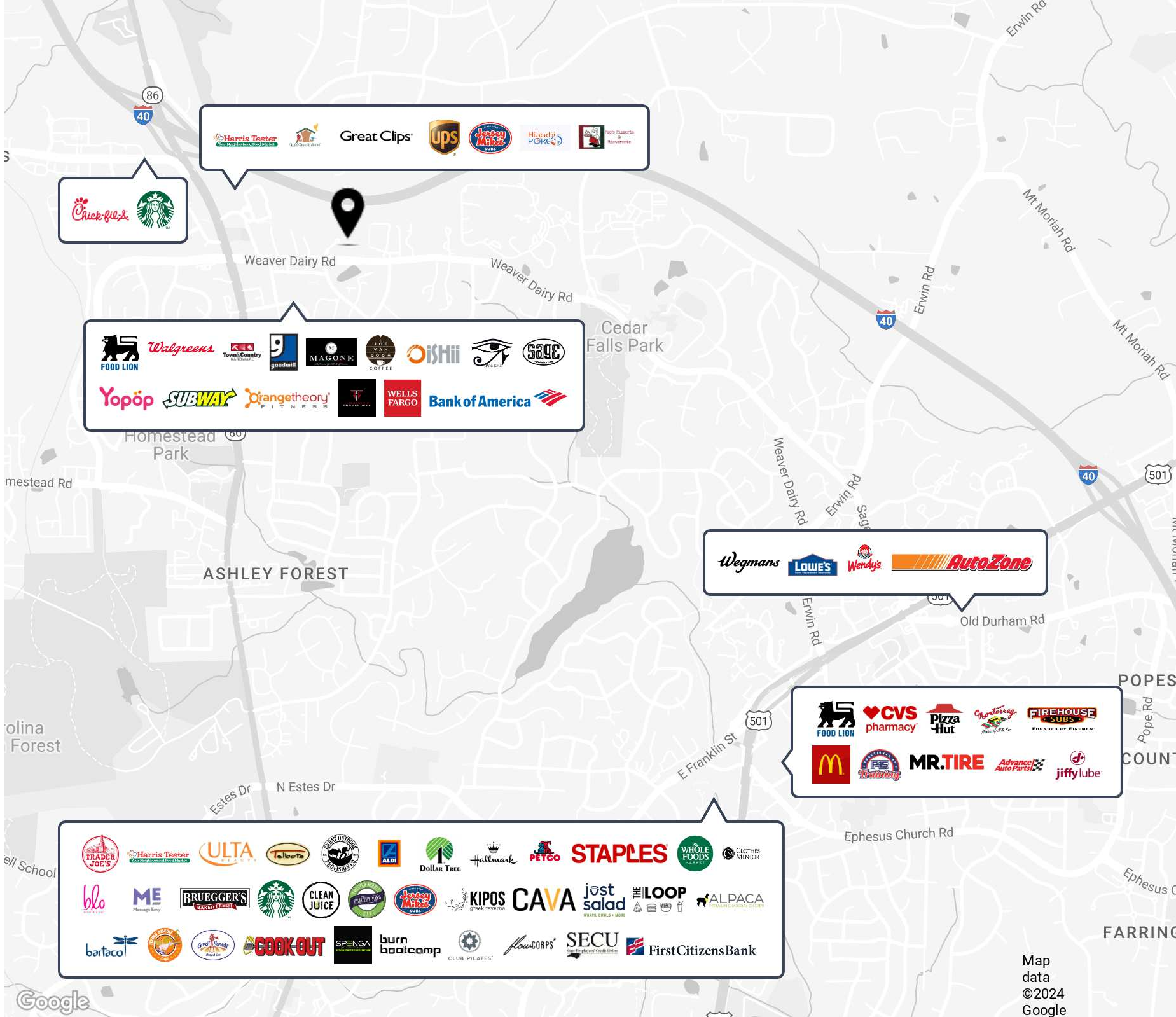
# First Floor Plan



# Suite 201 Floor Plan



# Retailer Map





# Let's talk.

**Arnold Siegmund**

Principal, Landlord Representation

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