

THE BOLD BUILDING

TURNKEY 2ND GENERATION SCHOOL SPACE

± 2,919 SF & ± 3,205 SF OF SPACE AVAILABLE

50101 GOVERNORS DRIVE
CHAPEL HILL, NORTH CAROLINA



SCHOOL SPACE FOR LEASE



50051 GOVERNORS DRIVE
CHAPEL HILL, NC 27517
BOLDCRE.COM

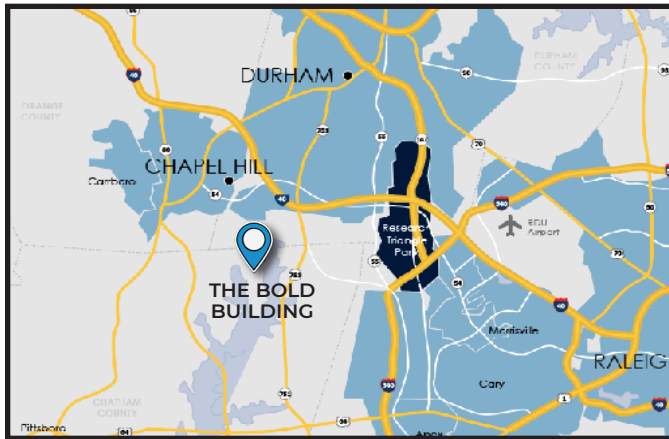


LISTING AGENT
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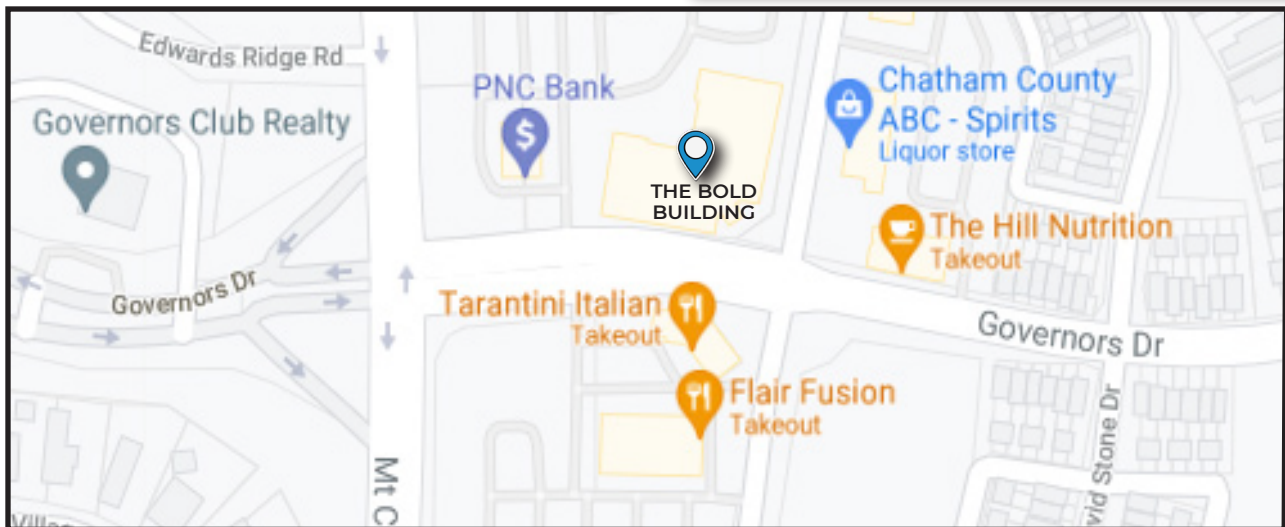
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PROPERTY LOCATION



- 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

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



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 SUITES	Suite 175 ± 3,205 SF Suite 190 ± 2,919 SF
RESTAURANTS IN WALKING DISTANCE	<ul style="list-style-type: none"> • Flair Restaurant & Wine Bar • Tarantini Italian Restaurant • Gov's Burger & Tap • Sal's

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

SCHOOL SPACE FOR LEASE

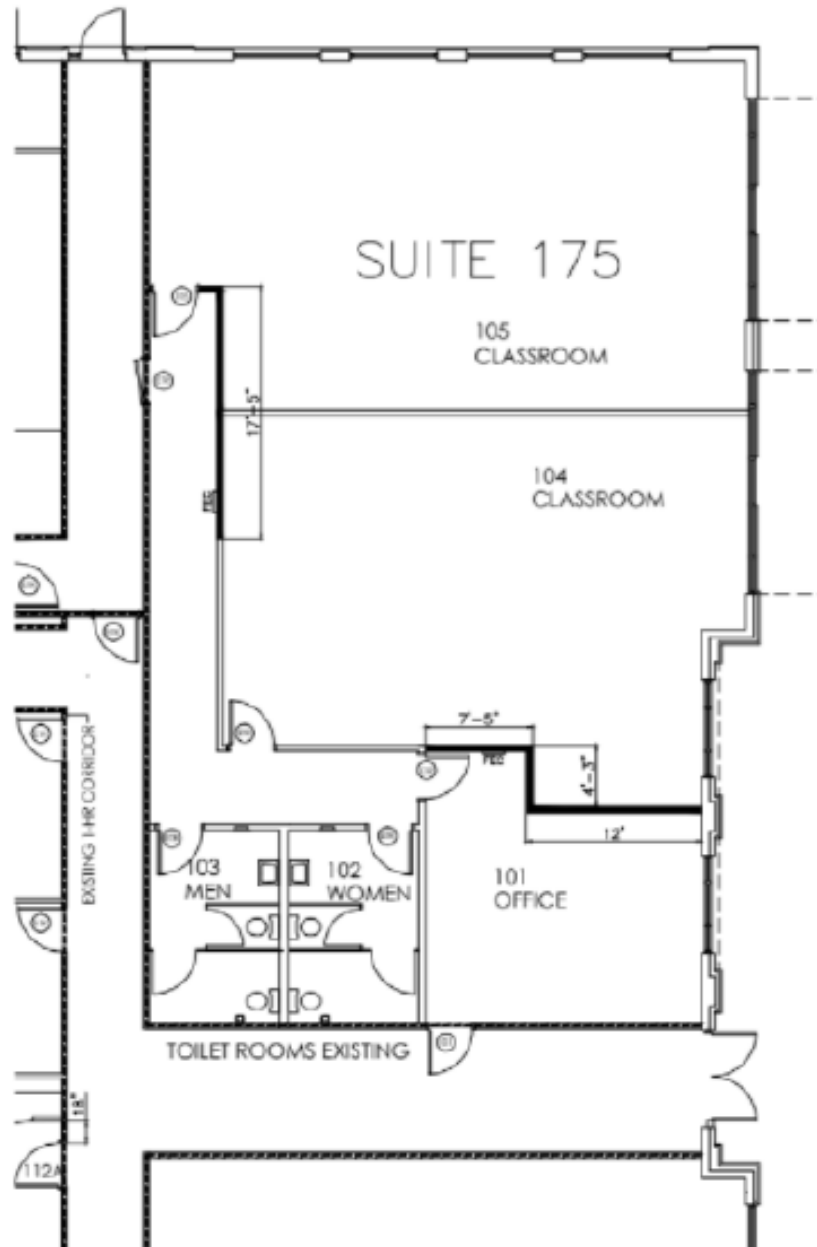
SUITE 175



FLOORPLAN

Space: Suite 175

Size: ±3,205 SF



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SCHOOL SPACE FOR LEASE

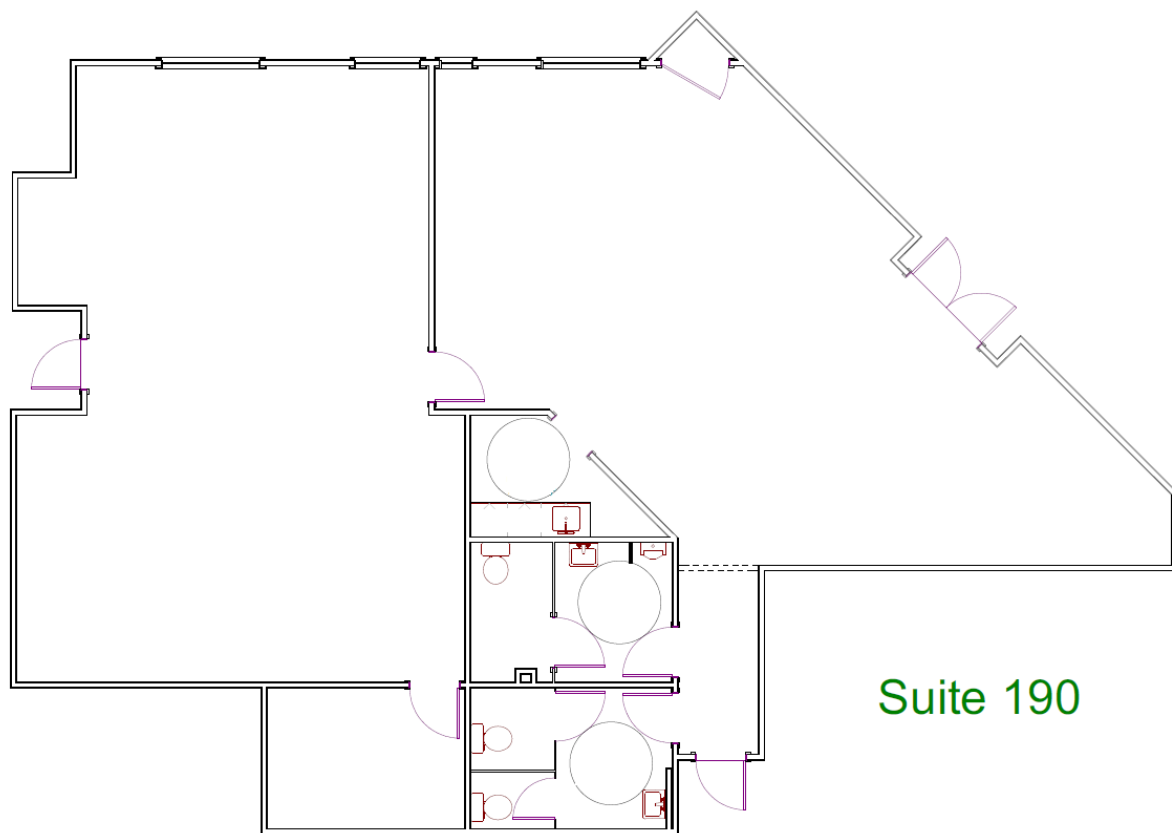
SUITE 190



FLOORPLAN

Space: Suite 190

Size: ±2,919 SF



Suite 190



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