



THE PARKLINE



1830 Fordham Blvd. Chapel Hill, NC



BUILDING AMENITIES

Fitness:

4,000 SF fitness facility located on the lower level, complete with locker rooms and showers.

Expansive Outdoors:

Multiple outdoor eating and lounging areas on both upper and lower patios. Building surrounded by running paths, parks, and recreational areas.

Within walking distance of under construction Wegmans. 25,000 square foot covered upper level patio and 20,000 square foot lower level patio.

Conference Facilities:

Multiple conference rooms holding up to 80 people, with full AV equipment are available via reservation.

100% Generator Standby Power:

The Parkline is fully supported by two (2) 2,500 KVA / 2,000 KW generators.

Building Services:

On-site Property Management office with on-site building engineer.



TENANT PRIORITIES



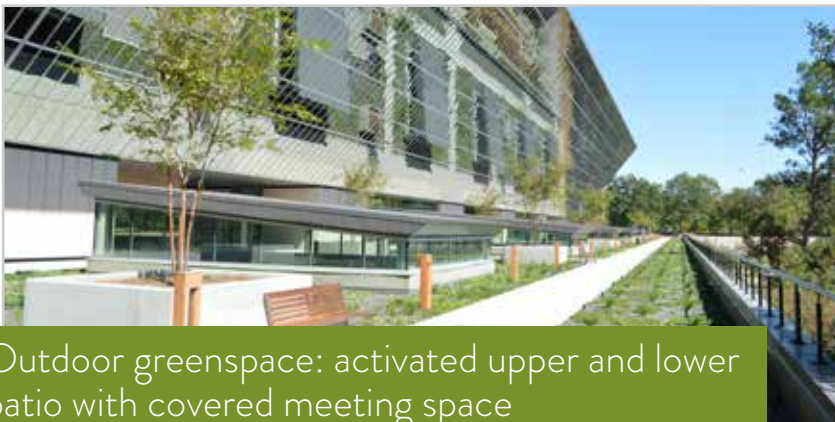
Multiple entrance/access points



37 acres of campus with greenspace/walking trails



Multiple spacious conference rooms



Outdoor greenspace: activated upper and lower patio with covered meeting space



4,000 SF fitness facility

BUILDING SPECS

Owner:
State Employees'
Credit Union

Available RSF:
+/-126,000 RSF across
3 floors

Design Team:
Little Diversified
Architectural Consulting

Floor Plates:
Floors 2-4: 44,974 RSF

General Contractor:
Barnhill Contracting

Ceiling Height:
Floors 2-4: 15' slab to slab

Structure:
Structural steel frame with
cantilevered concrete floors

Access:
Direct access via US-15/501
and Old Durham Road

Parking Ratio:
5.0/1,000 RSF

Security:
24 hour card access

Safety:
NFPA Fire Alarms and full
sprinkler system

HVAC:
Entirely new high-efficiency
air-cooled chillers on grade and
condensing boilers in boiler
room

Tenant Electrical
Load Capacity:

Floors 2-4:
2 electrical closets which
each include:

- (1) 112.5 KVA Transformer
- (2) 120/208v Panels
- (1) 480/277 Panel

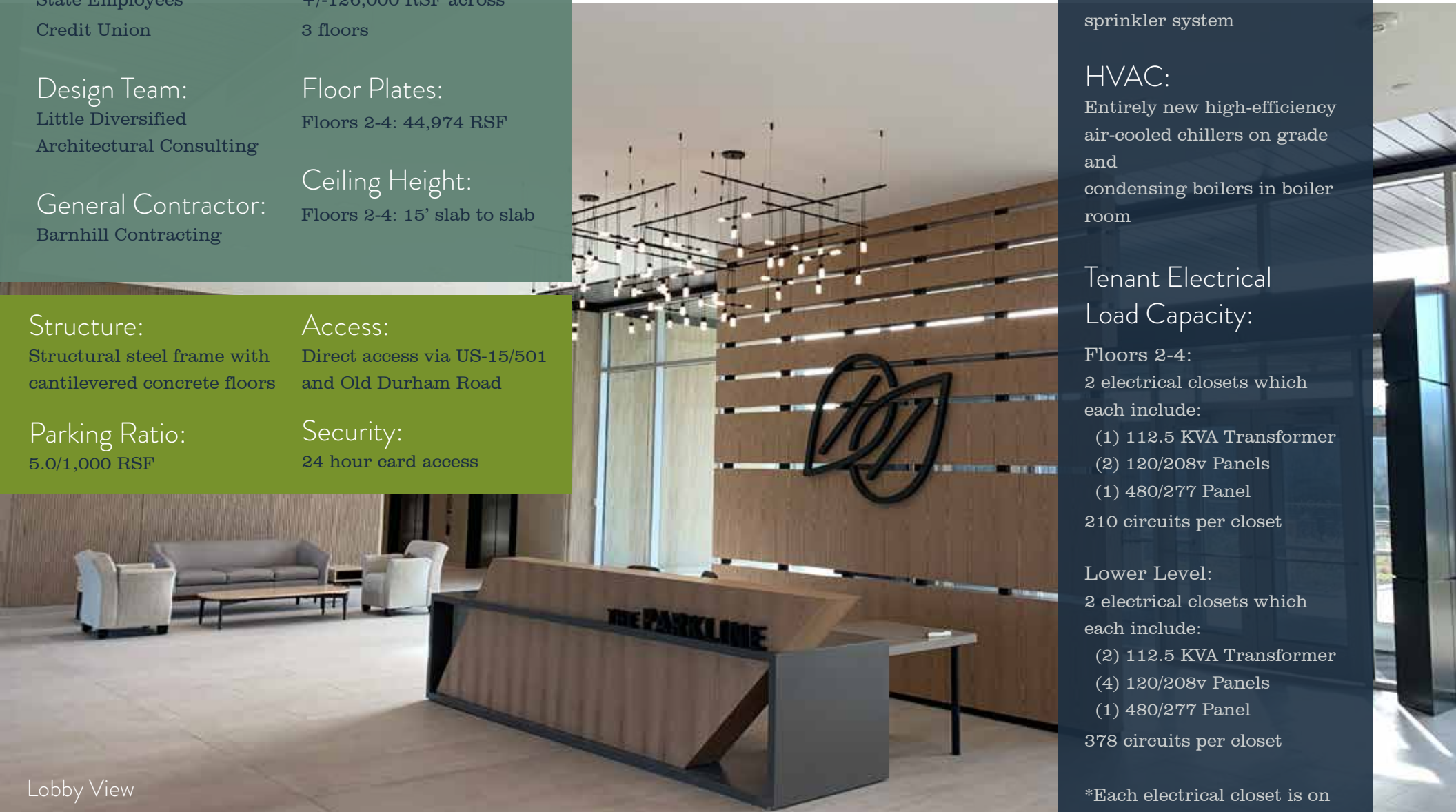
210 circuits per closet

Lower Level:
2 electrical closets which
each include:

- (2) 112.5 KVA Transformer
- (4) 120/208v Panels
- (1) 480/277 Panel

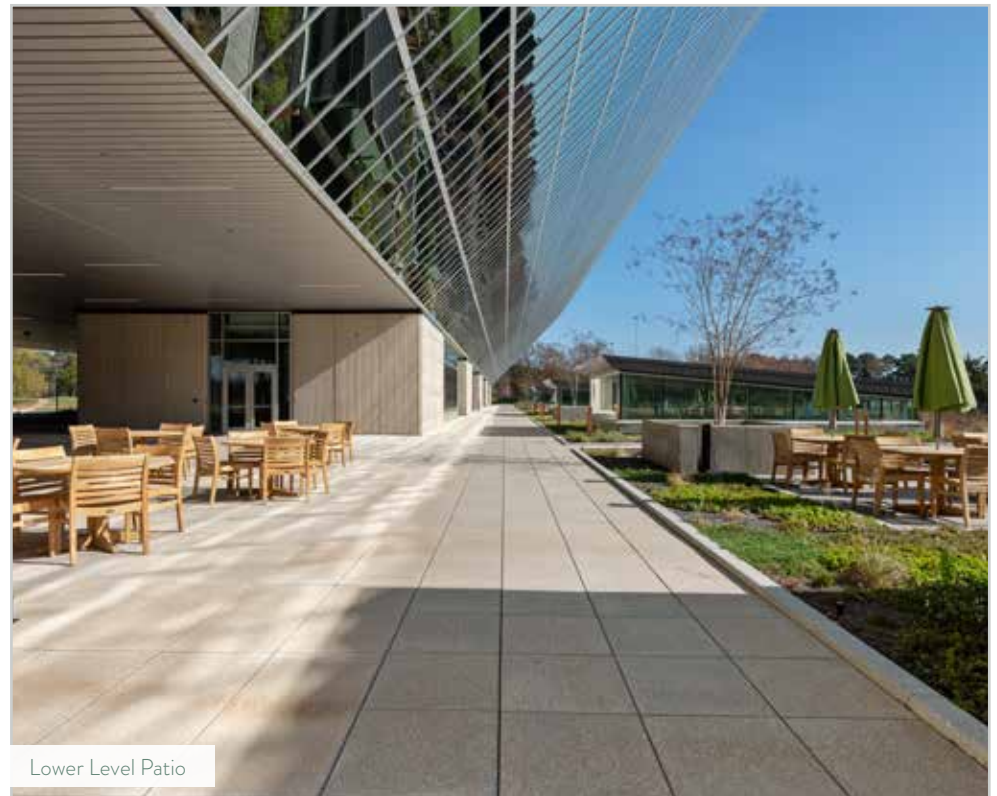
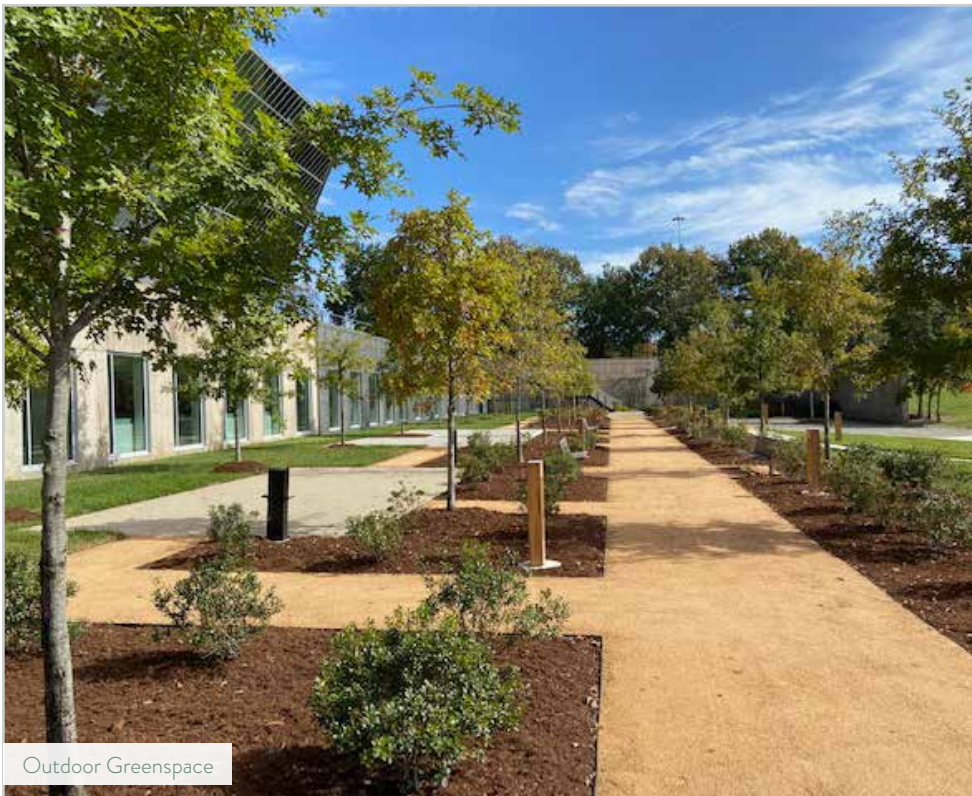
378 circuits per closet

*Each electrical closet is on
generator standby power



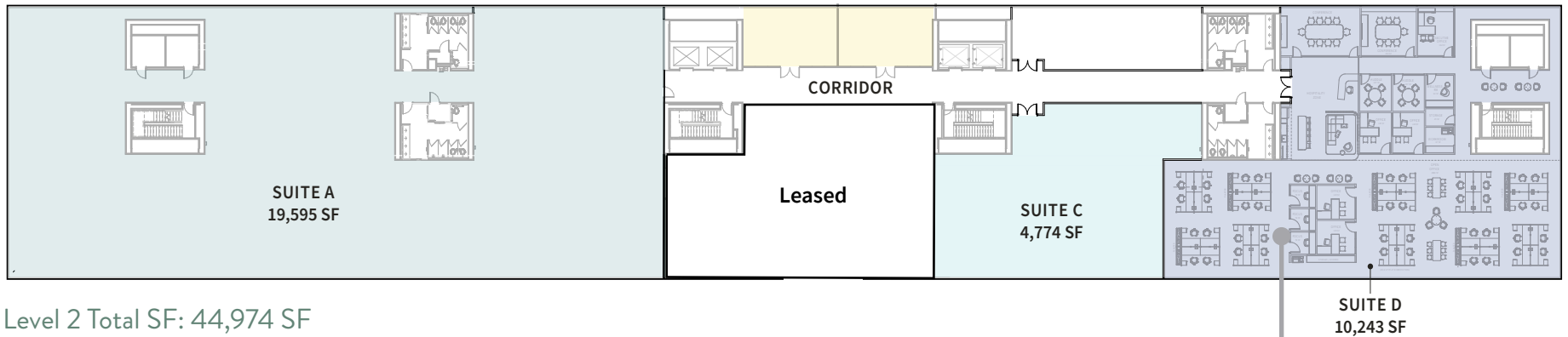
Lobby View

WIDE OPEN SPACES



2ND FLOOR AVAILABILITY

Level 2

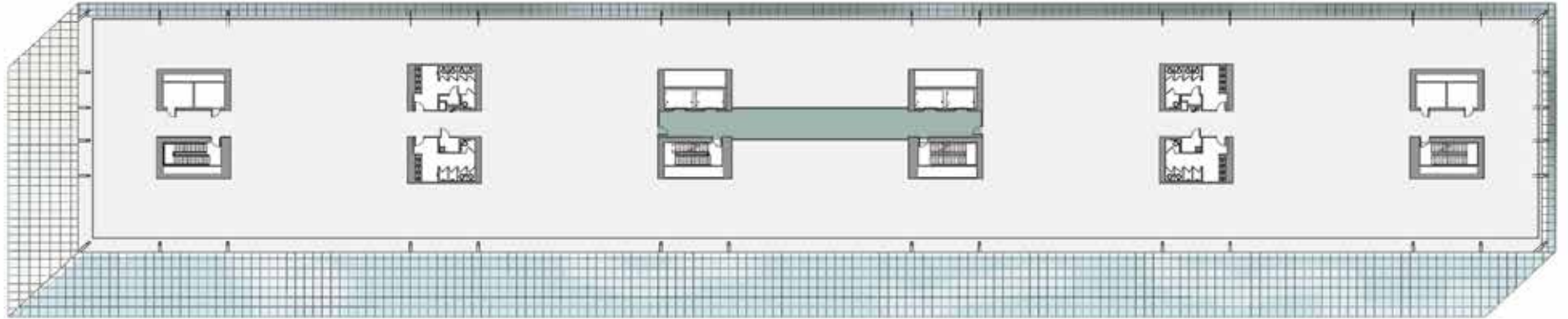


Level 2 Total SF: 44,974 SF



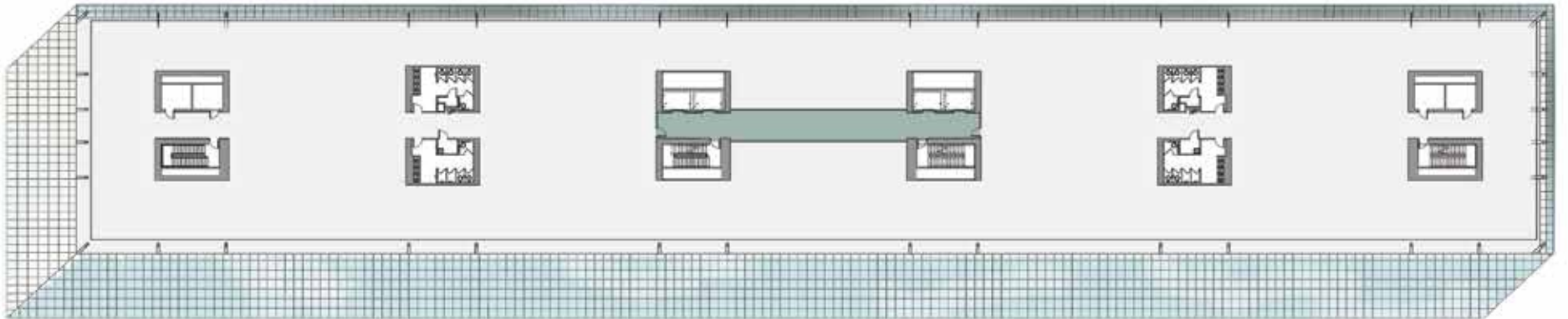
FULL FLOORS AVAILABLE

Level 3



Level 3 Total SF: 44,974 SF

Level 4



Level 4 Total SF: 44,974 SF

MOVE-IN READY SPEC SUITES

2nd Floor Spec Suite D - 10,243 RSF Available - Turn-Key, Furniture Included

Large open office design with private offices, conference rooms, hospitality zone, and wellness room

2nd Floor - Suite D

Floor Plan

[Click for Virtual Tour](#)

- Hospitality Zone
- Office
- Conference
- Huddle
- Focus
- Wellness
- Workroom
- Open Office
- Support Spaces



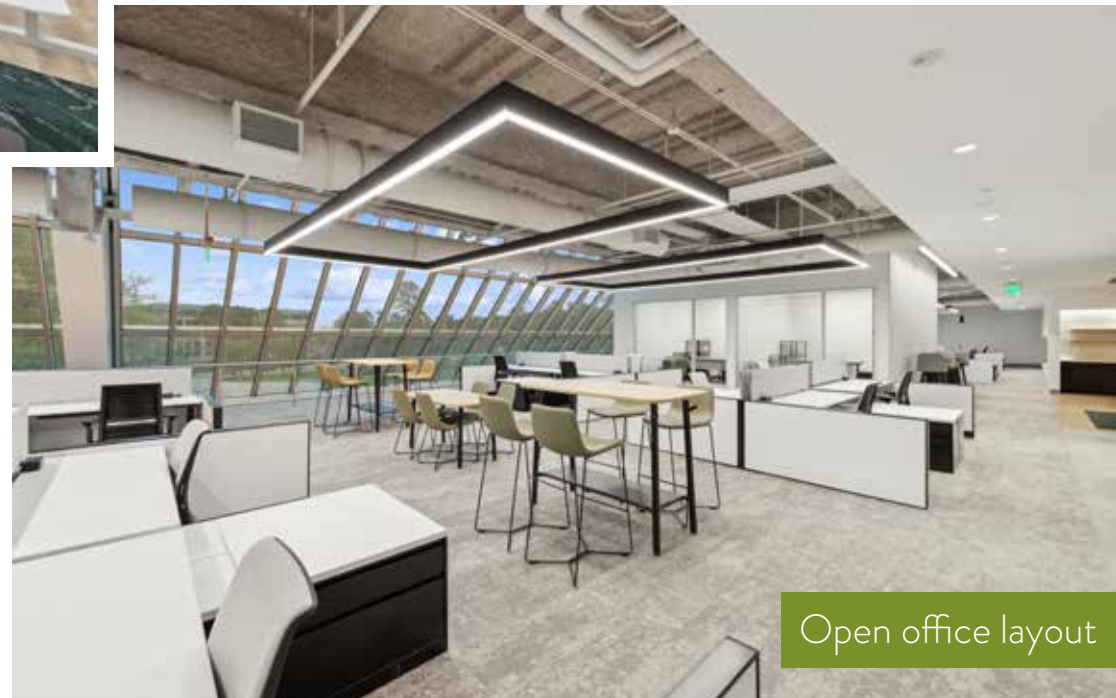
- New walls
- Existing walls
- Glass

NOT TO SCALE

MOVE-IN READY SPEC SUITES

2nd Floor Spec Suite D - 10,243 RSF Available - Turn-Key, Furniture Included

Hospitality zone

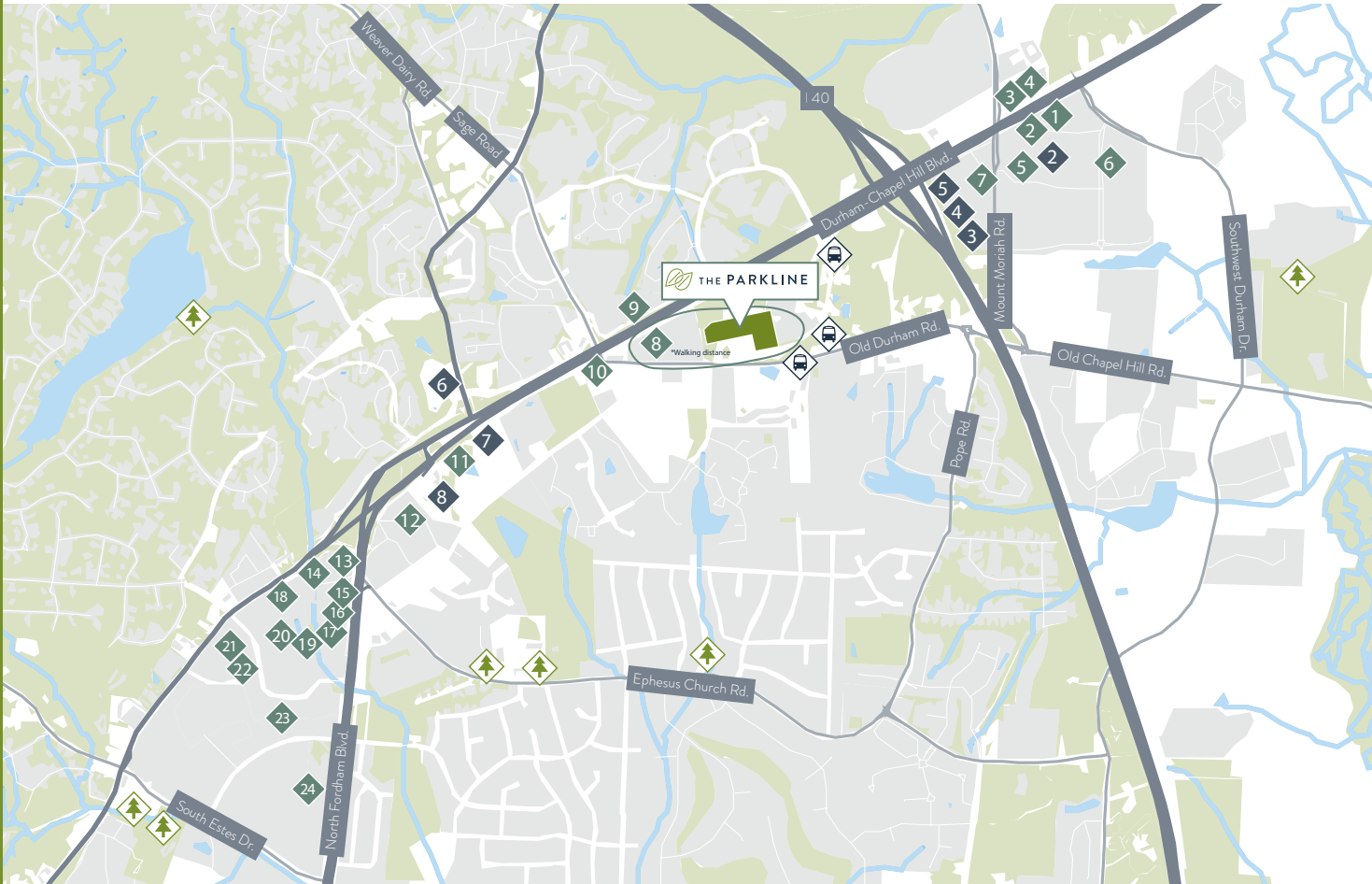


Open office layout



FOOD + BEVERAGE

- | | | | | | |
|-----------------|------------------|----------------|----------------------|-------------------------|--------------------|
| 1. Panera Bread | 5. Five Guys | 9. La Hacienda | 13. Trader Joe's | 17. Shake Shack | 21. Cava |
| 2. Chipotle | 6. Zephyr Coffee | 10. Wendy's | 14. Brugger's Bagels | 18. Clean Juice | 22. Whole Foods |
| 3. Noodle 501 | 7. Kanki | 11. McDonald's | 15. Chipotle | 19. Znooze Eatery | 23. Alpaca Chicken |
| 4. First Watch | 8. Wegman's | 12. Mr. Tokyo | 16. Chopt | 20. The Loop Restaurant | 24. Chick-fil-A |



HOTELS

1. Home 2 Suites
2. Spring Hill Suites
3. Staybridge Suites
4. Homewood Suites
5. Comfort Inn
6. Residence Inn
7. The Sheraton
8. Quality Inn



BUS STOP



PARK

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INFORMATION**

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