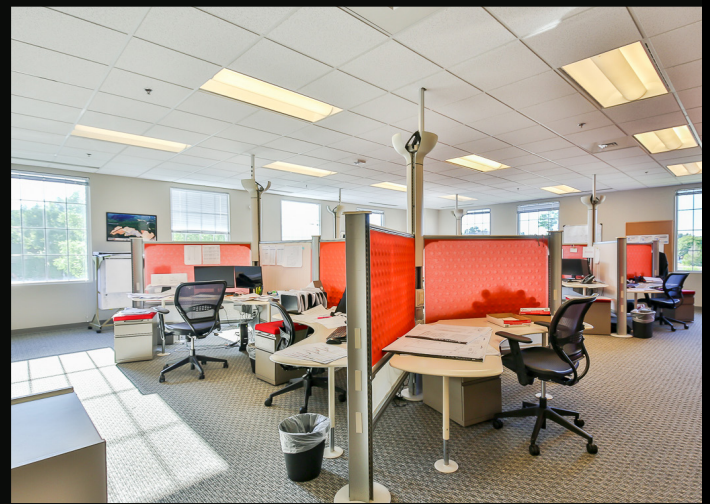


THE BOLD BUILDING

CLASS A OFFICE SPACE FOR LEASE

± 6,700 SF AVAILABLE

50101 GOVERNORS DRIVE
CHAPEL HILL, NORTH CAROLINA



OFFICE SPACE FOR LEASE



50051 GOVERNORS DRIVE
CHAPEL HILL, NC 27517
BOLDCRE.COM



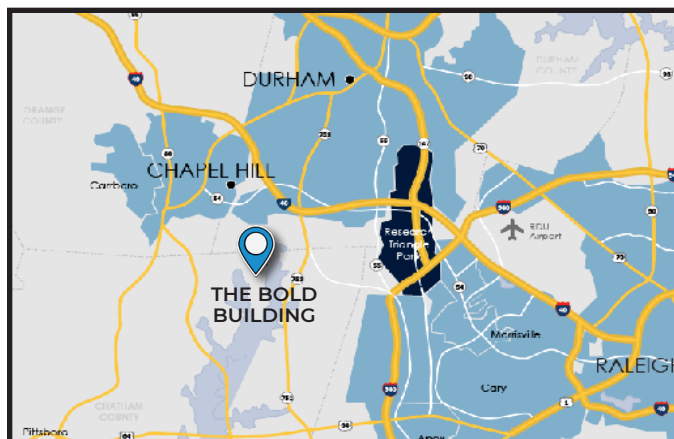
LISTING AGENT

CHELA TU
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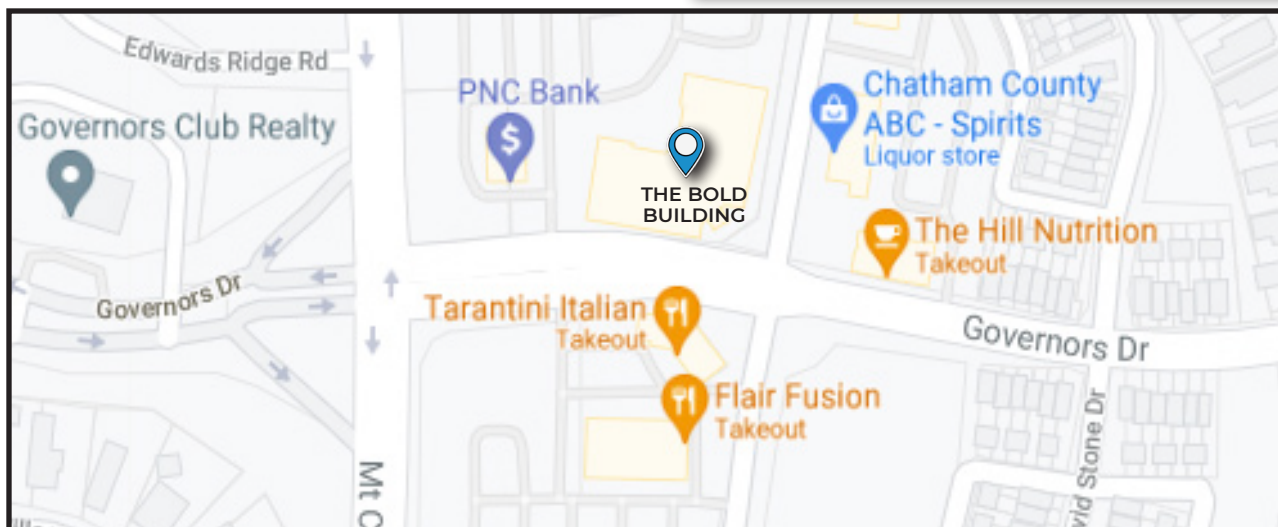
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PROPERTY LOCATION



- 10 minutes to Chapel Hill & UNC
- 15 minutes to the Streets a Southpoint
- 20 minutes to
 - Durham
 - Duke University
 - Pittsboro
 - MOSAIC and Chatham Park
 - Research Triangle Park
 - Cary
 - Apex
- 25 minutes to Raleigh-Durham Airport



<u>COLLECTION ST // CROSS ST</u>	<u>TRAFFIC VOLUME</u>	<u>DISTANCE</u>
• Mt Carmel Church Rd // Governors Dr	• 8,000	• 0.1 miles
• Old Farrington Point Rd // Whippoorwill Ln	• 6,300	• 0.4 miles
• Whippoorwill Ln // Moring	• 2,300	• 0.5 miles
• US Hwy 15-501 N // Mt Carmel Church Rd	• 36,000	• 3.0 miles

Information obtained from Esri

THE BOLD BUILDING

OFFICE SPACE FOR LEASE

PROPERTY COMMUNITY

Governors Village is a master-planned community located in close proximity (less than 10 minutes) to downtown Chapel Hill. It consists of professional and medical office space, retail, and upscale residential that features apartments, townhomes, and homes. Governors Village is a Chapel Hill address with easy access to Durham, Pittsboro, Research Triangle Park, and the Raleigh-Durham International Airport.

Join a community of local and national businesses in:

- IT
- Finance
- Franchising
- Research
- Archeology
- Law
- Recruiting
- Insurance
- Renovations



PROPERTY OVERVIEW & FEATURES

The **BOLD** Building is located in a distinguished Class A community in a village setting and unique boutique neighborhood adjacent to the award-winning Governors Club. The **BOLD** Building is prominently situated steps away from various retail and service businesses.

- Walkable amenities consisting of restaurants, grocery, townhomes, daycare, apartments, pharmacy, and more

- Full service rent includes taxes, insurance, CAM, water, sewer, electrical, garbage and recycling, janitorial

- Ample parking

- Fiber internet

- On-site property management

- Customer-centric and committed ownership

PROPERTY FEATURES	
ADDRESS	50101 Governors Drive Chapel Hill, NC 27517
BUILDING SIZE	56,320 RSF Class A Office Building
AVAILABLE SUITE	Suite 230 ± 6,717 SF
RESTAURANTS IN WALKING DISTANCE	<ul style="list-style-type: none"> • Flair Restaurant & Wine Bar • Tarantini Italian Restaurant • Gov's Burger & Tap • Sal's NY Pizza

DEMOGRAPHICS

1 MILE RADIUS	CENSUS 2018	PROJECTED 2023
POPULATION	2,885	3,305
HOUSEHOLDS	1,324	1,521
MEDIAN H.HOLD INCOME	\$89,476	\$93,021
AVERAGE H.HOLD INCOME	\$135,647	\$144,219
3 MILE RADIUS	CENSUS 2018	PROJECTED 2023
POPULATION	11,024	12,250
HOUSEHOLDS	4,678	5,193
MEDIAN H.HOLD INCOME	\$98,445	\$102,173
AVERAGE H.HOLD INCOME	\$138,635	\$147,836
5 MILE RADIUS	CENSUS 2018	PROJECTED 2023
POPULATION	65,241	69,029
HOUSEHOLDS	24,886	26,441
MEDIAN H.HOLD INCOME	\$66,899	\$75,604
AVERAGE H.HOLD INCOME	\$103,330	\$113,522

Information obtained from Esri

PROPERTY COMMON AREA PHOTOS



THE BOLD BUILDING

OFFICE SPACE FOR LEASE

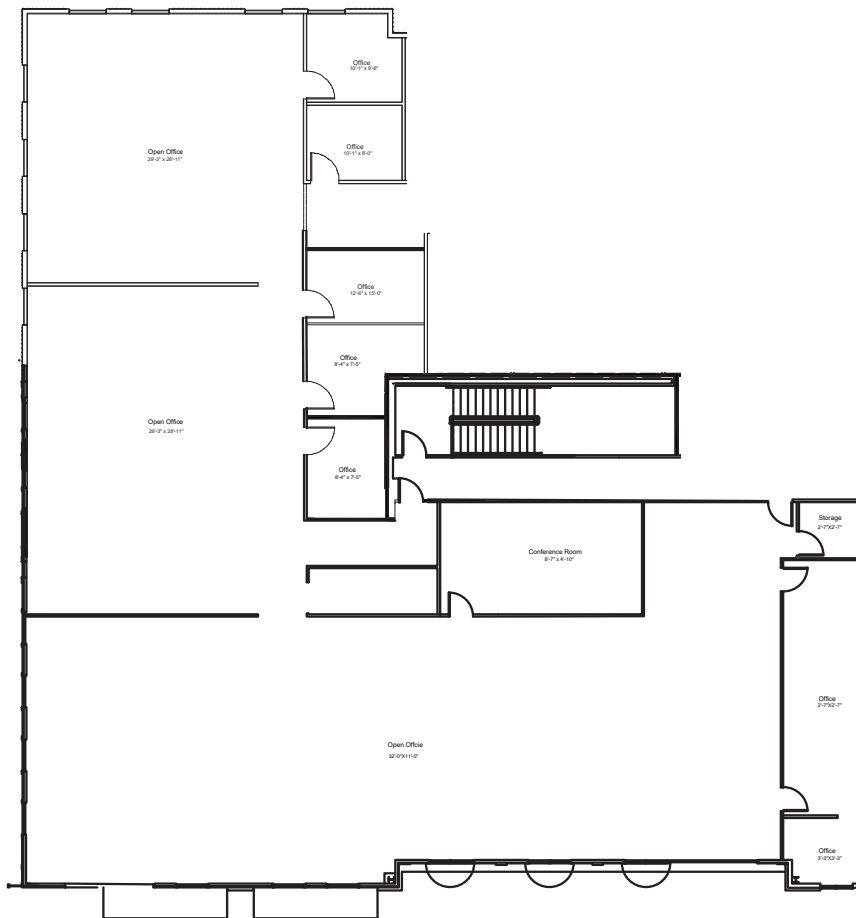
INTERIOR PHOTOS



FLOORPLAN

Space: Suite 230

Size: ± 6,717 SF





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