

THE BOLD BUILDING

CLASS A OFFICE
SPACE FOR LEASE

50101 GOVERNORS DRIVE
CHAPEL HILL, NORTH CAROLINA



OFFICE SPACE FOR LEASE



50051 GOVERNORS DRIVE
CHAPEL HILL, 27517
BOLDCRE.COM



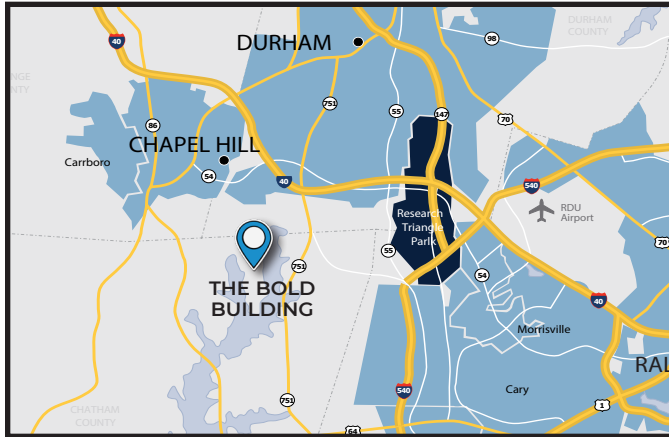
LISTING AGENT

CHELA TU
919.260.7059
CHELA@BOLDNC.COM

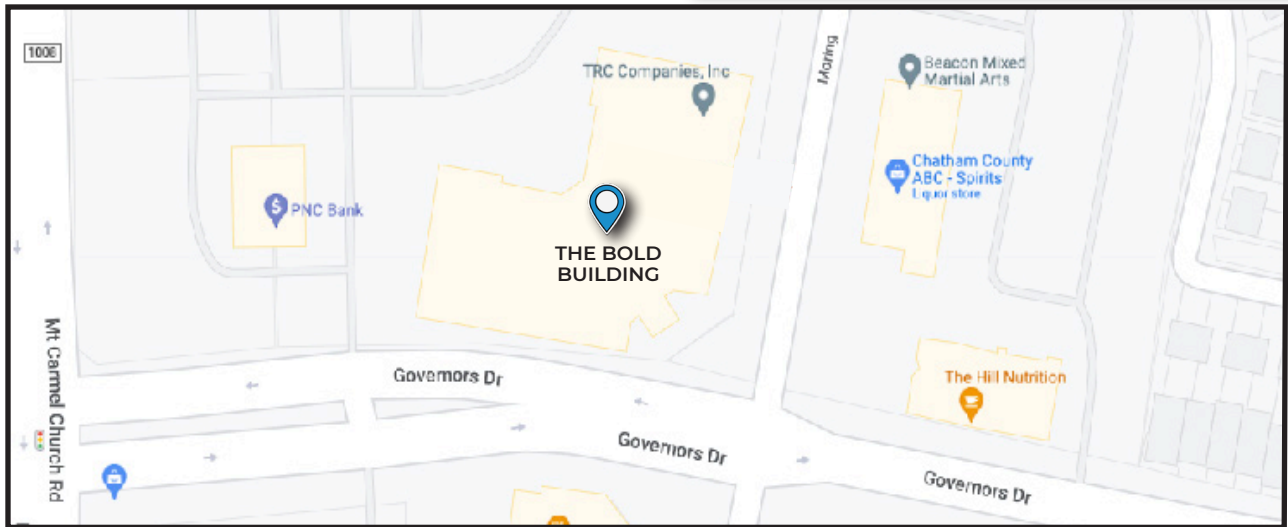
TABLE OF CONTENTS

Property Location	1.
Property Community	2.
Property Overview & Features	3.
Property Common Area Photos	4.
Suite 105	5-6.
Suite 138	7-8.
Suite 140	9-10.
Suite 155	11-12.
Suite 248	13-14.

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
- Education
- Health & Wellness



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.

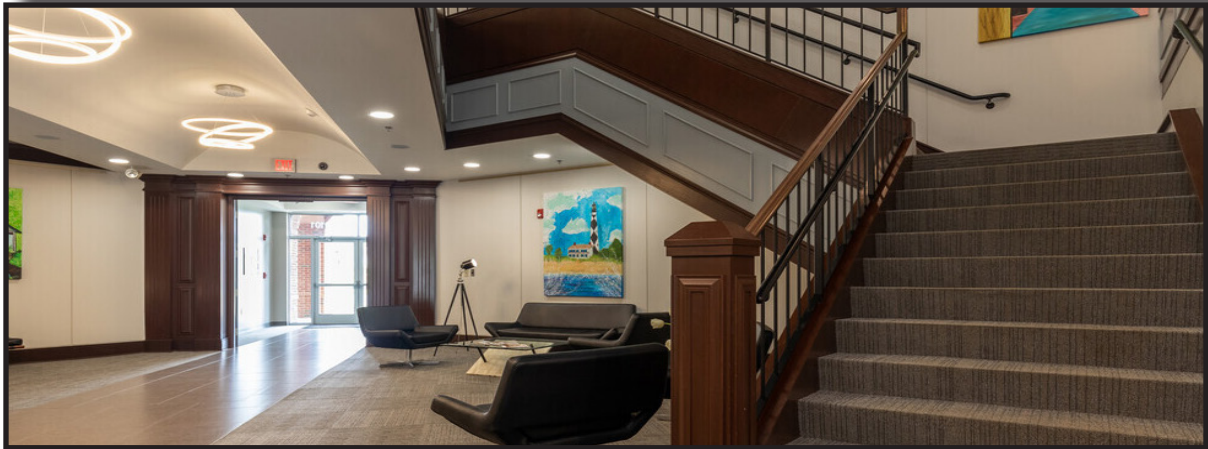
- Walkable amenities consisting of restaurants, grocery, townhomes, daycare, apartments, pharmacy, and more
- Full service rent includes taxes, insurance, CAM, water, sewer, electrical, garbage and recycling, janitorial
- Ample parking
- Fiber internet
- On-site property management
- Customer-centric 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 105 ± 1,893 SF Suite 138 ± 2,276 SF Suite 140 ± 1,846 SF Suite 155 ± 606 RSF Suite 248 ± 2,817 SF
RESTAURANTS IN WALKING DISTANCE	<ul style="list-style-type: none"> • Flair Restaurant & Wine Bar • Tarantini Italian Restaurant • Gov's Burger & Tap • Subway

THE BOLD BUILDING

OFFICE SPACE FOR LEASE

PROPERTY COMMON AREA PHOTOS



SUITE 105



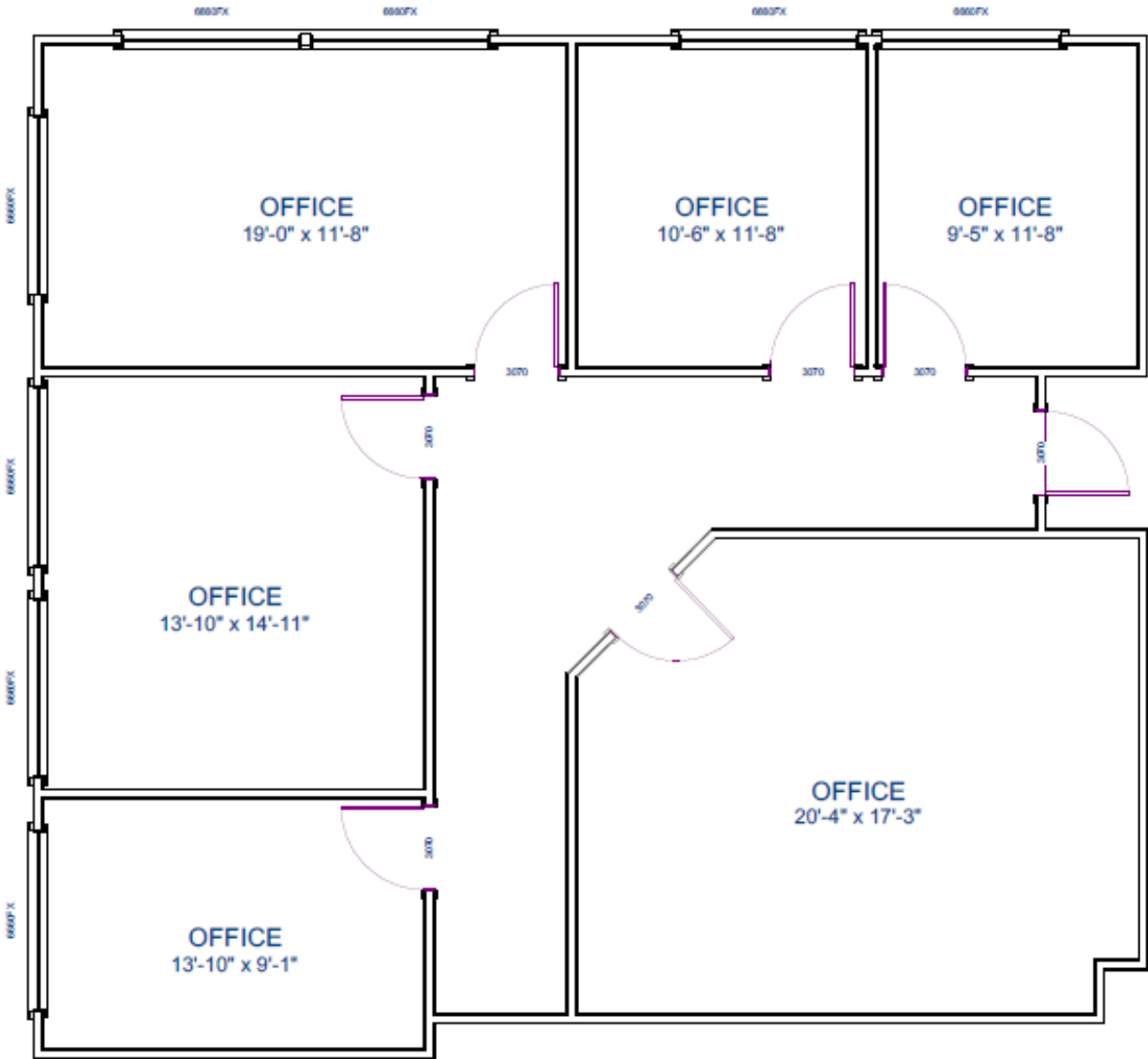
FLOORPLAN

Space: Suite 105

Size: ± 1,893 SF

Suites 105, 138, 140 can be combined for a total of 6,015 SF.

Can be leased individually or combined.



SUITE 138

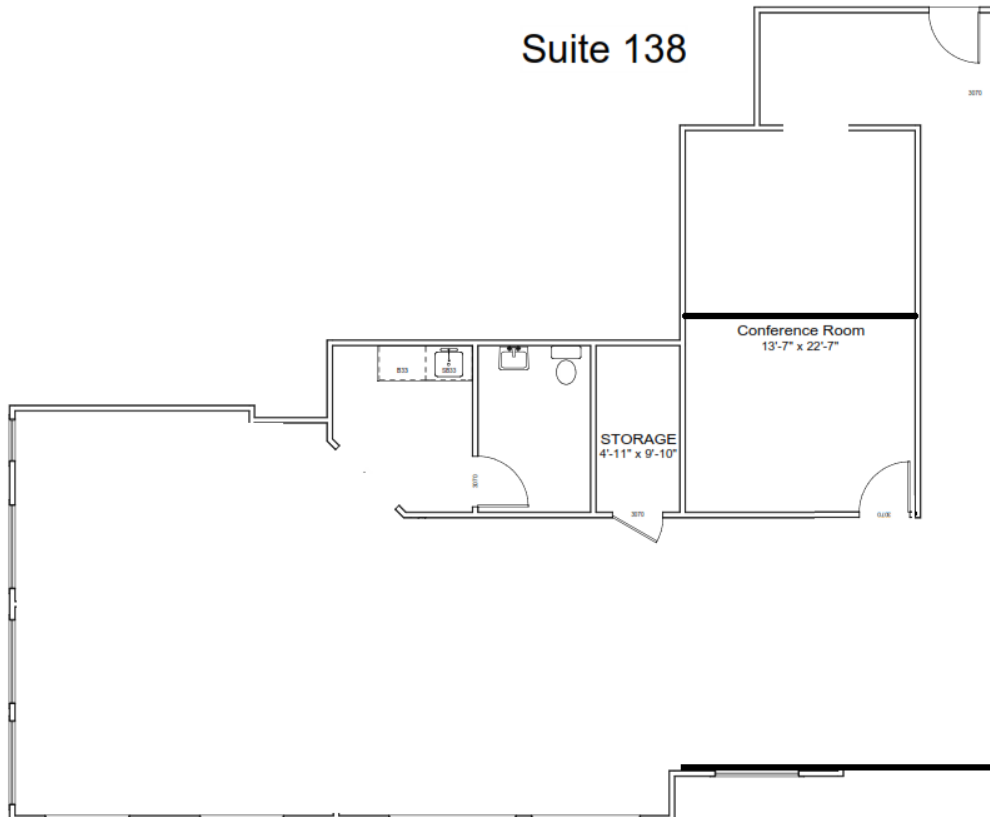
FLOORPLAN

Space: Suite 138

Size: ± 2,276 SF

Suites 105, 138, 140 can be combined for a total of 6,015 SF

Can be leased individually or combined.



SUITE 140



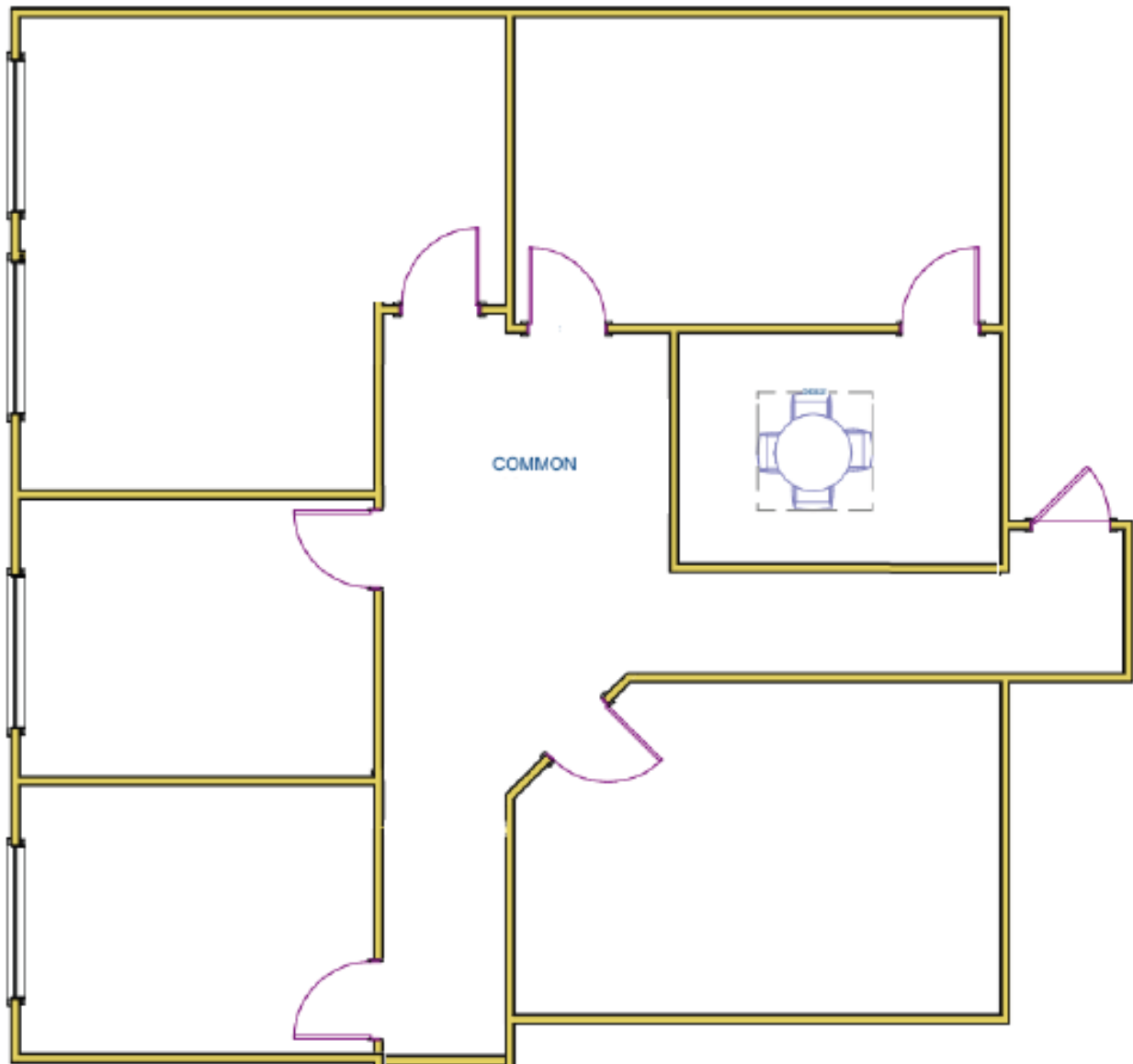
FLOORPLAN

Space: Suite 140

Size: ± 1,846 SF

Suites 105, 138, 140 can be combined for a total of 6,015 SF

Can be leased individually or combined.



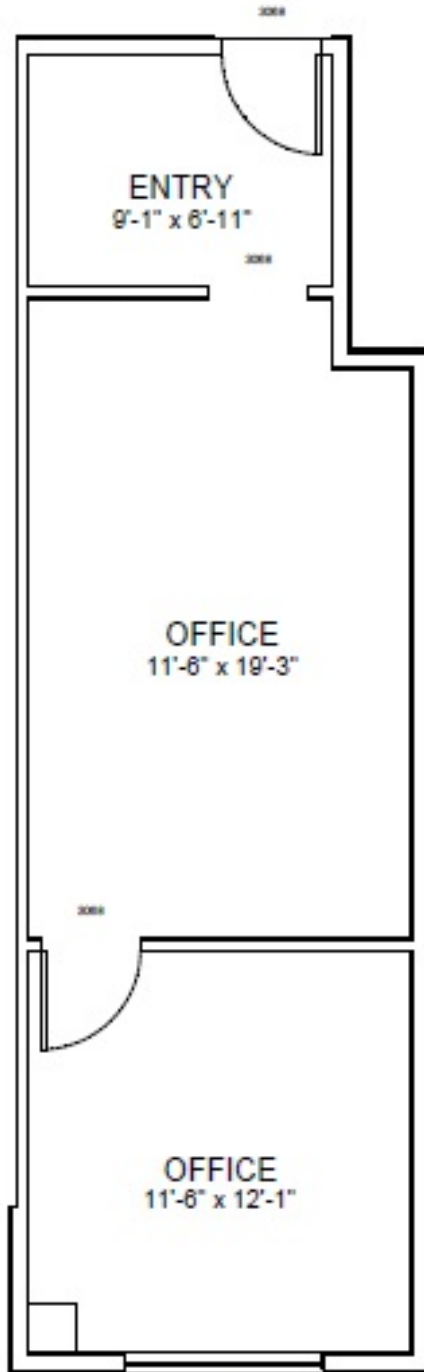
SUITE 155



FLOORPLAN

Space: Suite 155

Size: ± 606 RSF



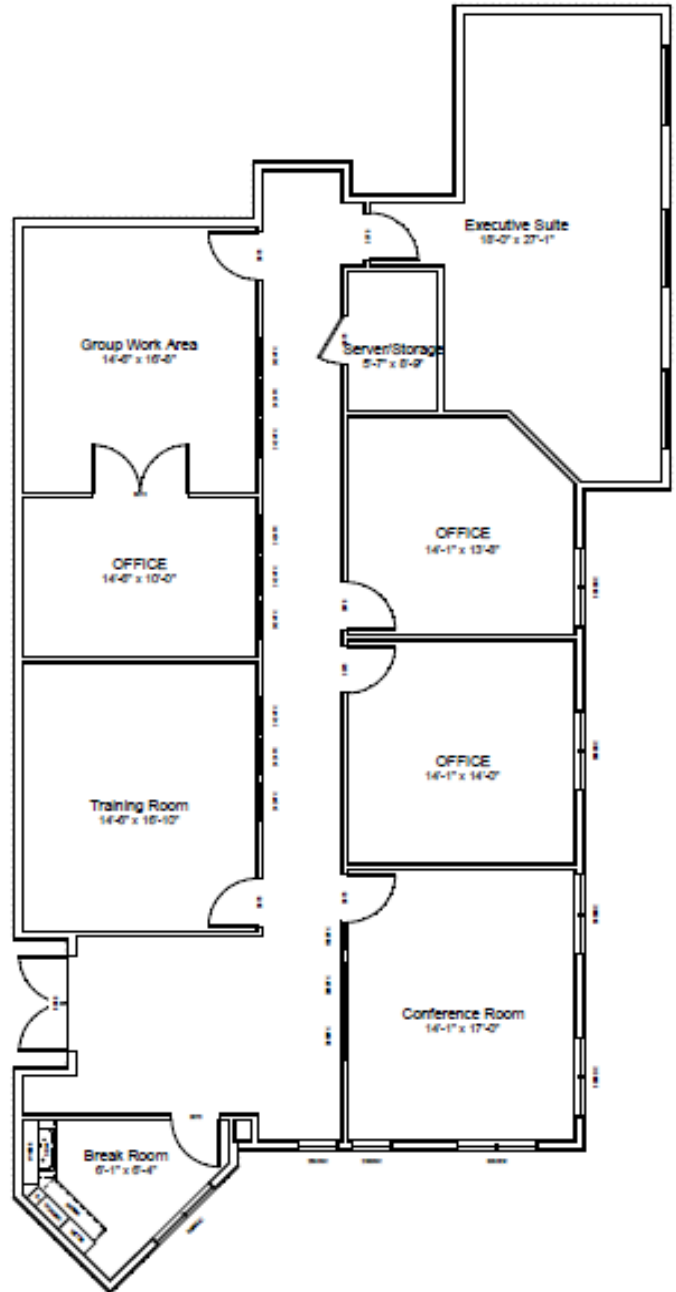
SUITE 248



FLOORPLAN

Space: Suite 248

Size: ± 2,817 SF





CHELA TU

COMMERCIAL BROKER

M : 919.260.7059 | O : 919.883.5502

CHELA@BOLDNC.COM

WWW.BOLDCRE.COM

50051 GOVERNORS DRIVE CHAPEL HILL, NC 27517