



FULL-FLOOR OFFICE SPACE SHOWCASING TROPHY-LEVEL FINISHES

HIGHLY-VISIBLE CLASS A OFFICE SPACE

Castalia at Meadowmont

301 W Barbee Chapel Road, Chapel Hill, NC 27517

**AVISON
YOUNG**

Property highlights

Full-floor office space featuring trophy-level finishes for lease

Opportunity

Class A office space available at Castalia at Meadowmont, a well-appointed office building located in Chapel Hill, NC. Meadowmont Village is located just off Raleigh Road and Highway 54, less than one mile from Highway 15/501 and two miles to UNC at Chapel Hill.

Overview

Lease Rate: \$34.00/sf, Full Service

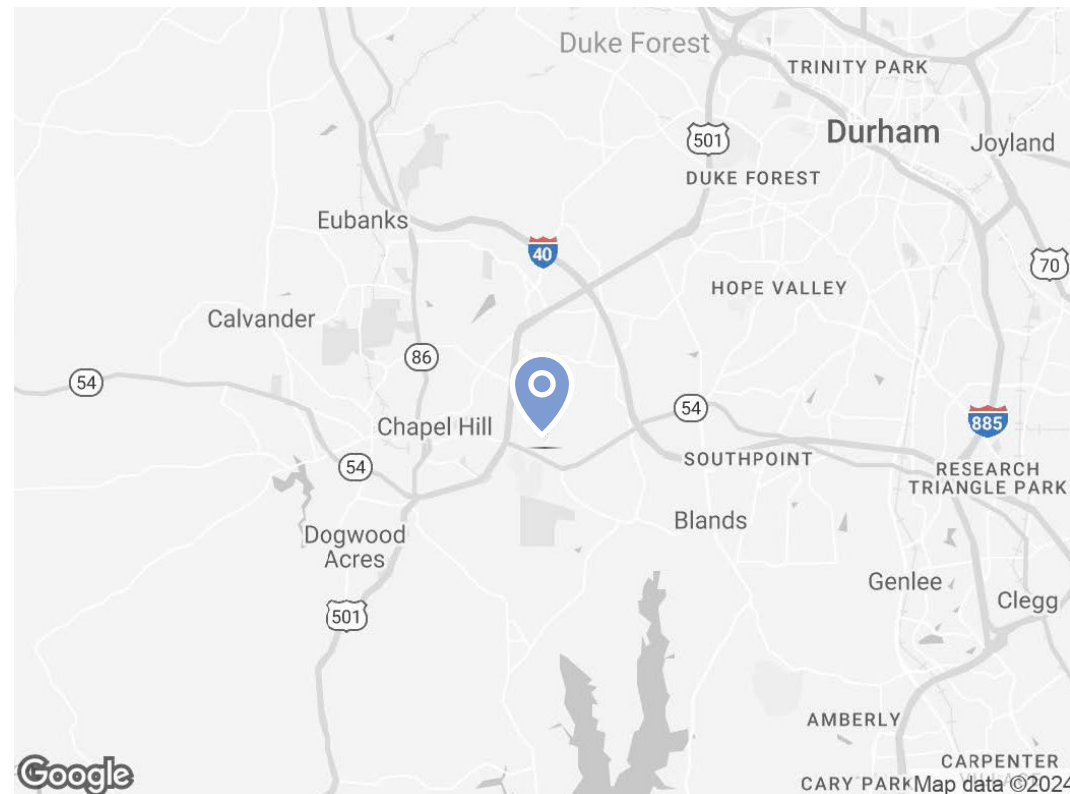
Available SF: 25,252 sf

Building Size: 48,000 sf

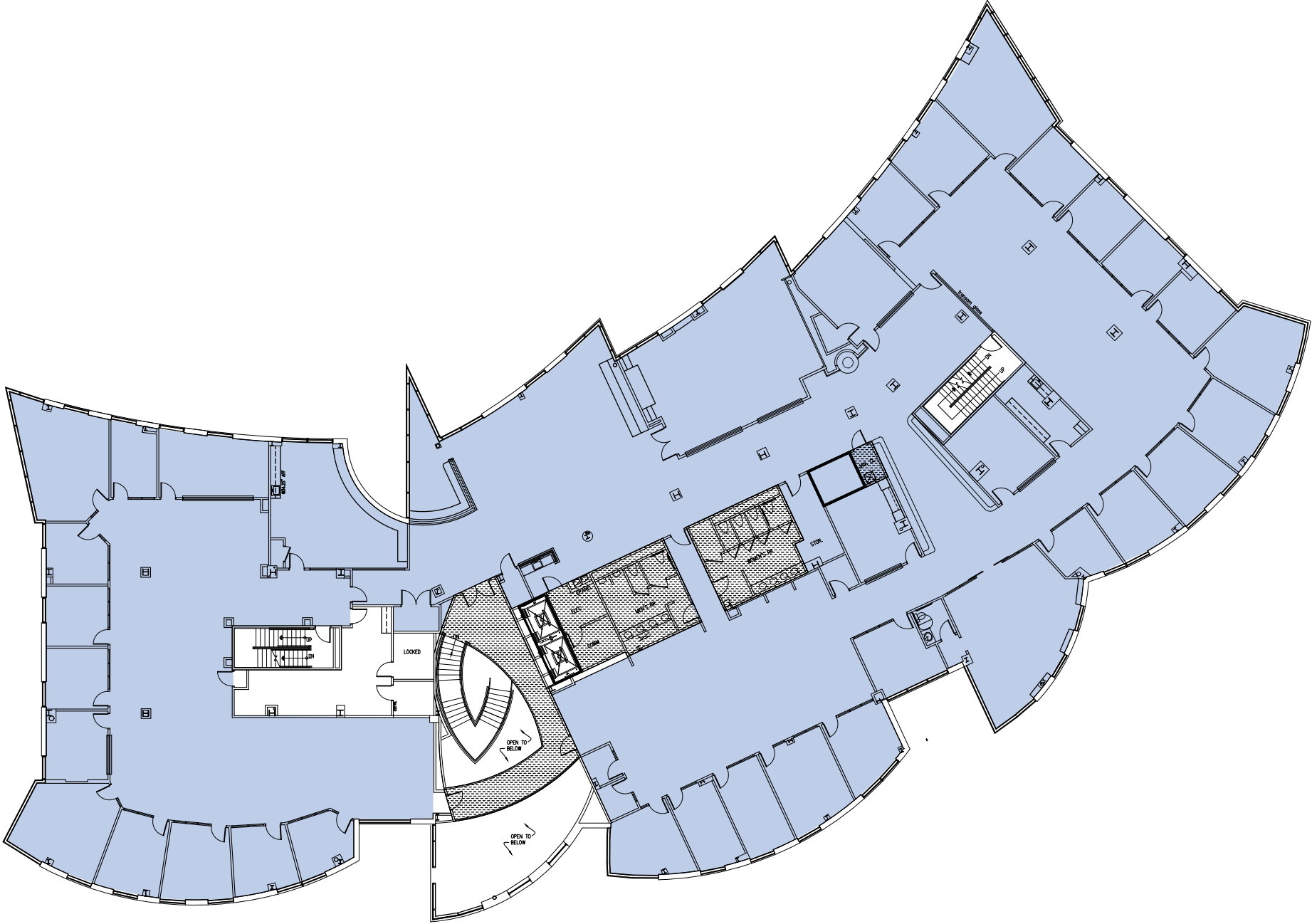
Parking Ratio: 3 per 1,000 sf

Highlights

- Premier headquarters opportunity
- High-end, above-standard buildout
- Stunning modern interior finishes
- Expansive floor-to-ceiling windows with abundant natural light
- Inviting outdoor patio for meetings or break time
- Ample parking
- Walkable access to nearby retail, dining, and shopping



Floor Plan







Demographics

131,087

Total population
within a five-mile
radius

6,333

Total businesses
within a five-mile
radius

54,262

Total employees
within a five-mile
radius

60,928

Total housing units
within a five-mile
radius

\$200,486

Avg. hh income
within a one-mile
radius

\$646,635

Median home value
within a one-mile
radius

Let's talk.

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