



QUADRANGLE

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6350
Quadrangle
Drive
Chapel Hill, NC



DILWEG

Move-In Ready Suites Available



Quadrangle Office Park is conveniently located in Chapel Hill at the intersection of I-40 and Highway 54, minutes away from HWY 15-501. The park is comprised of four buildings, totaling over 264,000 SF of Class-A office space, with beautiful grounds, walking trails, and outdoor workspaces throughout.



Located at the I-40/HWY 54 Interchange



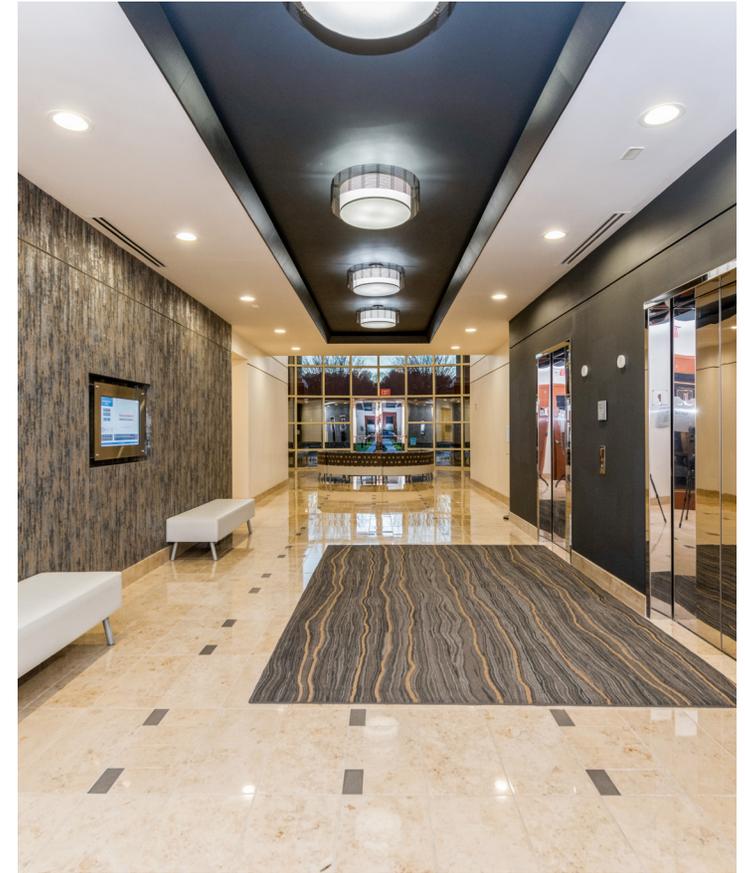
Campus Setting with Outdoor Walking Trails & Picnic Areas



Parking Ratio: 4:1,000



Roving Security Nights and Weekends



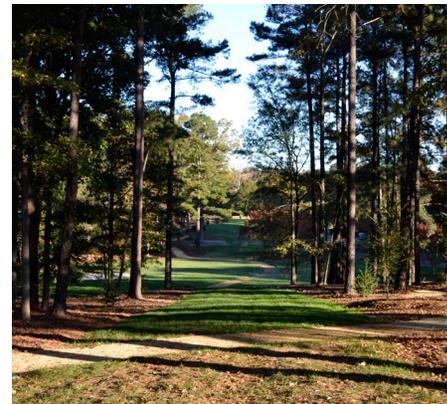
On-Site Amenities



Relaxing Central Fountain with Outdoor Working Spaces and Wi-Fi



On-Site Fitness Center with Showers and Lockers



Beautifully Landscaped Corporate Campus Setting with Walking Trails and Picnic Areas



Fresh Food Vending

Availability

Rental Rate: \$28.50/SF Full Service

First Floor

Suite 120
3,515 SF
Available July 2026

Suite 110/100
4,921 SF
Available July 2026

Suite 140/150
4,941 SF
Available July 2026

Second Floor

Suite 210
3,504 SF

Suite 208
2,363 SF

Suite 250
3,662 SF
Move-in ready spec suite

Suite 205
1,929 SF

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Availability

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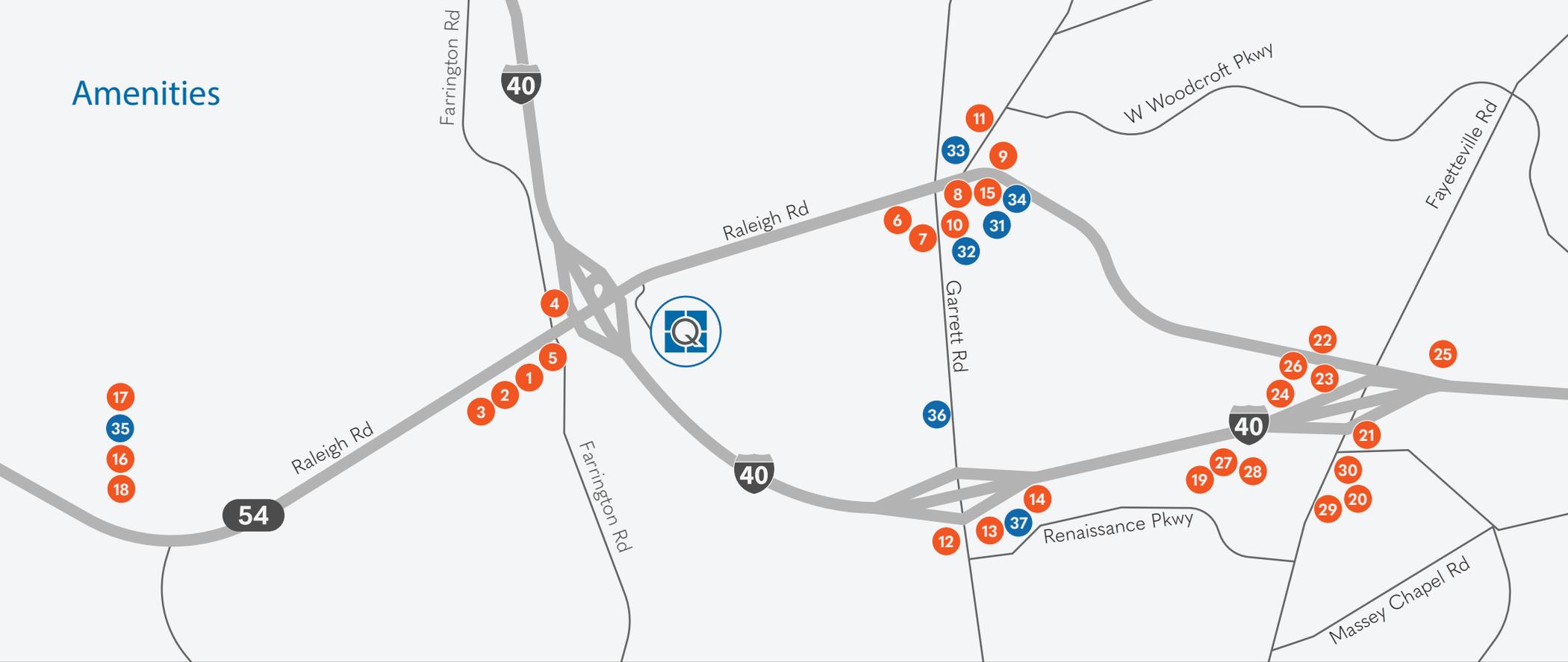
■ Third Floor



Suite 300
15,037 SF



Amenities



Restaurants

- 1 Jersey Mike's Subs
- 2 New China Chinese Restaurant
- 3 Amante Gourmet Pizza
- 4 Nantucket Grill
- 5 Hardee's
- 6 Funnel Me Crazy
- 7 Wingstop
- 8 Dunkin'
- 9 Taco Bell
- 10 Smoothie King
- 11 Randy's Pizza
- 12 Bonefish Grill
- 13 Chick-fil-A
- 14 Starbucks
- 15 Which Wich Hope Valley Commons
- 16 Brixx Wood Fired Pizza + Craft Bar
- 17 Harris Teeter
- 18 Lime & Lemon Indian Grill & Bar - Chapel Hill
- 19 The Cheesecake Factory
- 20 Ted's Montana Grill
- 21 Buffalo Wild Wings

Conveniences

- 22 City Barbeque
- 23 Shiki Sushi
- 24 MILKLAB
- 25 KoKyu
- 26 Sprouts Farmers Market
- 27 Maggiano's Little Italy
- 28 California Pizza Kitchen at Southpoint
- 29 Chili's Grill & Bar
- 30 P.F. Chang's
- 31 Harris Teeter
- 32 Coastal Credit Union
- 33 Shell
- 34 Walgreens
- 35 The UPS Store
- 36 Sheetz
- 37 Circle K



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Contact Us

Dennis Hurley

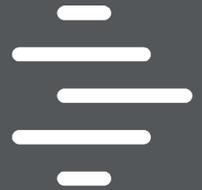
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