



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

**AVISON
YOUNG**

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)

Building Size: 50,723 SF

Available SF: 1,959 - 2,496 SF

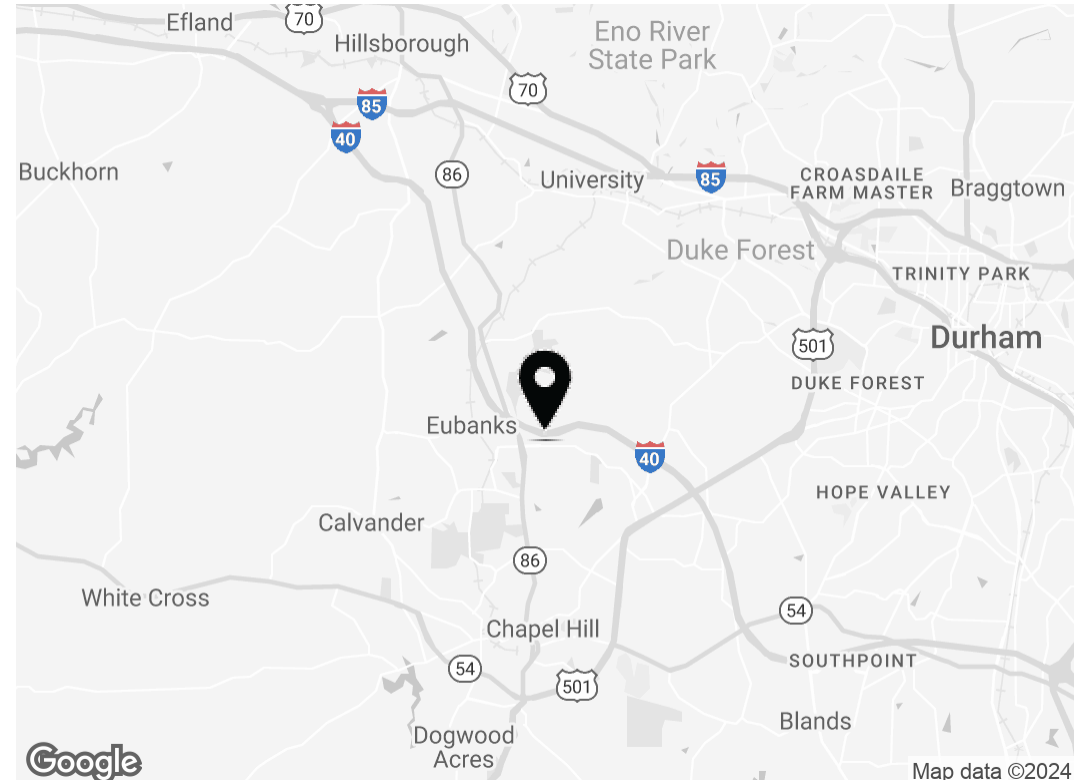
Parking Ratio: 3 per 1,000 SF

Year Built: 2001

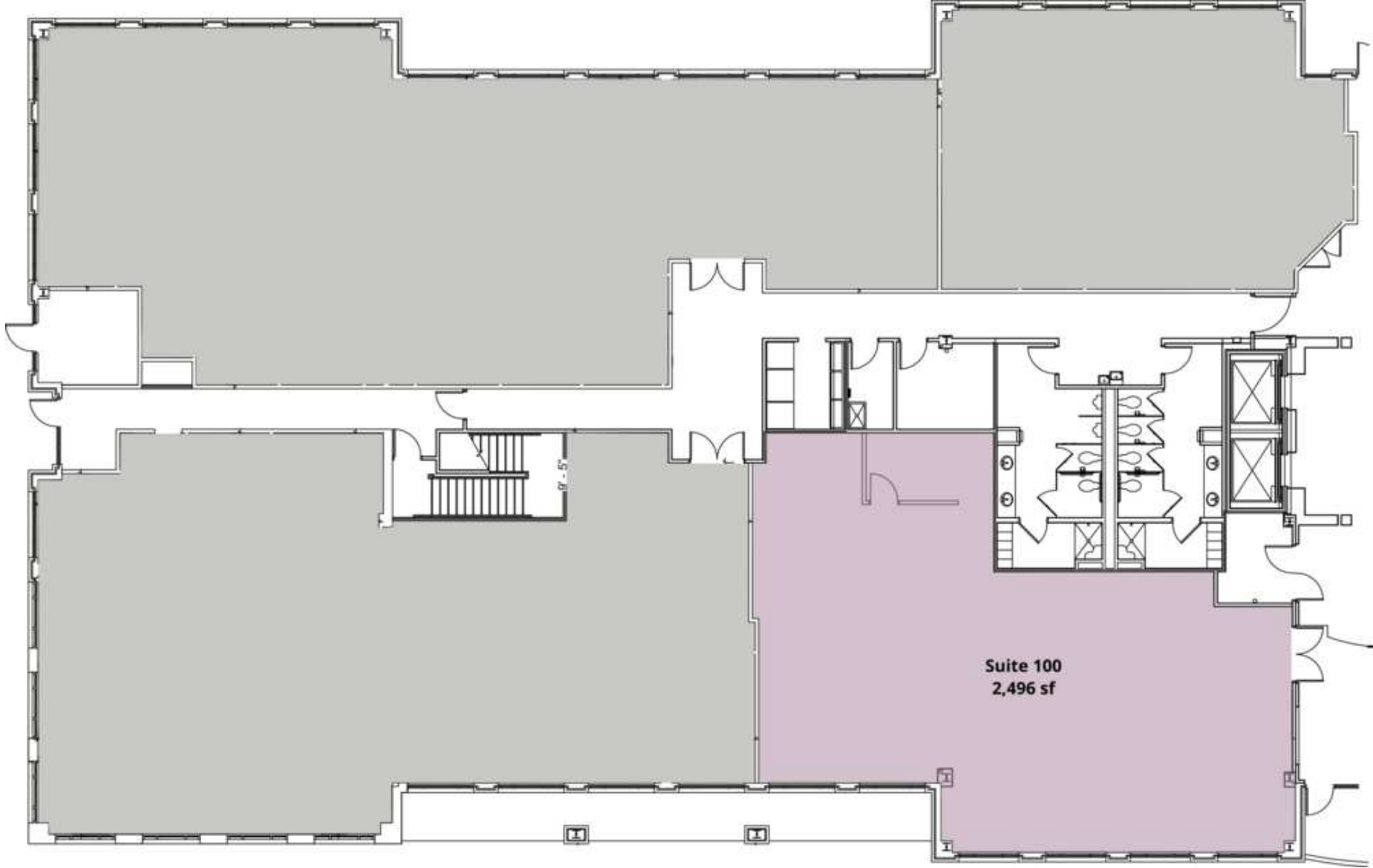
Zoning: ONI-2

Market: Raleigh/Durham

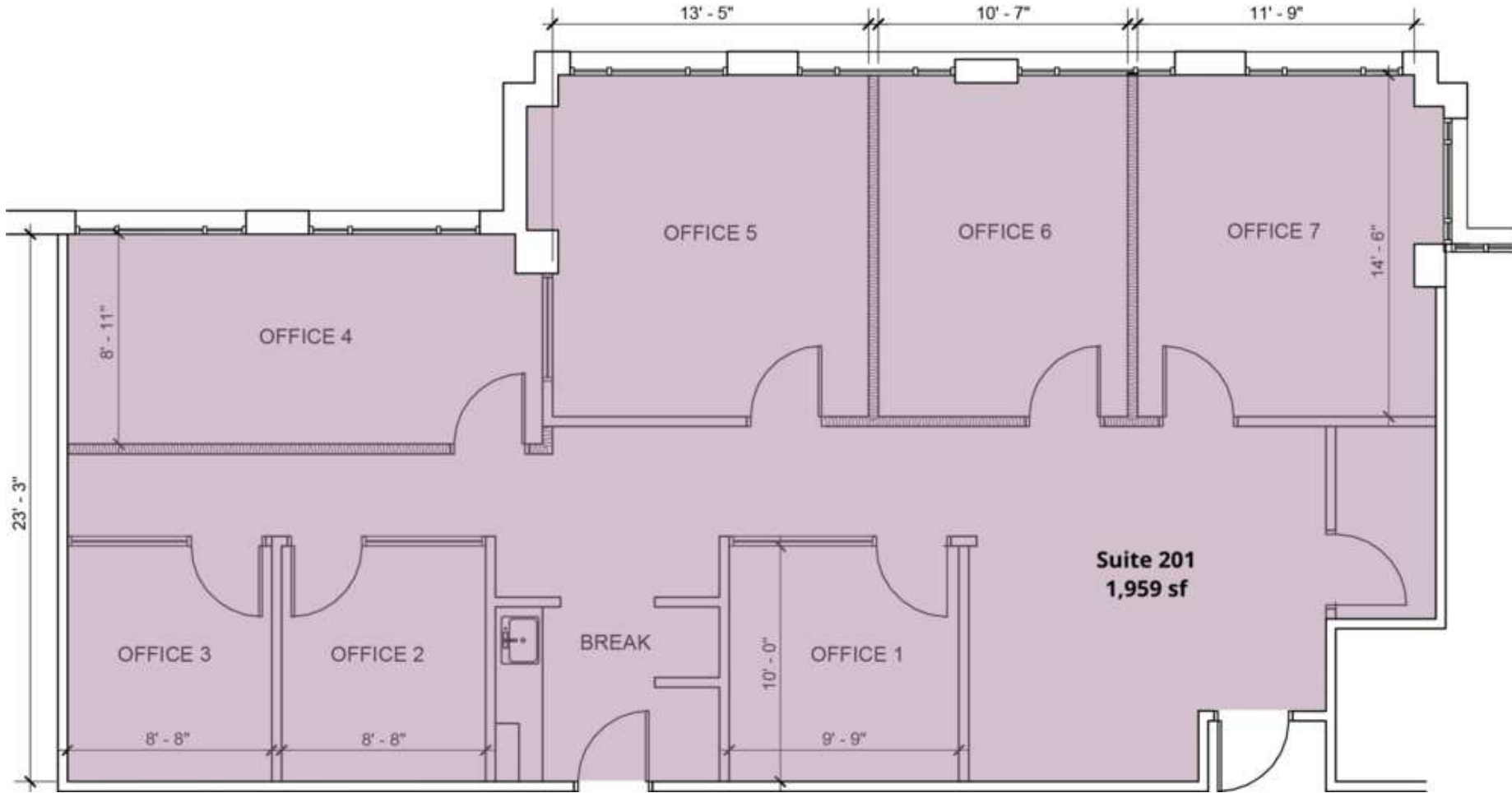
Submarket: Orange County

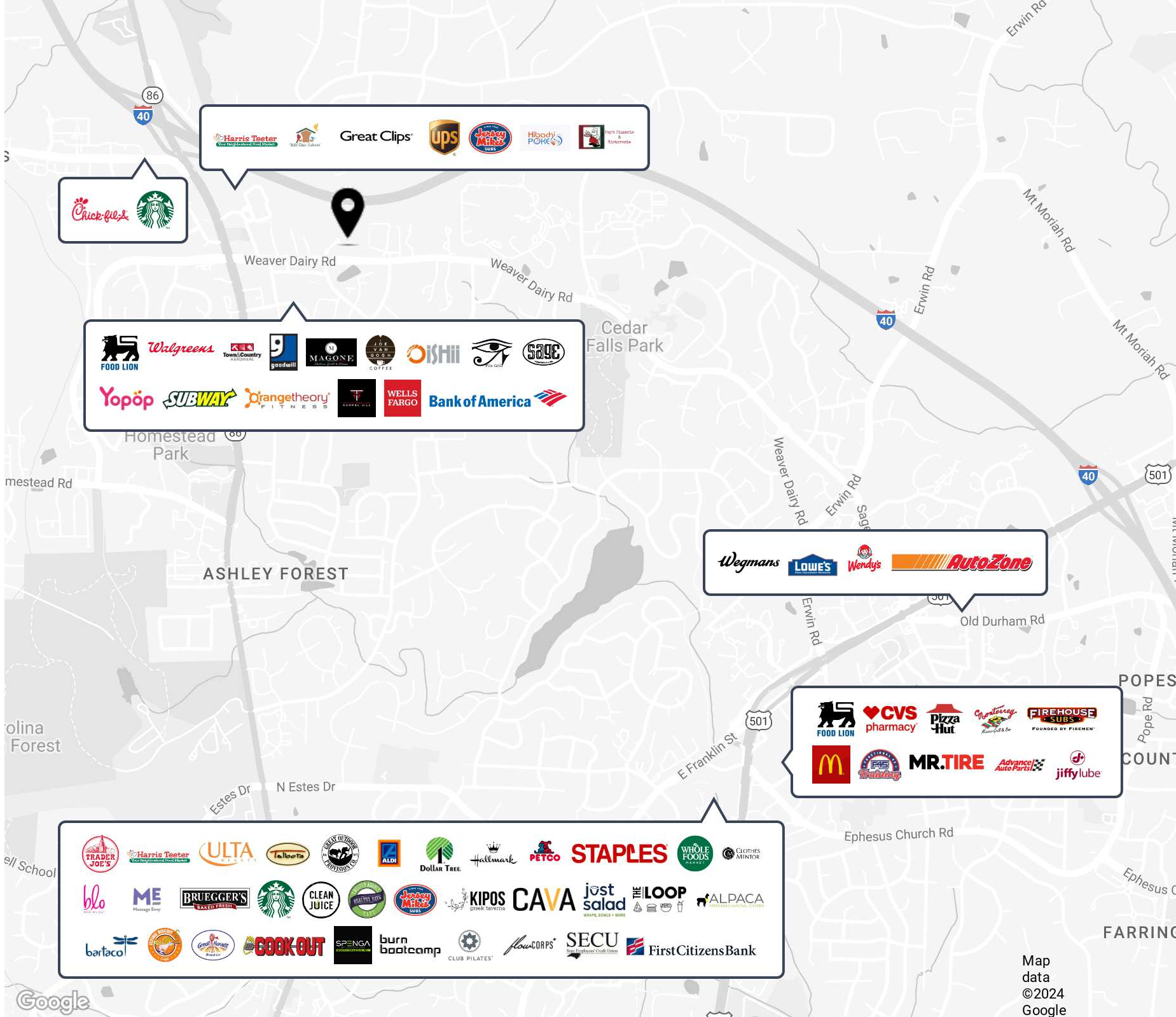


First Floor Plan



Suite 201 Floor Plan





Callout box 1 (top): Harris Teeter, Great Clips, UPS, Jersey Mike's Subs, Hibody's PORK, and 100% Pastaza & Barbecue.

Callout box 2 (left): Chick-fil-A and Starbucks.

Callout box 3 (middle): Walgreens, Food Lion, Town & Country Hardware, gsdull, MAGONE, JOE VAN TONCOFF COFFEE, OISHII, SAGE, Yopop, SUBWAY, Orangetheory FITNESS, T, WELLS FARGO, and Bank of America.

Callout box 4 (right): Wegmans, Lowe's, Wendy's, and AutoZone.

Callout box 5 (bottom right): Food Lion, CVS pharmacy, Pizza Hut, Firehouse Subs, McDonald's, MR.TIRE, Advance Auto Parts, and jiffylube.

Callout box 6 (bottom): TRADER JOE'S, Harris Teeter, ULTA, TOLLER'S, ALDI, DOLLAR TREE, Hallmark, PETCO, STAPLES, WHOLE FOODS, CLOTHES MENTOR, blo, ME, BRUEGGERS, Starbucks, CLEAN JUICE, KIPPOS, CAVA, just salad, THE LOOP, ALPACA, bartaco, COOK-OUT, SPENGA, burn bootcamp, CLUB PILATES, SECU, and First Citizens Bank.

Let's talk.

Arnold Siegmund

Principal, Landlord Representation

D 919 420 1573

arnold.siegmund@avisonyoung.com



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

© 2024. Avison Young - Raleigh-Durham. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young - Raleigh-Durham does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

**AVISON
YOUNG**