



THE PARKLINE



1830 Fordham Blvd. Chapel Hill, NC

BUILDING AMENITIES

Fitness:

4,000 SF fitness facility located on the lower level, complete with locker rooms and showers.

Expansive Outdoors:

Multiple outdoor eating and lounging areas on both upper and lower patios. Building surrounded by running paths, parks, and recreational areas. Within walking distance of under construction Wegmans. 25,000 square foot covered upper level patio and 20,000 square foot lower level patio.

Conference Facilities:

Multiple conference rooms holding up to 80 people, with full AV equipment are available via reservation.

100% Generator Standby Power:

The Parkline is fully supported by two (2) 2,500 KVA / 2,000 KW generators.

Building Services:

On-site Property Management office with on-site building engineer.



Lower Level Patio View



Lower Level Interior View

BUILDING SPECS

215,000 RSF

Owner:

State Employees'
Credit Union

Design Team:

Little Diversified
Architectural Consulting

General Contractor:

Barnhill Contracting

Available RSF:

+/-130,500 RSF across 3 floors

Floor Plates:

Floors 2-4: 43,500 RSF

Ceiling Height:

Floors 2-4: 15' slab to slab

Structure:

Structural steel frame with
cantilevered concrete floors

Parking Ratio:

5.0/1,000 RSF

Access:

Direct access via US-15/501
and Old Durham Road

Security:

24 hour card access

Safety:

NFPA Fire Alarms and full
sprinkler system

HVAC:

Entirely new high-efficiency
air-cooled chillers on grade
and
condensing boilers in boiler
room

Tenant Electrical Load Capacity:

Floors 2-4:

2 electrical closets which
each include:

- (1) 112.5 KVA Transformer
- (2) 120/208v Panels
- (1) 480/277 Panel

210 circuits per closet

Lower Level:

2 electrical closets which
each include:

- (2) 112.5 KVA Transformer
- (4) 120/208v Panels
- (1) 480/277 Panel

378 circuits per closet

*Each electrical closet is on
generator standby power



[Click Here](#) for a virtual walkthrough

Lobby View

Today's top **TENANT PRIORITIES**



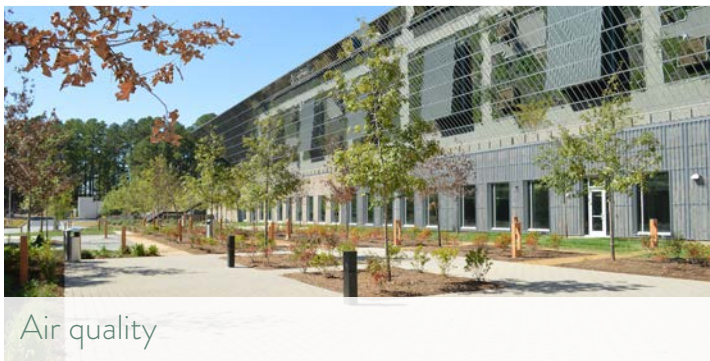
Multiple entrances/access points



Outdoor amenities



Multiple spacious conference rooms allowing safe meeting space for larger groups



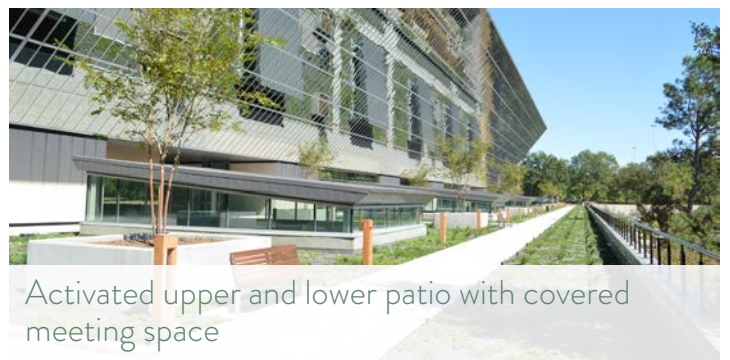
Air quality



4,000 s.f. fitness facility with cleaning procedures and space for social distancing



37 acres of campus with greenspace/walking trails



Activated upper and lower patio with covered meeting space

SPEC SUITES

Delivering Summer 2023

2nd Floor Spec Suite B - 4,662 RSF Available

Designed with open office concept, hospitality zone, private offices, conference and huddle rooms



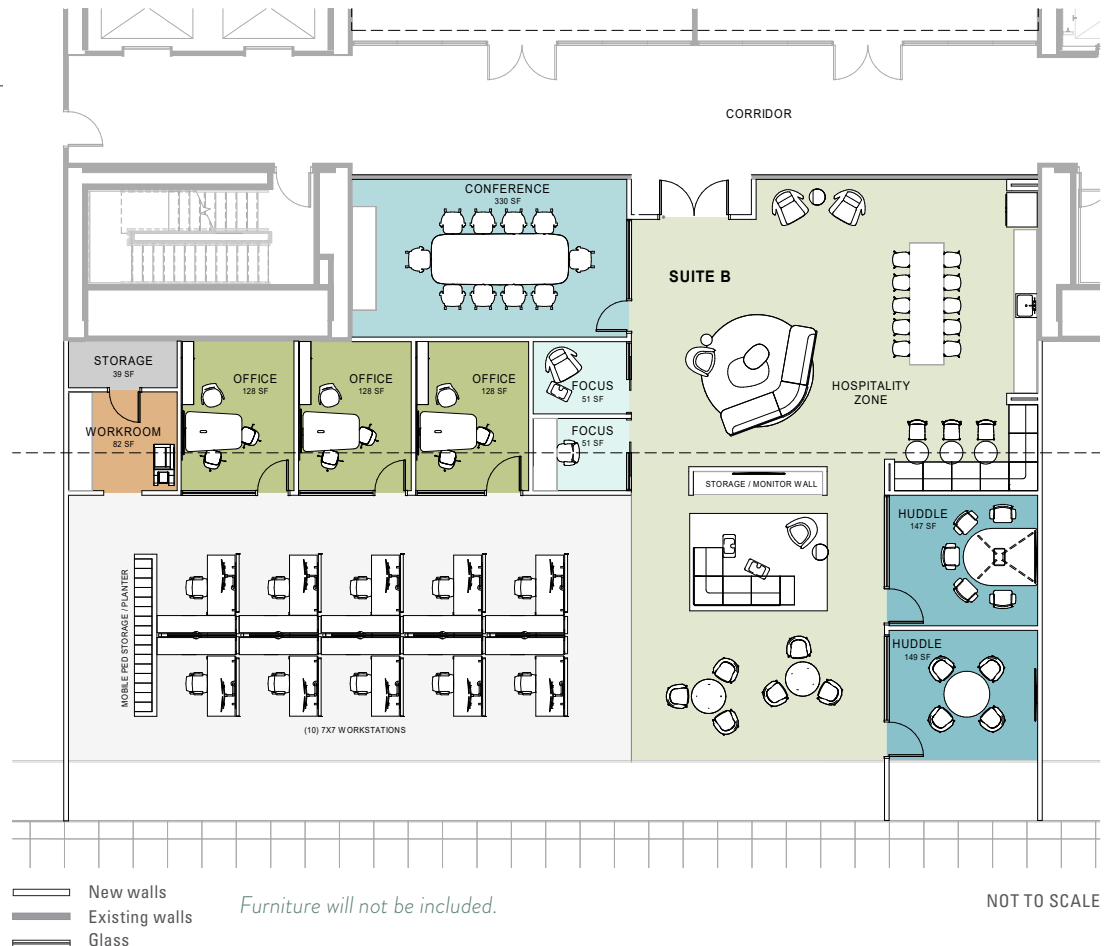
Open Office



Hospitality Zone

2nd Floor - SECU Suite B Floor Plan

- Hospitality Zone
- Office
- Conference
- Huddle
- Workroom
- Open Office
- Support Spaces



SPEC SUITES

Delivering Summer 2023

2nd Floor Spec Suite D - 8,908 RSF Available

Large open office design with private offices, conference rooms, hospitality zone, and wellness room



Open Office

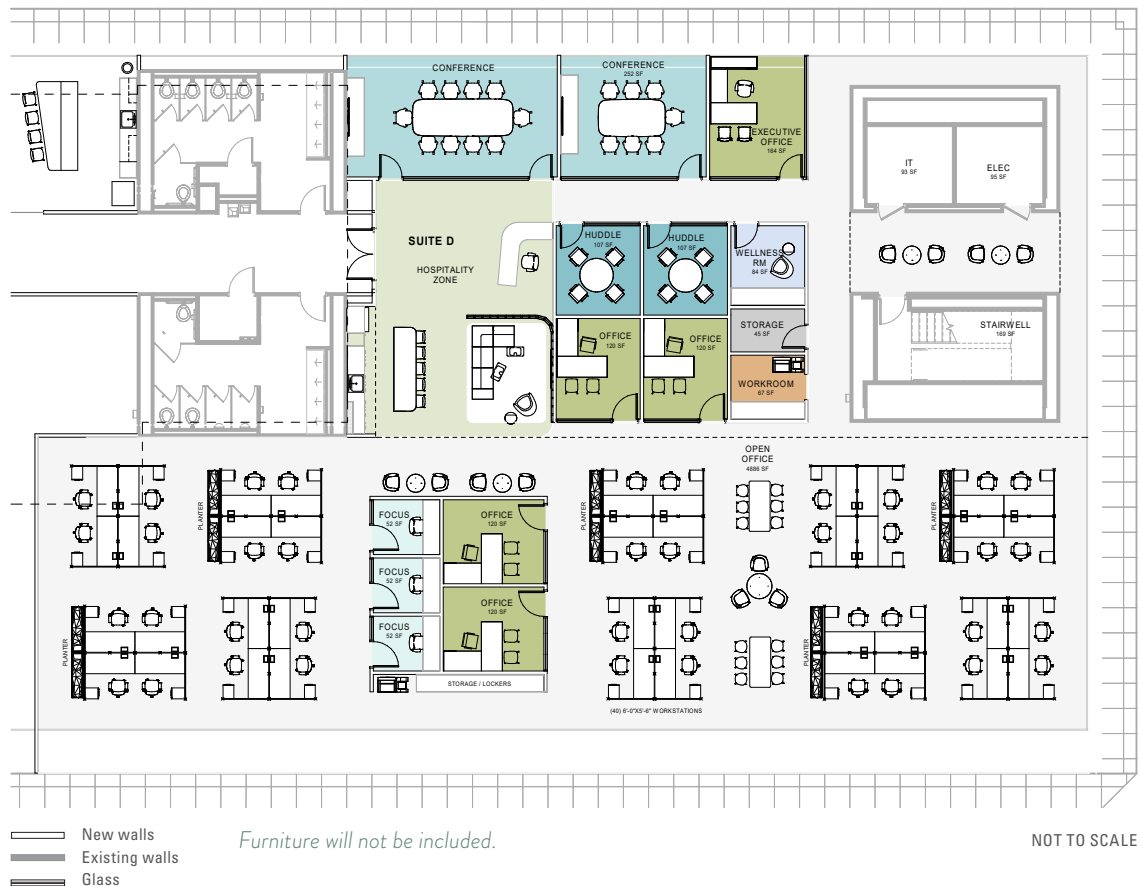


Cafe

2nd Floor - Suite D

Floor Plan

- Hospitality Zone
- Office
- Conference
- Huddle
- Focus
- Wellness
- Workroom
- Open Office
- Support Spaces



WIDE OPEN SPACES



[Click Here](#) for a virtual walkthrough

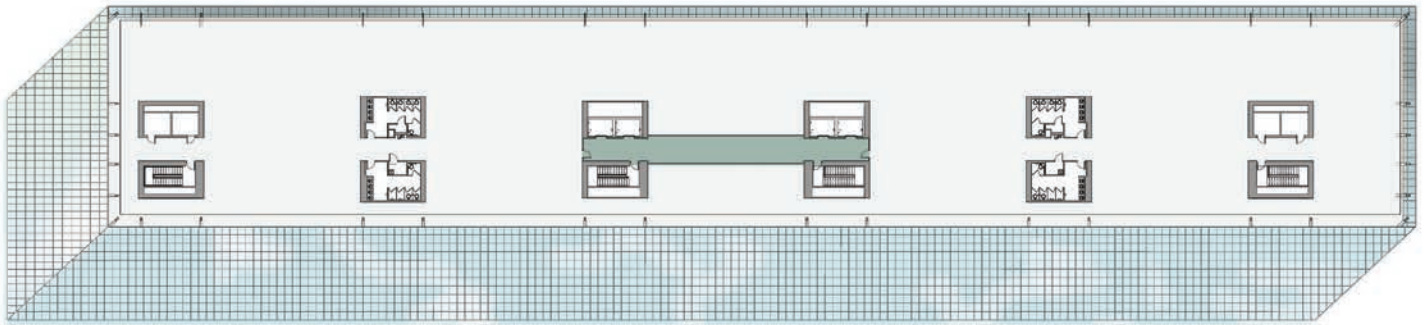
Interior Level View



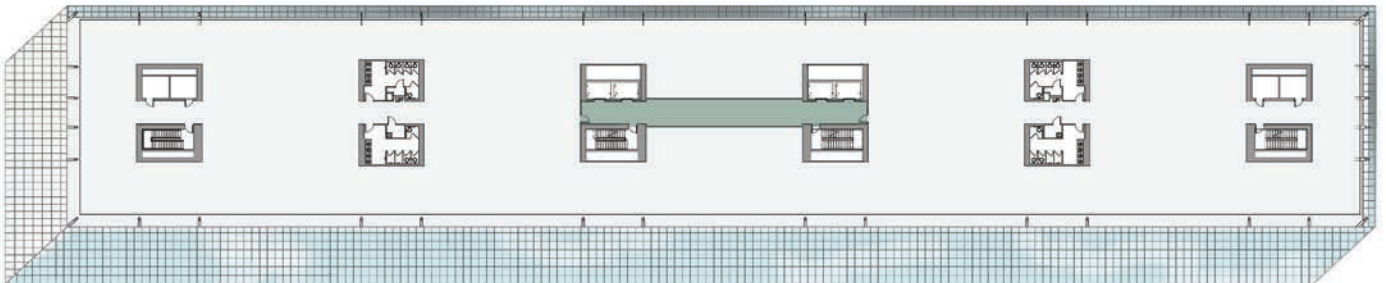
Upper Level Patio

FLOORPLANS

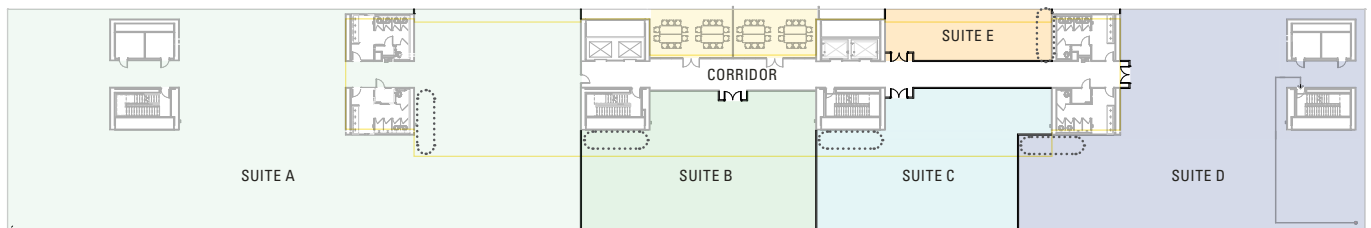
Level 4



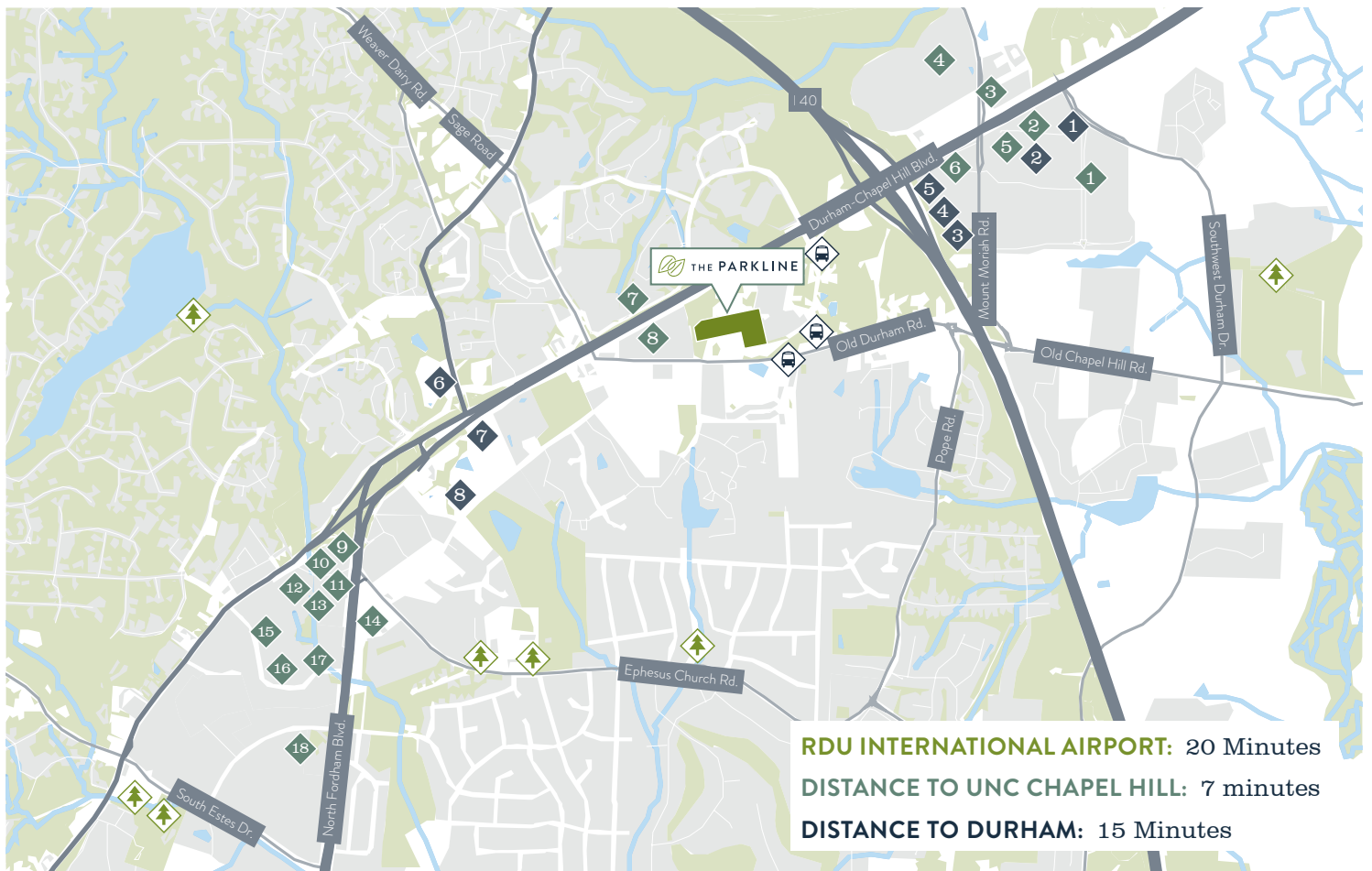
Level 3



Level 2



Level 2 Total SF: 43,500 SF



FOOD + BEVERAGE

- | | | |
|-----------------|--------------------------|--------------------------|
| 1. Panera Bread | 7. La Hacienda | 13. The Loop Pizza Grill |
| 2. Chipotle | 8. Wegmans | 14. Time Out Sports Bar |
| 3. Starbucks | 9. Bruggers | 15. Whole Foods |
| 4. Jason's Deli | 10. Trader Joe's | 16. Market Street Coffee |
| 5. Five Guys | 11. Zoës Kitchen | 17. Jersey Mike's |
| 6. Kanki | 12. Babalu Tapas + Tacos | 18. Starbucks |



HOTELS

- | | | |
|-----------------------|--------------------|-----------------|
| 1. Home 2 Suites | 4. Homewood Suites | 7. The Sheraton |
| 2. Spring Hill Suites | 5. Comfort Inn | 8. Quality Inn |
| 3. Staybridge Suites | 6. Residence Inn | |



BUS STOP



PARK

FOR LEASING INFORMATION



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