

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

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
- Showers, Complimentary Toiletries and Towel Service on all floors
- Infrared Saunas on 3rd floor
- 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

FIRST WATCH





BREZZ PIZZA

HAWTHORNE & WOOD

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 1200 - 4,253 RSF, Available 1/1/2026
Suite 1205 - 3,347 RSF
Suite 1250 - 4,717 RSF
Suite 1260 - 1,906 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 with
Complimentary Toiletries and Towel Service
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
First Watch - The Daytime Café
Hawthorne & Wood
Hotworx Yoga Studio
Lés Sanctuary Nail Spa
Title Boxing
Walgreens
Woof Gang Bakery & Grooming



HAWTHORNE & WOOD



FIRST WATCH



WHERE
BUSINESS
MEETS
WELLNESS

TITLE BOXING

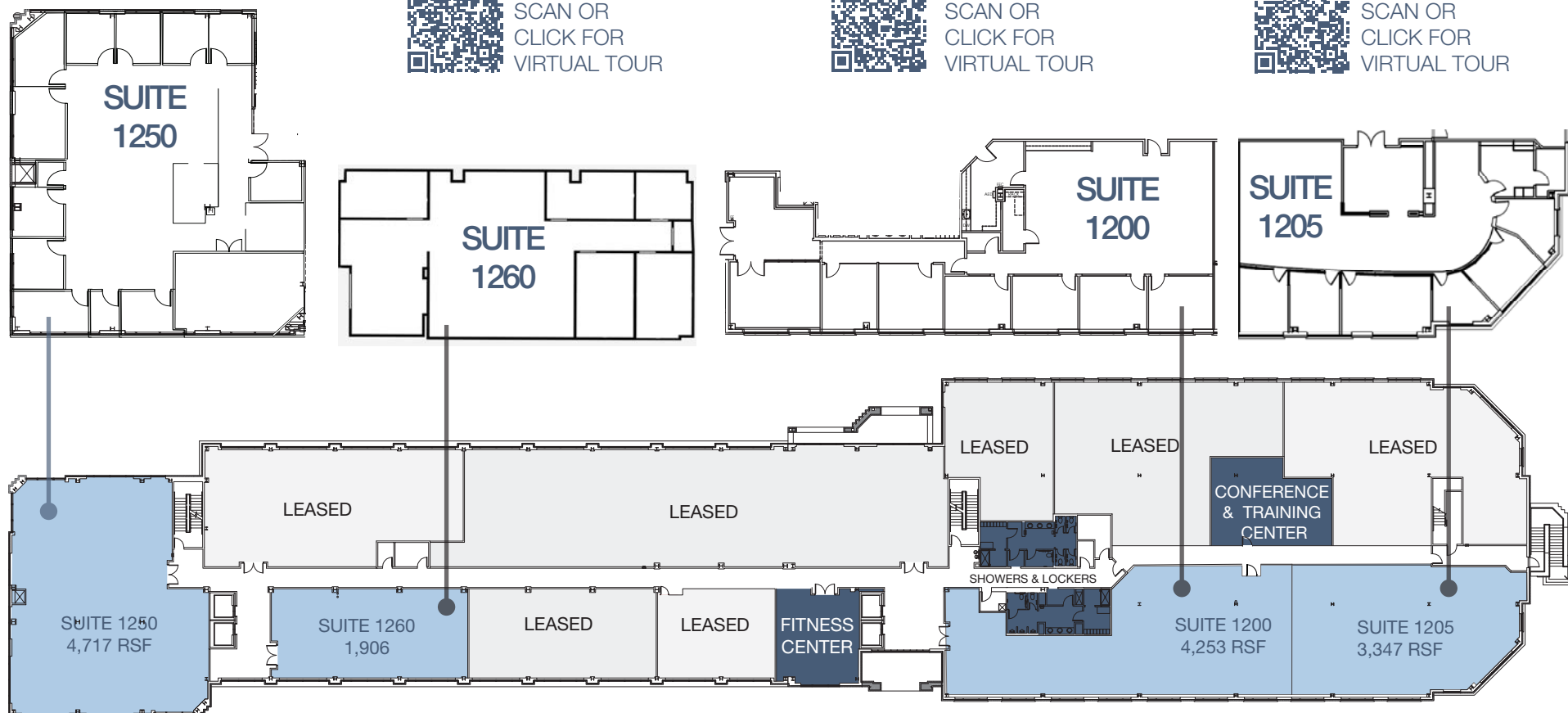
FLOOR 2

SUITE 1200 - 4,253 RSF, Available 1/1/2026

SUITE 1205 - 3,347 RSF

SUITE 1250 - 4,717 RSF

SUITE 1260 - 1,906 RSF



SHARED FACILITIES



UPDATED WELLNESS



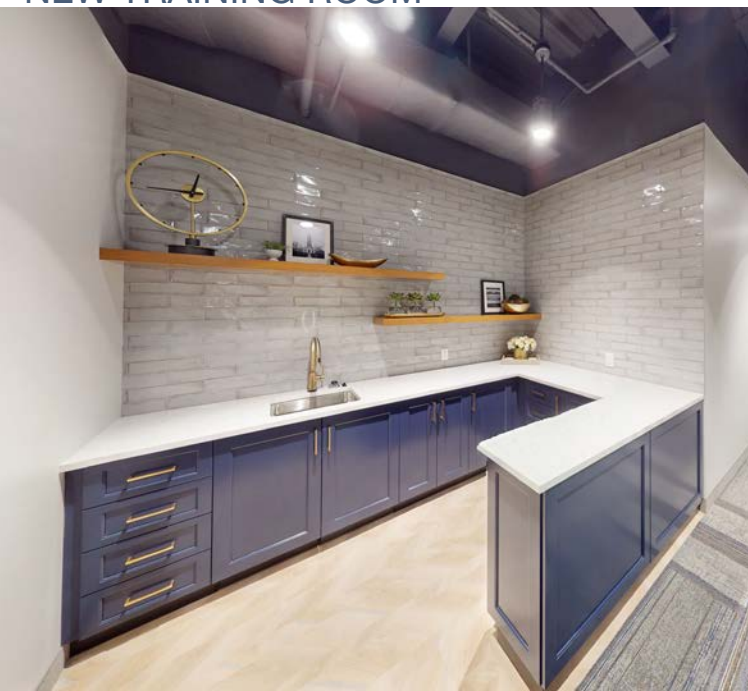
UPDATED LOBBY



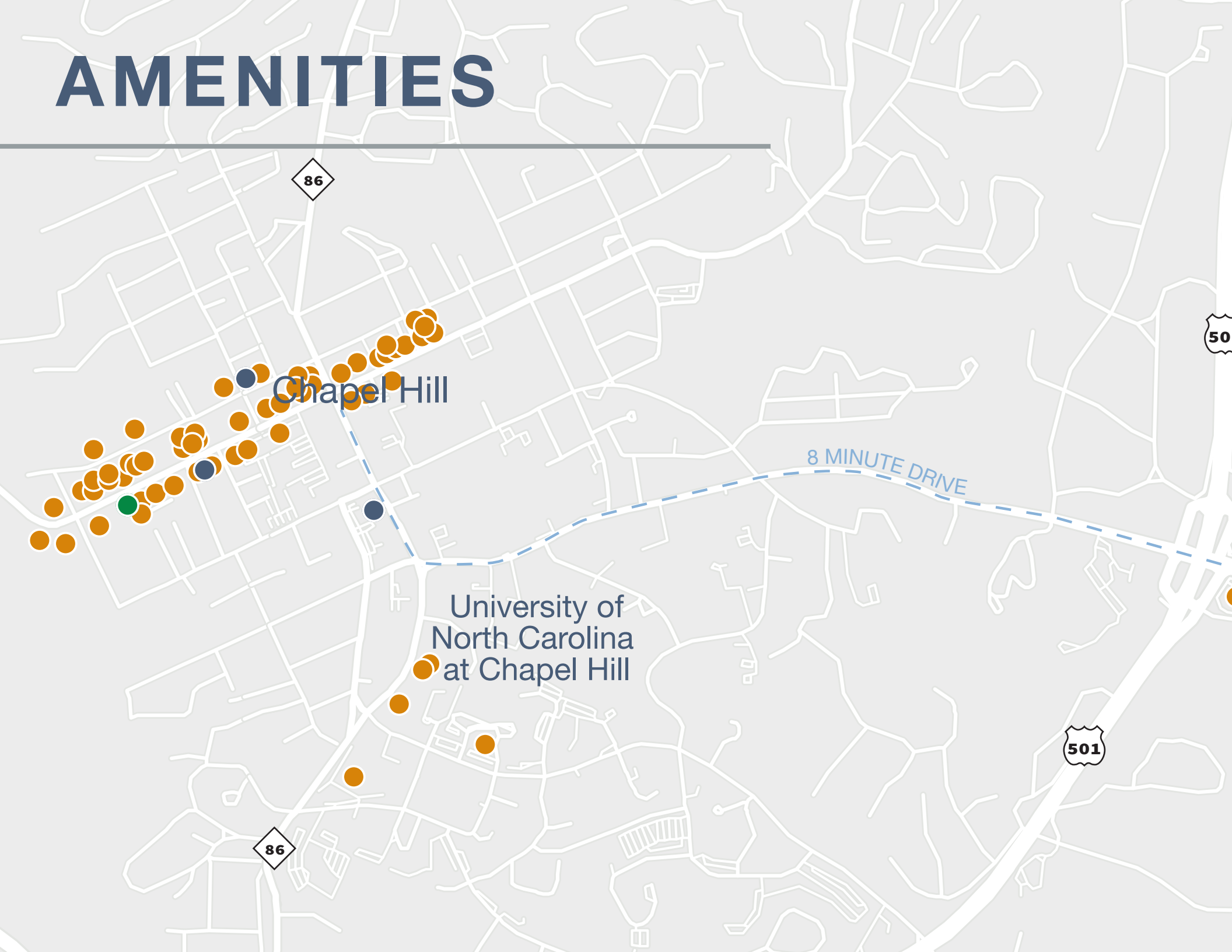
NEW TRAINING ROOM

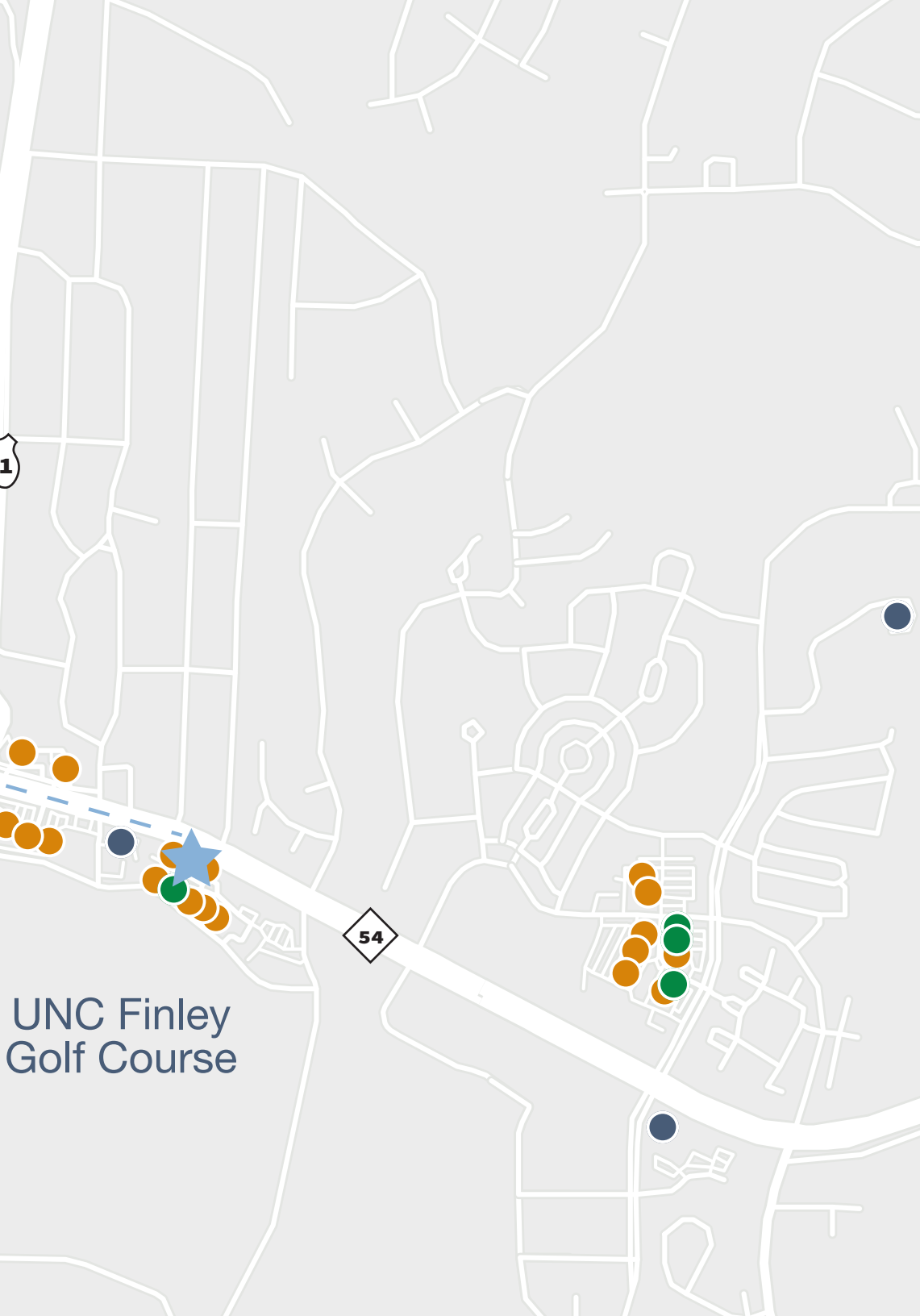


NEW TRAINING ROOM



AMENITIES





RESTAURANTS, BARS, COFFEE, & GROCERY

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

FITNESS

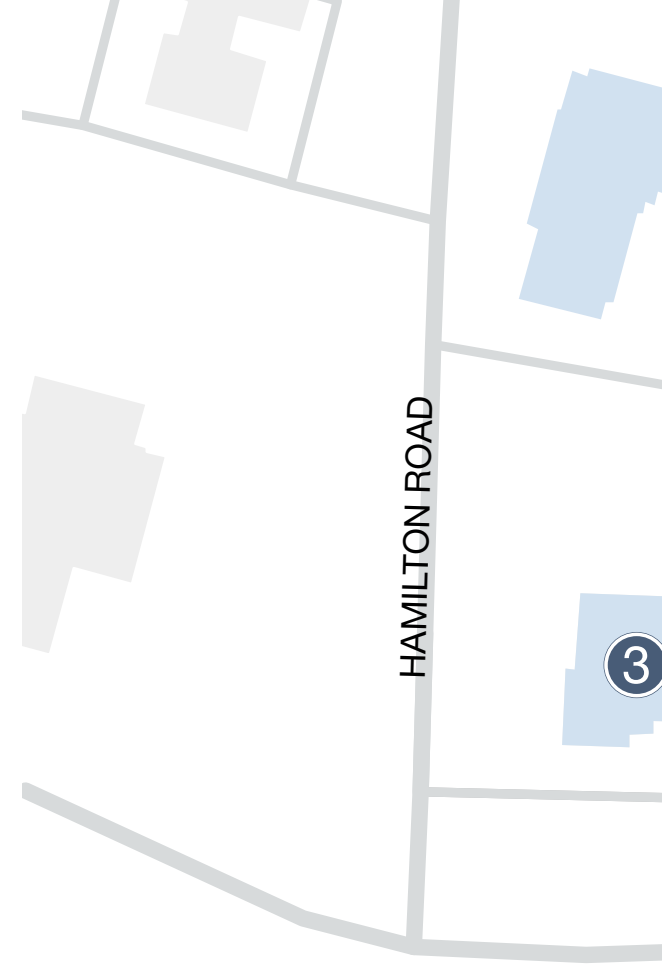
Fitness Together	Hotworx Yoga Studio	Pure Barre
Franklin Street Yoga Center	Orangetheory Fitness	Title Boxing

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
Monkee's of Chapel Hill
Walgreens
Woof Gang Bakery & Grooming
- 3 | The Station at East 54
- 4 | East 54 Condos
The Stock Exchange
Title Boxing
- 5 | Brenz Pizza Co.
Citrine Salon
East 54 Condos
Hawthorne & Wood
Hotworx Yoga Studio
- 6 | Parking Garage
- 7 | Environs Lofts at East 54



WHERE
WORK STYLE
MEETS
LIFESTYLE



54

1

2

4

5

6

7

RALEIGH ROAD

ROGERS ROAD

OAK

PRESTWICK ROAD

UNC FINLEY GOLF COURSE

East 54

NAI TRI PROPERTIES

5425 Page Road, Suite 100
Durham, NC 27703
919.941.5745 | triprop.com

LEASING CONTACTS:

ROBIN ROSEBERRY ANDERS, SIOR | 919.369.6713 | randers@triprop.com

EMILY PFEIFFER | 252.945.9240 | epfeiffer@triprop.com