

CHAPEL HILL'S PREMIER MIXED-USE
LIVE WORK PLAY COMMUNITY

1000-1480 Environ Way, Chapel Hill

*NEW Conference & Training Center
NEW Infrared Saunas
Modern Finishes Throughout*

East
54

NAITRI PROPERTIES

East 54

FIRST WATCH

a place to...
live, work and play

Come join a desirable community, where tenants are valued and people enjoy congregating. Just look at the improvements newly finished:

- Fitness Facility and Showers
- Infrared Saunas
- Conference & Training Facility
- Modern finishes for all common areas

Located at the gateway to Chapel Hill, East 54 is a new urban village of luxury condominiums, shops, dining and office suites.

- 171 luxury residential condominiums
- 113,000 square feet Class A office
- 55,000 square feet of retail options





BRENZ PIZZA

ELEMENTS

DETAILS

ADDRESS

1000-1480 Environ Way
Chapel Hill, NC 27517

BUILDING SIZE

Three (3) stories
Office: 113,000 square feet
Retail: 55,000 square feet

YEAR BUILT

2009

AVAILABLE SPACE

Suite 1250 - 4,717 RSF
Suite 1260 - 1,906 RSF, Available 4/1/2025
Suite 1385 - 1,030 RSF
Suite 1430* - 3,696 RSF
Suite 1440* - 2,813 RSF
 **Suite 1430/1440 - 6,509 Contiguous*
Suite 1450 - 4,676 RSF

PARKING

Free Parking in On-Site Gated Parking Deck

RENTAL RATE

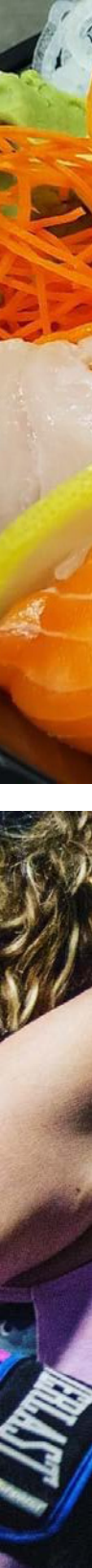
\$35.50 PSF, Full Service

FEATURES

Platinum LEED Certified for Core & Shell
Expansive Glassline
Shower and Locker Facilities on Every Floor
On-Site Fitness Center
State-of-the-Art Eschelon and Matrix Fitness Equipment
On-Site Property Management
Conference & Training Facility with Kitchenette
Common Areas Modernized
Bathroom Refresh
NEW Infrared Saunas - one each for Men and Women

ON-SITE AMENITIES

[Aloft Hotel](#)
[Brenz Pizza Co.](#)
[Citrine Salon](#)
[Elements Restaurant and Wine Bar](#)
[First Watch - The Daytime Café](#)
[Hawthorne & Wood](#)
[Lés Sanctuary Nail Spa](#)
[Title Boxing](#)
[Walgreens](#)
[Woof Gang Bakery & Grooming](#)





ELEMENTS



FIRST WATCH

WHERE
BUSINESS
MEETS
WELLNESS



TITLE BOXING

FLOOR 2

SUITE 1250 - 4,717 RSF

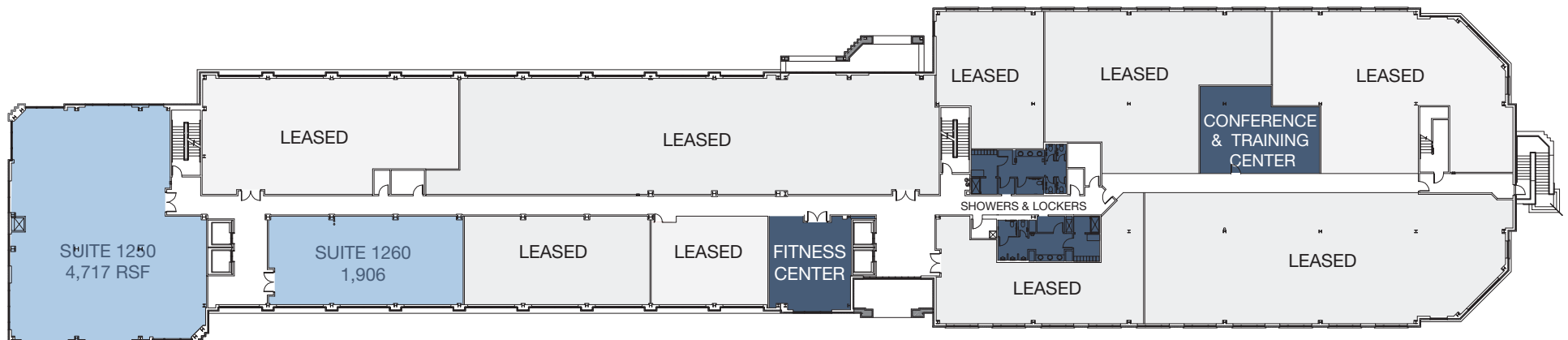
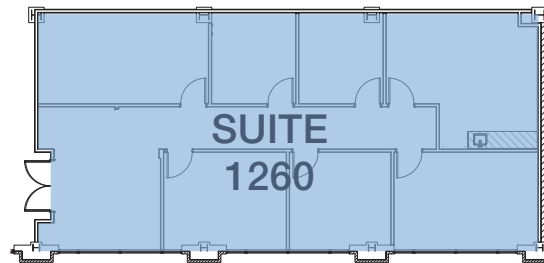
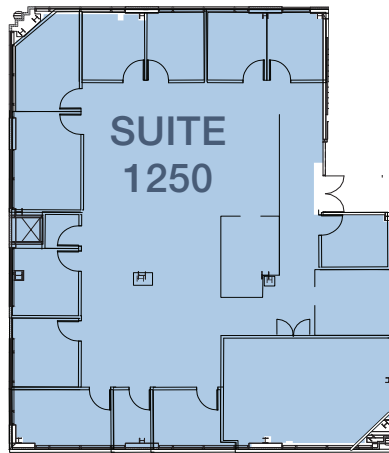
SUITE 1260 - 1,906 RSF, Available 4/1/2025



Suite 1250
SCAN OR
CLICK FOR
VIRTUAL TOUR



Suite 1260
SCAN OR
CLICK FOR
VIRTUAL TOUR



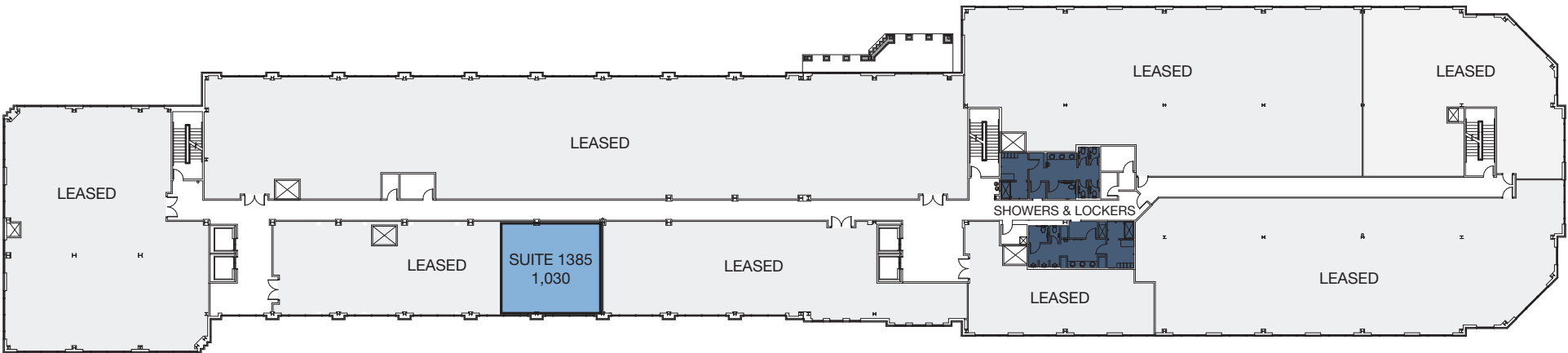
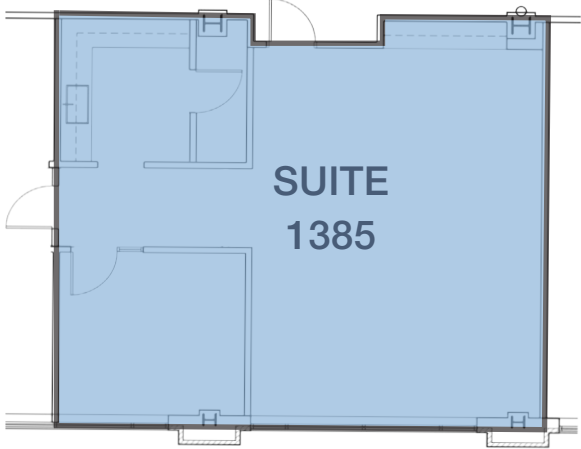
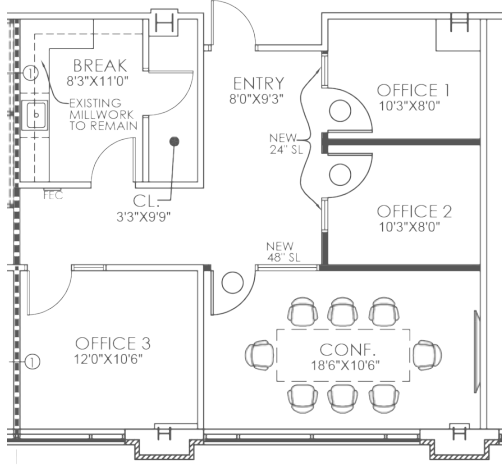
FLOOR 3

SUITE 1385 - 1,030 RSF

Suite 1385
SCAN OR
CLICK FOR
VIRTUAL TOUR



SAMPLE PLAN



SHARED FACILITIES

UPDATED WELLNESS



UPDATED LOBBY

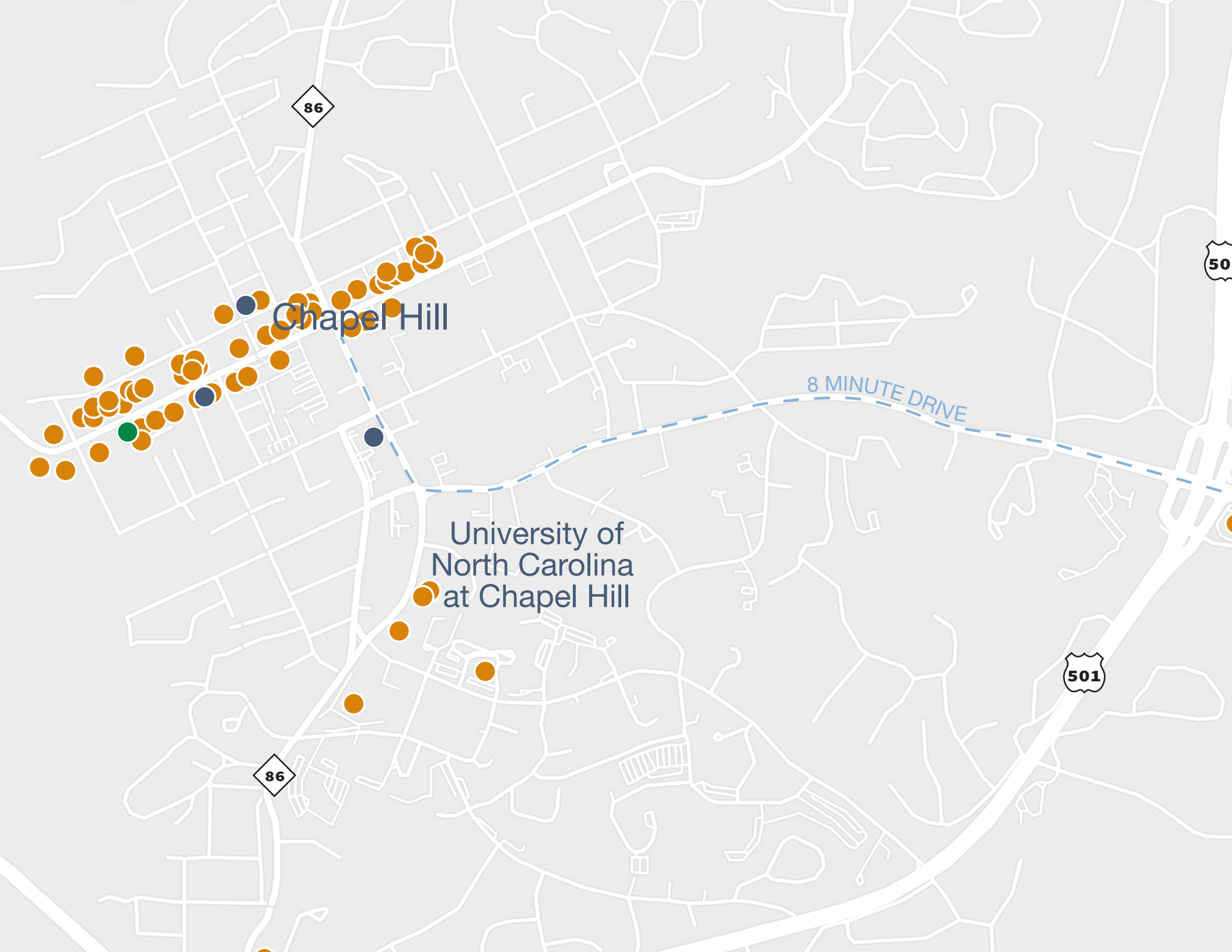


NEW TRAINING ROOM



NEW TRAINING ROOM





86

501

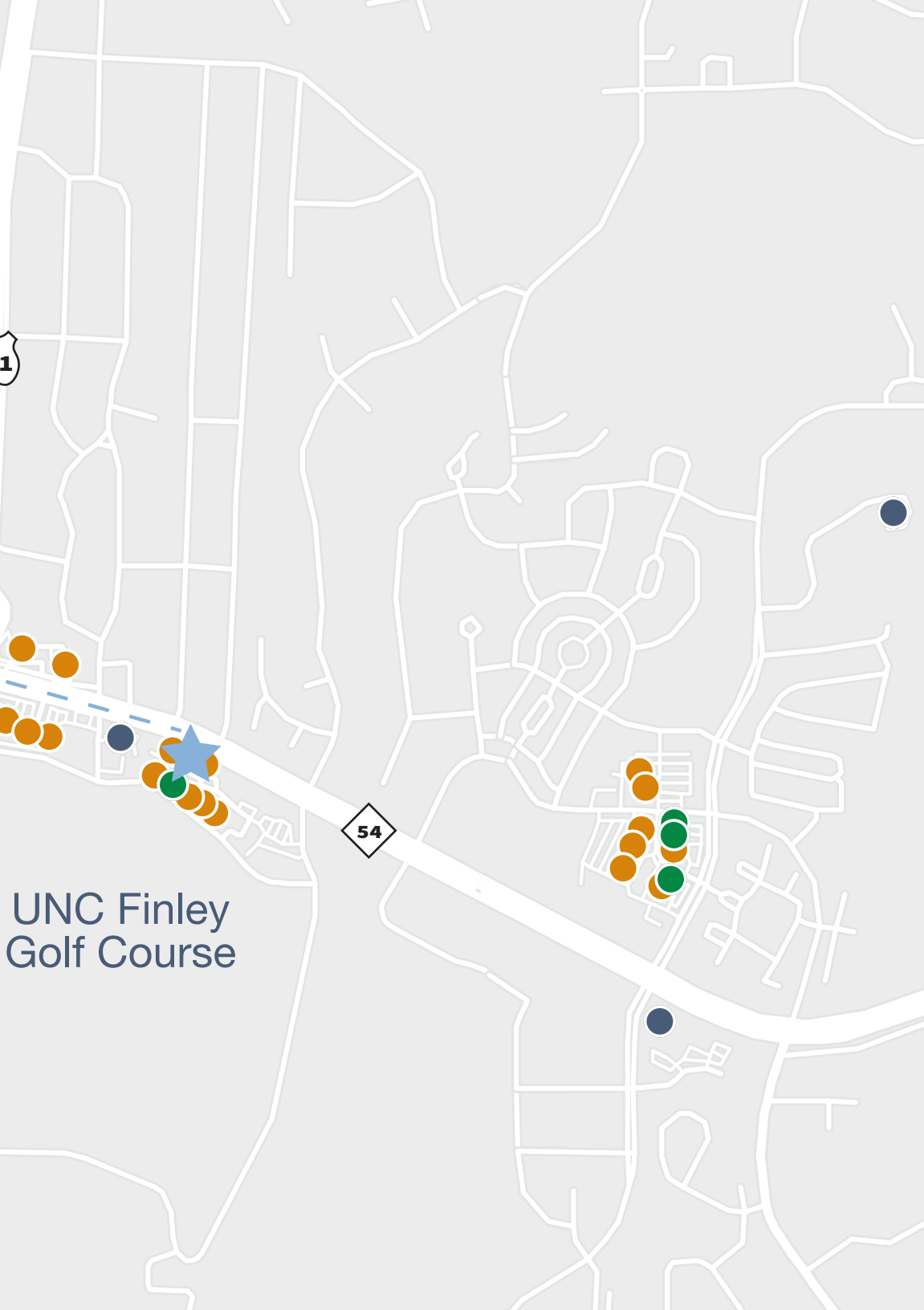
Chapel Hill

8 MINUTE DRIVE

University of
North Carolina
at Chapel Hill

501

86



RESTAURANTS, BARS, COFFEE, & GROCERY

- | | | |
|------------------------------|---------------------------------|--------------------------------|
| 411 West Italian Café | Epilogue Books Chocolate Brews | Quickly Bubble Tea |
| AJ's Burger Shack | First Watch | Raising Cane's Chicken Fingers |
| Ay Por Dios! Mexican Bistro | Four Corners | Snooze, an A.M. Eatery |
| Bandido's Mexican Café | Friends Café | Spicy 9 Sushi |
| Beach Café | GRK Yeero | Starbucks |
| Belltree | Habachi & Company | Still Life Chapel Hill |
| Ben & Jerry's | Harris Teeter | Subway |
| Bin 54 Steak & Cellar | Hawthorne & Wood | Sup Dogs |
| Bluebird | Heavenly Buffaloes | Tacos El Nino |
| Blue's on Franklin | He's Not Here | Talullas |
| Bonchon | Imbibe | Thai Palace |
| Brandwein's Bagels | Insomnia Cookies | The Baxter Arcade |
| Brenz Pizza Co. | Italian Pizzeria III | The Crunkleton |
| Brixx Wood Fired Pizza | Jujube | The Fresh Market |
| Buns | Kahlovera Mexican Bar & Grill | The Northside District |
| Café Carolina & Bakery | Kipo's Greek Taverna | The Purple Bowl |
| Carolina Brewery | Kurama Sushi & Noodle | Time-Out |
| Carolina Coffee Shop | La Montaña | Tin Cup Joe |
| Carrburritos | Lantern | Top of the Hill |
| Cat Tales Café | Lapin Bleu | TRU Del and Wine Bar |
| Chick-Fil-A | Lime & Lemon Indian Grill & Bar | Vegan Flava Café |
| Chimney Indian Kitchen + Bar | - Chapel Hill | Vimala's Curryblossom Café |
| Chipotle | McDonald's | Waffle House |
| CholaNad | Mediterranean Deli | Wait's Grill |
| Cold Stone Creamery | Merritt's Grill | Yogurt Pump |
| Cosmic Cantina | Might as Well Bar & Brill | |
| Crossroads Chapel Hill | Papa John's Pizza | |
| Domino's Pizza | Pho Happiness | |
| Elements Restaurant | Que Chula | |

FITNESS

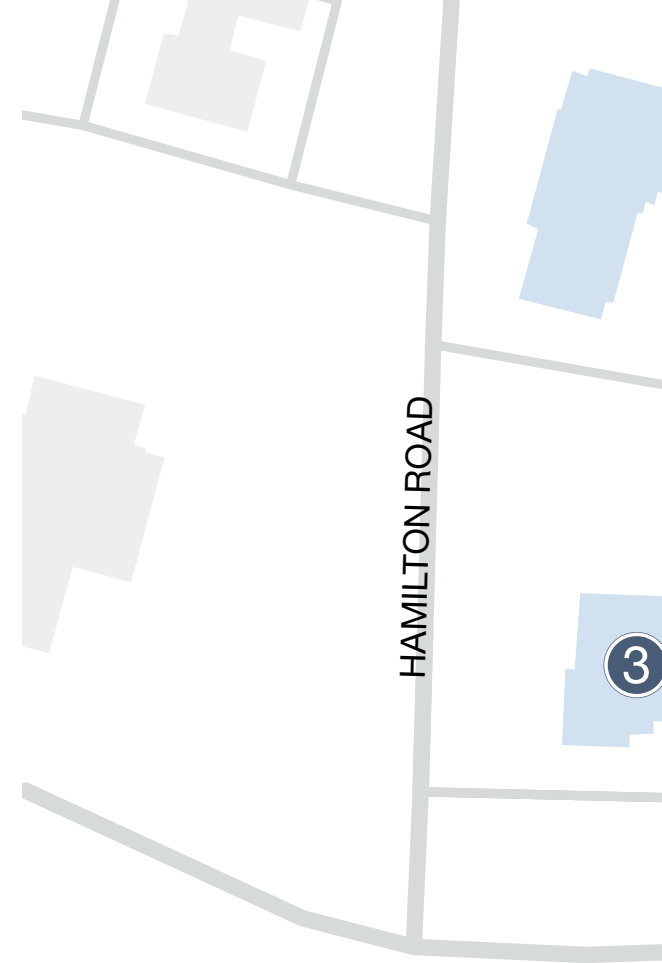
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|-----------------------------|----------------------|--------------|
| Fitness Together | Orangetheory Fitness | Title Boxing |
| Franklin Street Yoga Center | Pure Barre | |

HOTELS

- | | | |
|----------------------------------|-----------------------------------|------------------|
| AC Hotel by Marriott Chapel Hill | Courtyard by Marriott Chapel Hill | Rizzo Center |
| Aloft Chapel Hill | Graduate Chapel Hill | The Carolina Inn |

SITE PLAN

- 1 | Aloft Hotel
- 2 | FedEx Onsite
First Watch - The Daytime Café
Lés Sanctuary Nail Spa
Walgreens
Woof Gang Bakery & Grooming
- 3 | The Station at East 54
- 4 | East 54 Condos
Elements Restaurant and Wine Bar
The Stock Exchange
Title Boxing
- 5 | Brenz Pizza Co.
Citrine Salon
East 54 Condos
Hawthorne & Wood
- 6 | Parking Garage
- 7 | Environs Lofts at East 54



WHERE
WORK STYLE
MEETS
LIFESTYLE



54

1

2

4

5

6

7

OAK

RALEIGH ROAD

ROGERS ROAD

PRESTWICK ROAD

UNC FINLEY GOLF COURSE

East 54

NAI TRI PROPERTIES

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Durham, NC 27703
919.941.5745 | triprop.com

LEASING CONTACTS:

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