

FOR LEASE



**THE EXCHANGE EAST**  
1450 Raleigh Road | Chapel Hill, NC 27517



**CAPITAL  
ASSOCIATES®**

# THE EXCHANGE EAST

1450 Raleigh Road | Chapel Hill, NC 27517

<b>PROPERTY TYPE</b>	Office
<b>BUILDING SIZE</b>	57,103 SF
<b>Available Space</b>	
Suite 208	5,889 SF
<b>LEASE TYPE</b>	Full Service
<b>YEAR BUILT</b>	2001
<b>COUNTY</b>	Orange
<b>LOCATION</b>	Chapel Hill, NC
<b>FLOORS</b>	3



**TRIPP BRADSHAW**

919.749.0004 (c)

919.233.9901 (o)

tbradshaw@capitalassociates.com

capitalassociates.com

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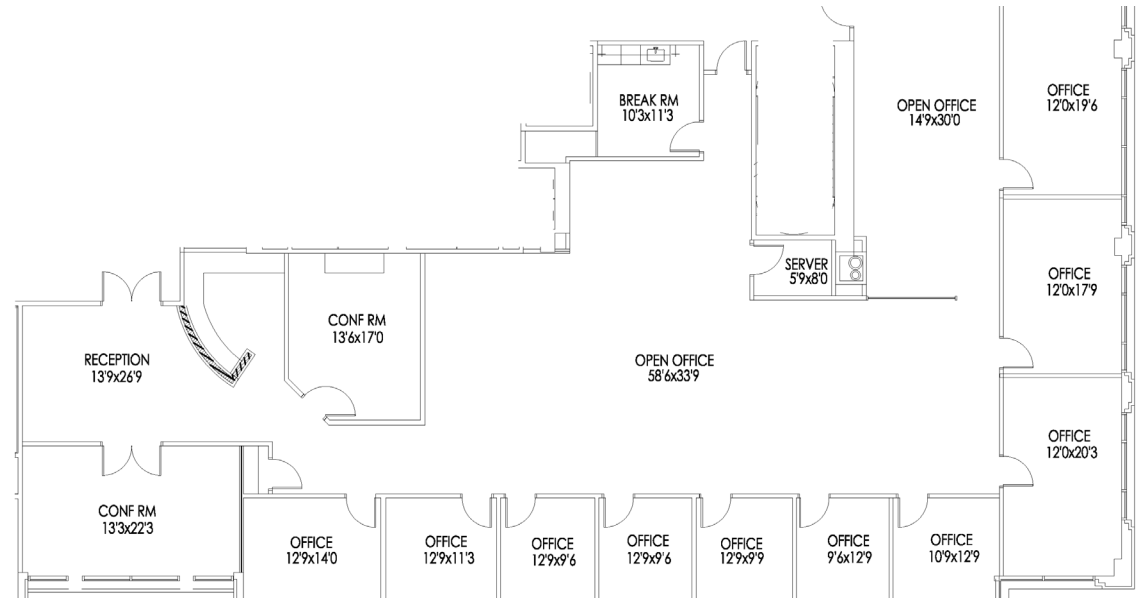
## AVAILABLE

For Sublease January 2027

### Second Floor Suite 208

5,889 SF

- Sublease term expires 3rd quarter 2029
- Can subdivide approximately 2,198 - 3,691 RSF
- Move-in ready space in excellent condition
- Prominent location on the floor at elevator lobby
- Attentive property management by Capital Associates
- Responsive local building ownership
- Attractive exterior glass line



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## LOCATION

The Exchange East is a 57,000 SF three-story, Class A office building. Overlooking the Finley Golf Course, it's location is within walking distance to:

- Meadowmont greenway trail system
- retail and dining opportunities
- ample all-weather convenient parking
- health facilities
- business hotel

## LOCATION

A five-minute drive to the east connects you to the rest of the Triangle via I-40. A five-minute drive to the west places you in downtown in Chapel Hill entertaining clients at the myriad of restaurants, interviewing your newest employee from the university, or just enjoying the ambiance.



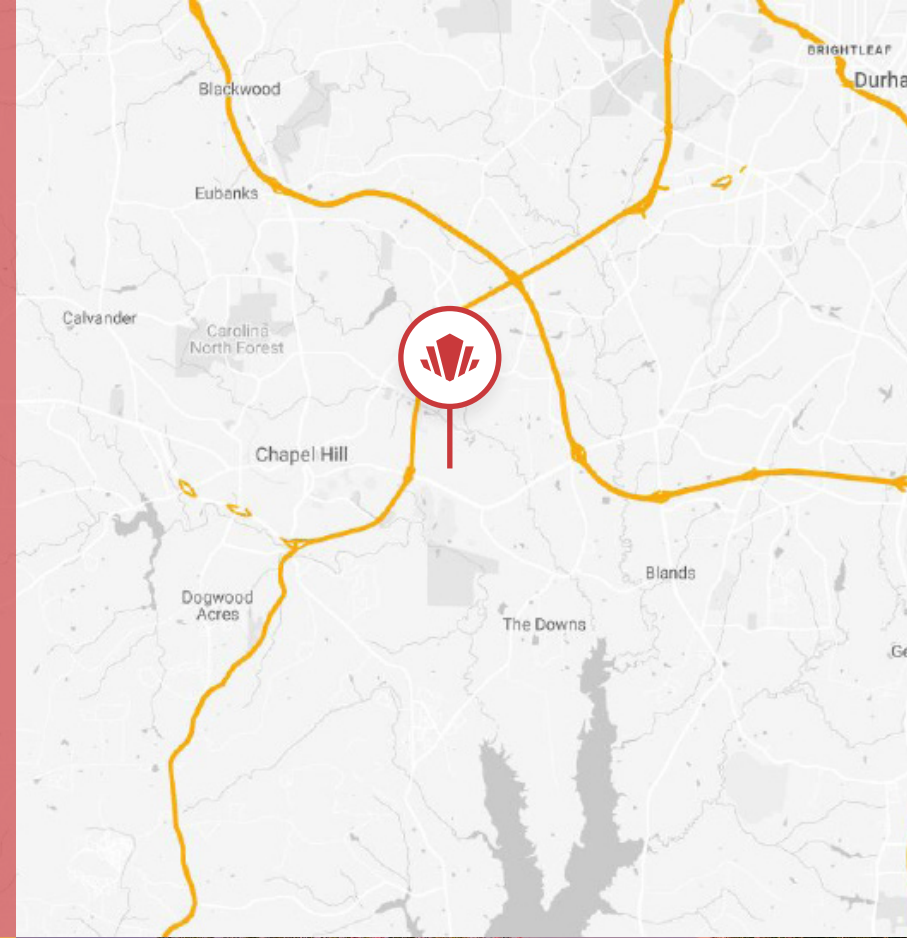
**TRIPP BRADSHAW**

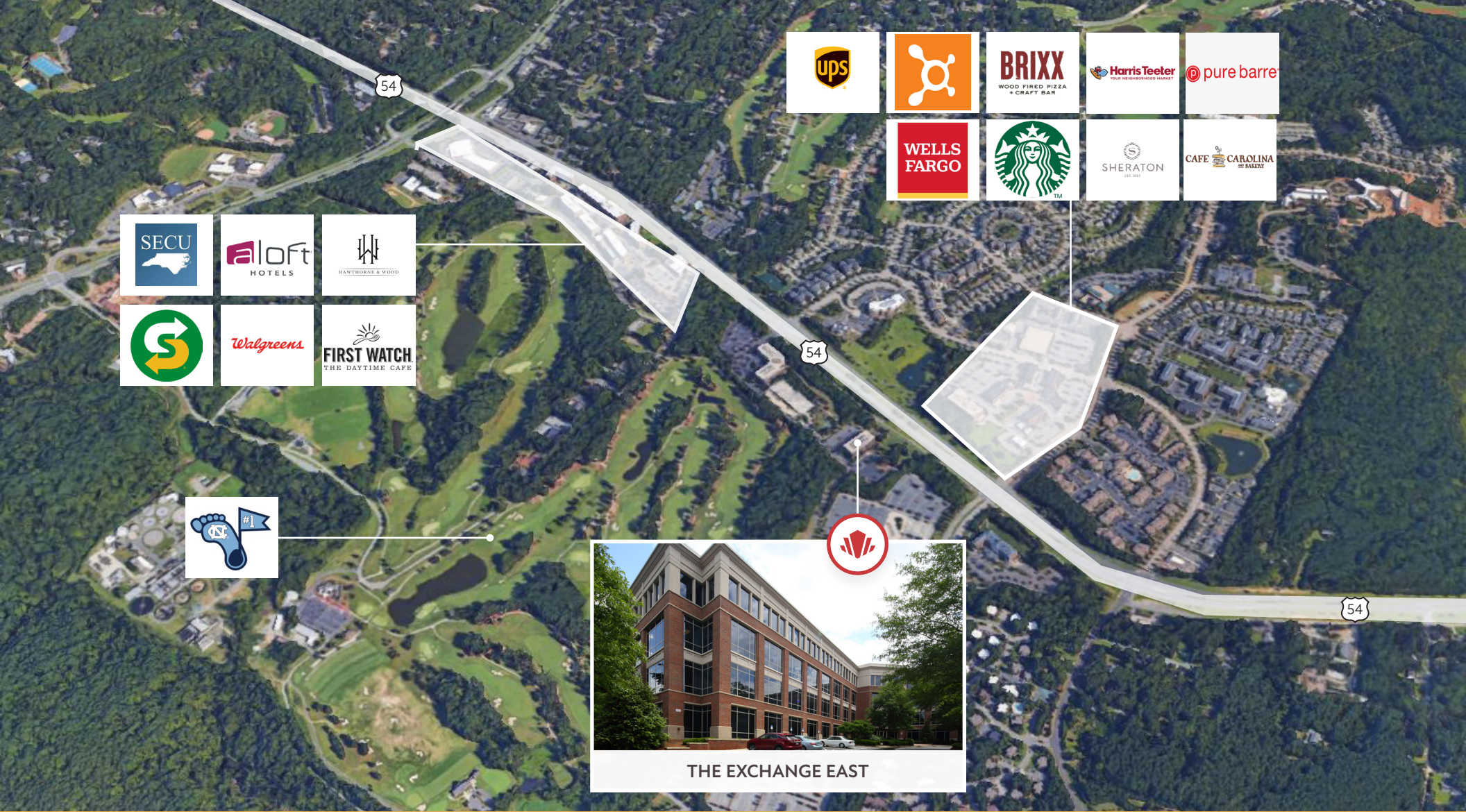
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## POINTS OF INTEREST

### DINING

- Brix Wood Fired Pizza
- Starbucks
- Cafe Carolina & Bakery
- Subway
- Brenz Pizza
- Hawthorne & Wood
- Bin 54
- Elements
- Lime & Lemon Indian Grill & Bar

### CONVENIENCE

- UPS
- UNC Finley Golf Course
- Walgreens
- Orange Theory
- Pure Barre

### BANKING

- Wells Fargo
- State Employees' Credit Union

### LODGING

- Sheraton
- A Loft Hotel



**STUNNING LOBBY**

Class A finishes and design throughout. High quality, prestigious co-tenancy.

## ABOUT

The Exchange buildings are located within Meadowmont, a 435-acre planned community unique to Chapel Hill and the finest office park that the Triangle has to offer.

Designed to blend with the architectural characteristics of Chapel Hill and the University of North Carolina campus, the building combines traditional materials and details with clean, contemporary lines.

Areas surrounding the buildings are professionally groomed while the beauty of North Carolina's environment is protected in the natural meadow area.



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