

**AVISON
YOUNG**

OFFICE SPACE FOR LEASE OR SALE

Chapel Hill 40 - Dawson Hall

77 Vilcom Center Drive
Chapel Hill, NC 27514

Partnership. Performance.

Available for Lease or Sale

Type	Class A Office Building
Building Size	72,364 rsf
Location	Located just off I-40 near the intersection of Hwy. 86 and Weaver Dairy Road
Sale Price	\$170.00/rsf (price includes warm shell)
Rental Rate	\$23.00/rsf, Full Service Tenant Improvement Allowance: \$22.00/rsf
Available sf	Third Floor: 9,454 sf First Floor: 2,806 sf



Arnold Siegmund
Principal

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Senior Associate

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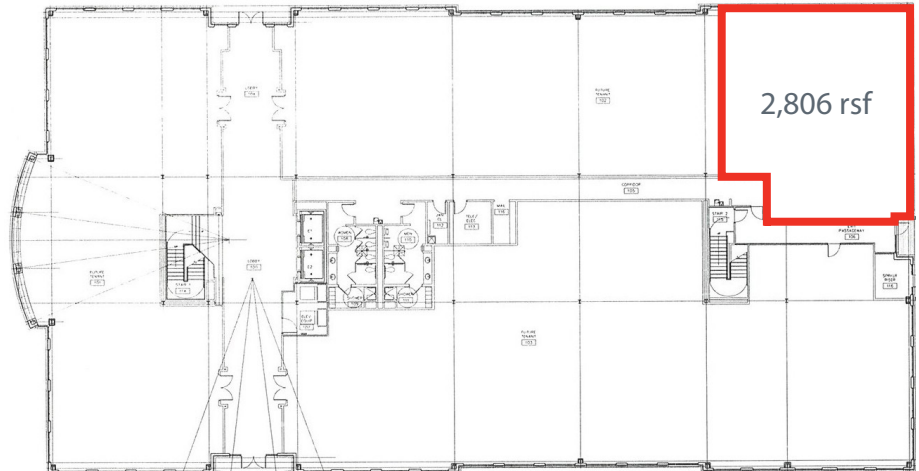
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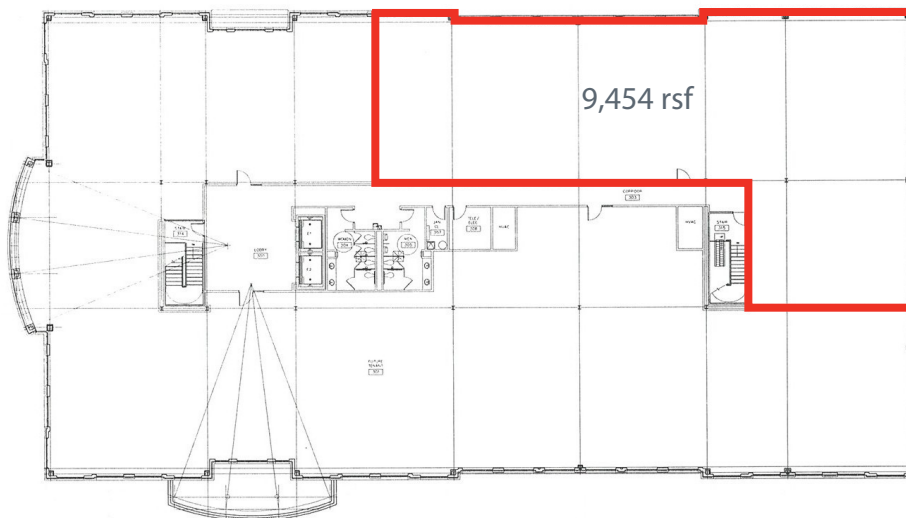
Features

- Intimate office campus in a natural setting
- Card access security system
- Showers and covered bike racks
- Walking distance to restaurants, shops and services
- Office spaces can be demised

FIRST FLOOR



THIRD FLOOR



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