

# THE STATION

at *East*  
54



UNMATCHED VIEWS HERE...



Finley Golf Course

...AND HERE



East 54

PREMIER CLASS A OFFICE PRELEASE OPPORTUNITY LOCATED IN A PRIME LOCATION NEAR THE NC 54 AND I5-501 INTERSECTION. WALKING DISTANCE TO ALL OF THE DINING AND SHOPPING AMENITIES OF EAST 54.

Chapel Hill, NC  
An East West Partners Development

LOCATION	1011 S. Hamilton Road, Chapel Hill Off of Highway 54 near the intersection of 15-501
BUILDING SIZE	Approximately 47,678 square feet of office space on four (4) floors.
SPACE AVAILABLE	36,649 square feet (Three (3) Floors)
TENANT IMPROVEMENT ALLOWANCE	\$40.00 per square foot
SIGNAGE	Available building signage visible from NC 54 and Finley Golf Course
OFFICE RENTAL RATE	\$35.00 per square foot, Full Service
PARKING RATIO	On-site parking deck at a ratio of 2.9 spaces per 1,000 usable square feet leased
AMENITIES	Men's and women's showers and lockers on every floor Walking distance to East 54 with 5 on-site restaurants and numerous shopping opportunities Aloft Hotel

For more information please contact:  
Clay Stober, 919.281.2344, [cstober@triprop.com](mailto:cstober@triprop.com)  
Matt Winters, 919.281.2319, [mwinters@triprop.com](mailto:mwinters@triprop.com)

**TRI PROPERTIES**  
INCORPORATED



# THE STATION

at *East* 54

With the convenience of the city and all the charm of Chapel Hill, The Station at East 54 offers the best of both worlds, the best surroundings, the best support for your business. It's an environment like no other.

East 54 is located in Chapel Hill, one of the three "points" of The Research Triangle. Located directly on NC 54 near Hwy. 15-501 and I-40, East 54 provides a convenient location with easy access to all major thoroughfares and the RDU International Airport.



AMENITIES - LOCATED WITHIN 5 MILES OF THE STATION AT EAST 54

Dining



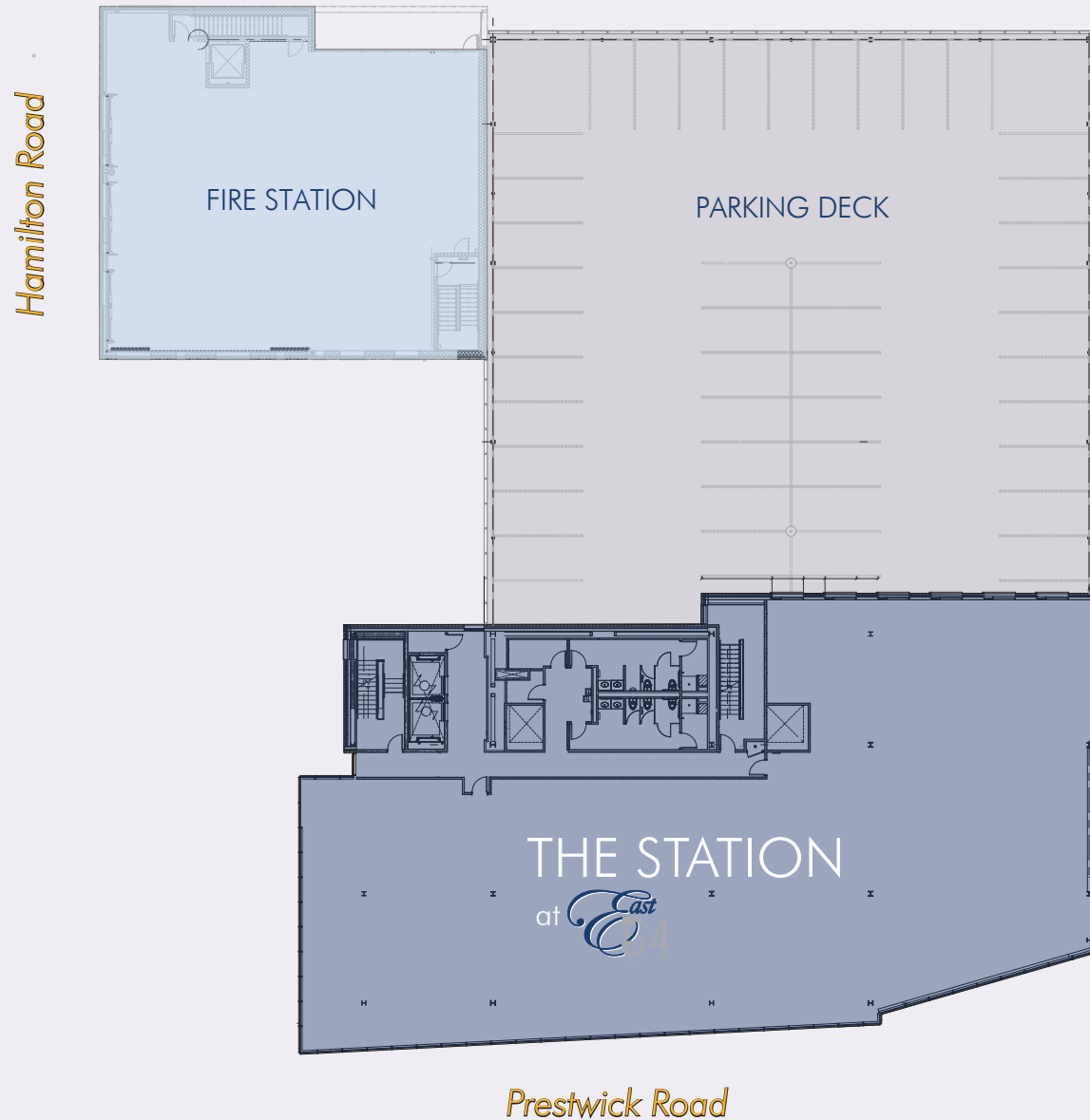
Hotels



Banks



# SITE PLAN



*Contact:*

CLAY STOBER

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All information provided herein is from sources deemed reliable. However, all information is subject to verification. Tri Properties does not independently verify nor warrant the accuracy of the information..

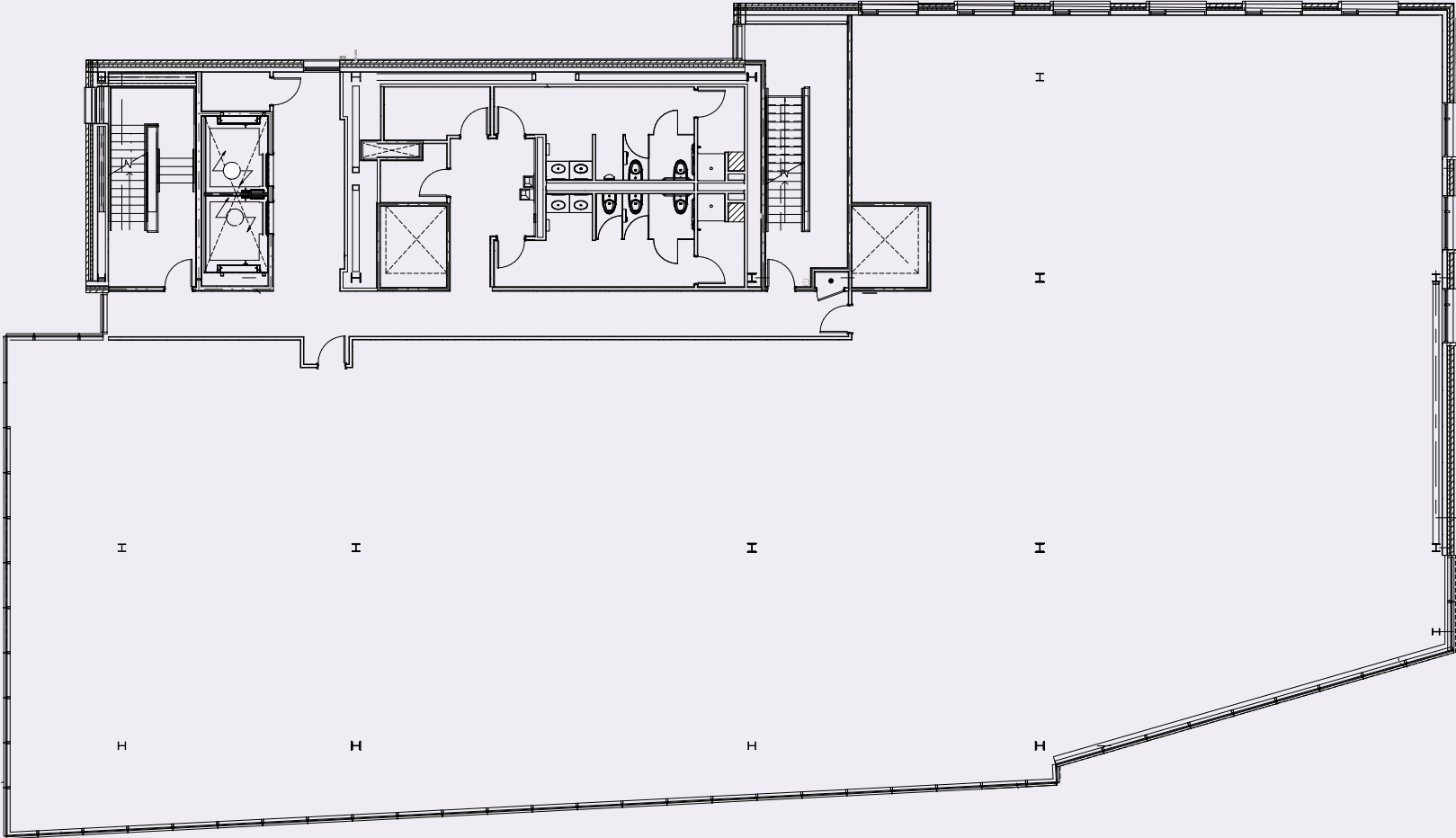
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# TYPICAL FLOOR PLAN



12,187 RSF

Contact:

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