

THE BOLD BUILDING

CLASS A OFFICE SPACE FOR LEASE

± 1,400 - 7,500 SF OF
SPACE AVAILABLE

50101 GOVERNORS DRIVE
CHAPEL HILL, NORTH CAROLINA



50051 GOVERNORS DRIVE
CHAPEL HILL, 27517
BOLDCRE.COM



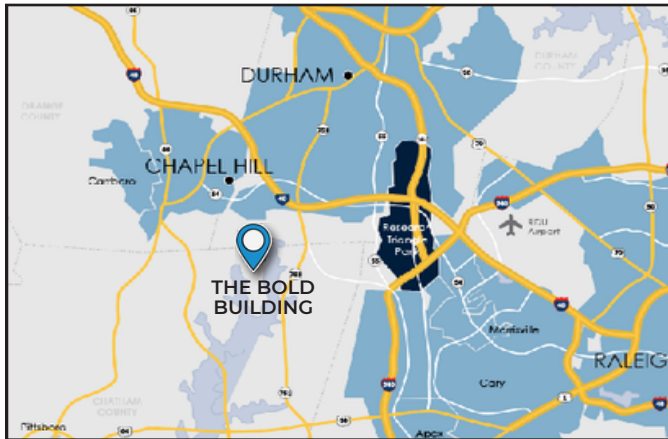
LISTING AGENTS
CHELA TU
LEWIS HENDRICKS

OFFICE SPACE FOR LEASE

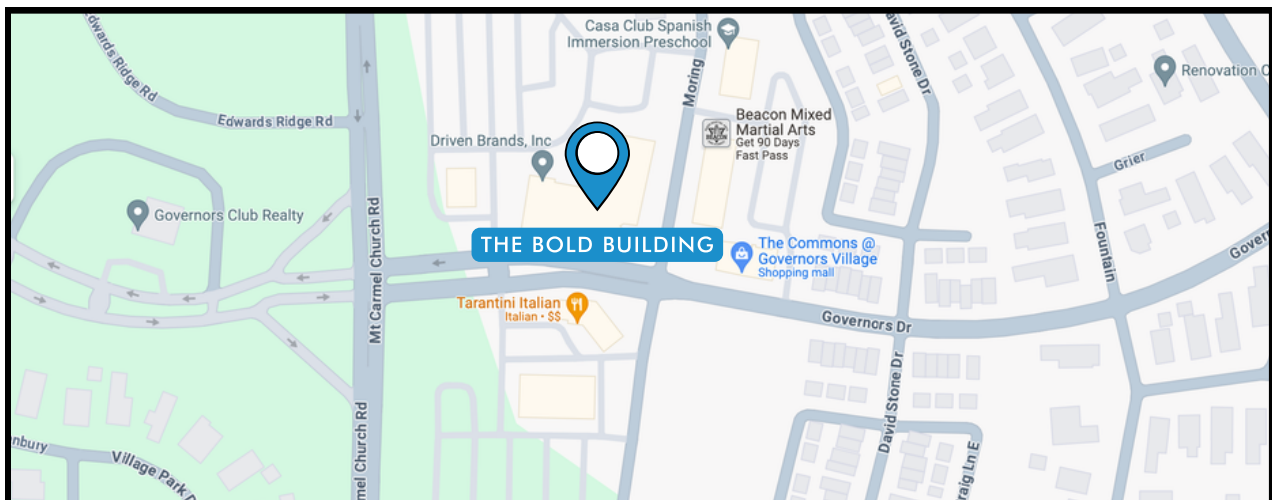
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PROPERTY LOCATION



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



COLLECTION ST // CROSS ST

- Mt Carmel Church Rd // Governors Dr
- Old Farrington Point Rd // Whippoorwill Ln
- Whippoorwill Ln // Moring
- US Hwy 15-501 N // Mt Carmel Church Rd

TRAFFIC VOLUME

8,000
6,300
2,300
36,000

DISTANCE

0.1 miles
0.4 miles
0.5 miles
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
- Finance
- Franchising
- Research
- Archaeology
- Wellness
- Law
- Recruiting
- Medical
- Insurance
- Renovations



PROPERTY OVERVIEW & FEATURES

The BOLD Building is located within a distinguished Class A community adjacent to the award-winning Governors Club. Its village setting places tenants within walking distance of restaurants, shops, services, and residential neighborhoods.

- Walkable access to restaurants, grocery stores, townhomes, apartments, daycare, pharmacy, and more
- Full-service rent includes property taxes, insurance, CAM, water, sewer, electricity, trash and recycling, and janitorial service
- Ample parking
- Fiber internet
- On-site property management
- Responsive, engaged ownership

Property Features

ADDRESS	50101 Governors Drive Chapel Hill, NC 27517
BUILDING SIZE	56,320 RSF Class A Office Building
RESTAURANTS WITHIN WALKING DISTANCE	• Flair Restaurant & Wine Bar • Tarantini Italian Restaurant • Calentano Tacos Bar & Grill • Sal's NY Pizza

First Floor

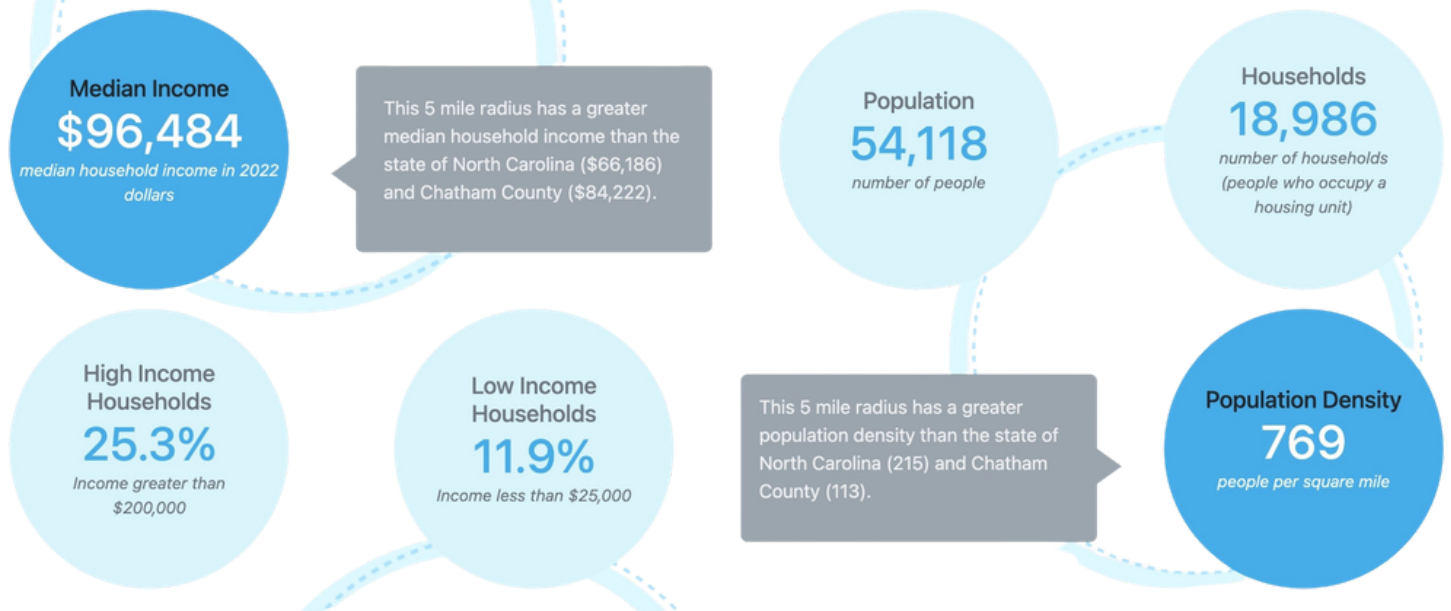
Suite	Size	Availability
175	3,204 RSF	Immediately
138	2,276 RSF	Immediately

Second Floor

Suite	Size	Availability
230 + 238	7,376 RSF	Immediately
245	1,400 RSF	Immediately
260	1,967 RSF	Immediately

DEMOGRAPHICS

Governors Club, NC Demographics By Radius



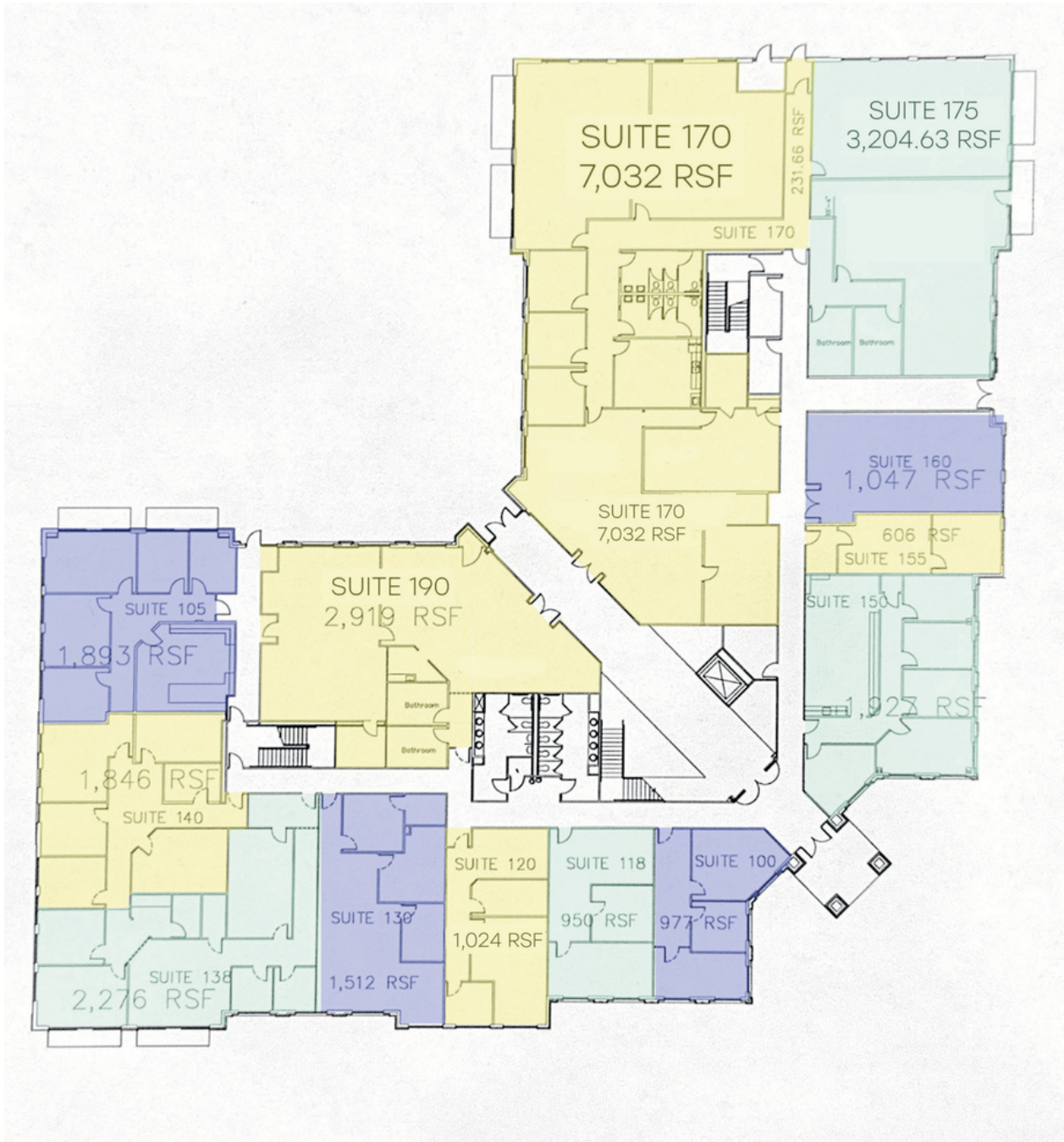
PROPERTY

COMMON AREA PHOTOS



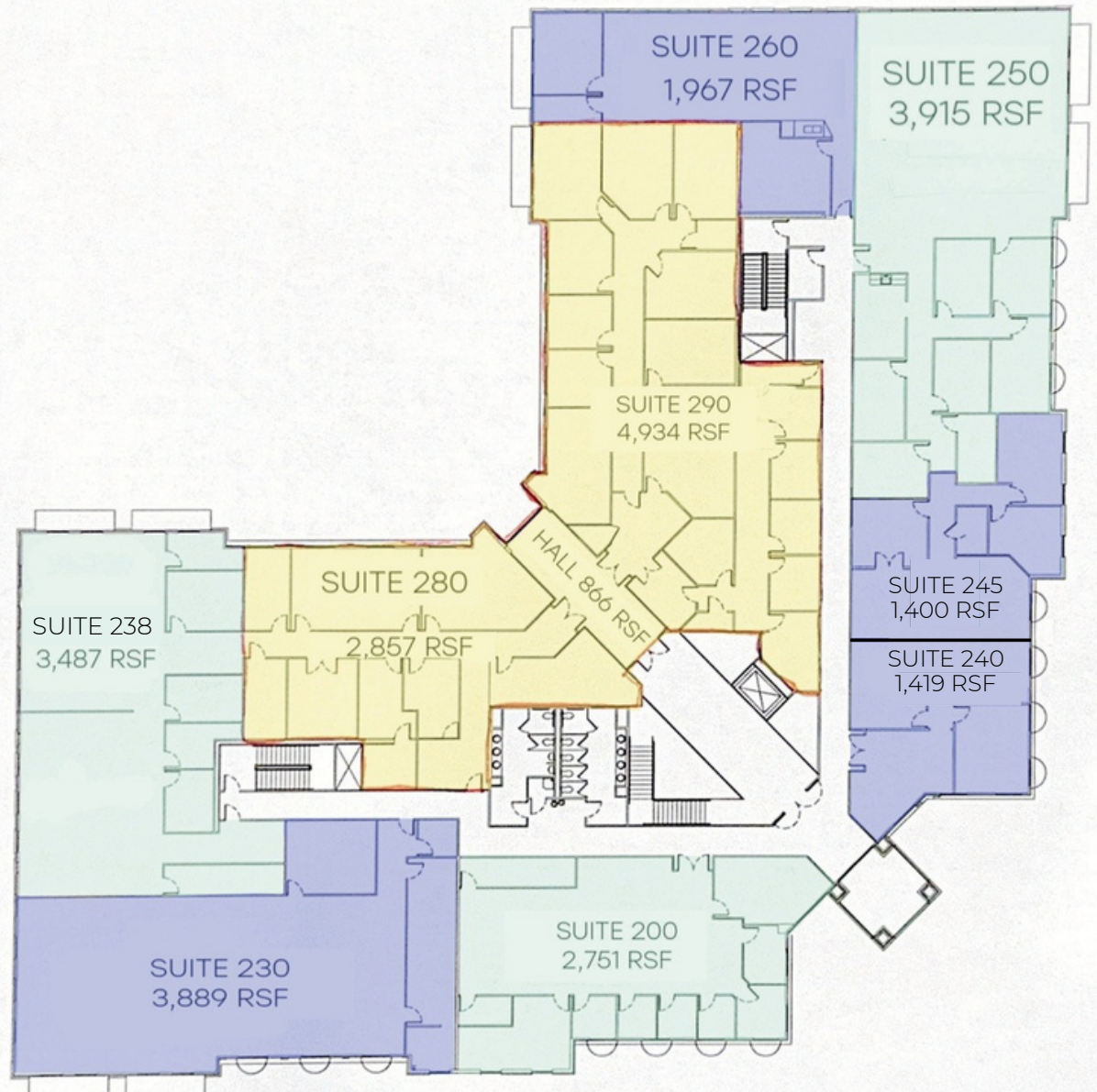
FIRST LEVEL PLAN

Space: Several options available. Call for details.



SECOND LEVEL PLAN

Space: Several options available. Call for details.



2ND LEVEL
FLOOR PLAN- RSF



CHELA TU

Senior Associate, CCIM
M: 919.260.7059
Chela@boldnc.com



LEWIS HENDRICKS

Commercial Broker
M: 828.434.0678
Lewis@boldnc.com

boldcre.com

50051 Governors Drive, Chapel Hill, NC 27517