The Parkline spans 37 acres strategically positioned between Chapel Hill and Durham along US-15/501. Looped by a one-mile walking trail, this 215,000 square foot iconic structure is only three miles to UNC Chapel Hill and just seven miles from thriving Downtown Durham. The project’s prominent location features a complete redesign and redevelopment to offer tenants the unique opportunity to be a part of history with modern day amenities.

1830 Fordham Boulevard
Chapel Hill, NC 27514
Construction begins on the famous rhomboidal shaped mid-century modern building designed by Charlotte, North Carolina based firm Odell. The architect leading the project was Charles McMurray and the builder was Nello Teer, based out of Durham, North Carolina.

Construction is completed and Blue Cross Blue Shield of North Carolina moves its headquarters in.

The building is featured in the “Transformation in Modern Architecture” exhibition in the Museum of Modern Art in New York City. The building was also recognized in Time Magazine, The New York Times, and Newsweek over the years for its unique design.

State Employees’ Credit Union purchases the iconic building.

Blue Cross Blue Shield of North Carolina relocates and substantial renovations commence, stripping the building down to the structural steel and building envelope. Major exterior and landscaping renovations occur, along with the construction of a new state-of-the-art lobby and expansive lower level patio.

The building is renamed The Parkline in reference to its location along Durham-Chapel Hill Boulevard, which connects the city of Durham to the town of Chapel Hill.
WHY CHAPEL HILL?

**AFFORDABILITY**

$373,500  
Median home value  
(1.5% below the national average)

98.5  
Cost of living index

**DEMOGRAPHICS**

25.8  
Median age of residents

**LIFESTYLE**

213  
Days of sunshine a year

**WORKFORCE**

$92,694  
Average adjusted gross income

75%  
Hold a Bachelor degree or higher

15  
Colleges and Universities within 30 miles

#4  
Most educated towns in America - WalletHub -

Durham  
Chapel Hill  
RDU International Airport - 20 min

5 Min drive time   10 Min drive time   15 Min drive time

2 Hours to the beach

3 Hours to the mountains
Owner: State Employees’ Credit Union

Design Team: Little Diversified Architectural Consulting

General Contractor: Barnhill Contracting

Security: 24 hour card access

Safety: NFPA Fire Alarms and full sprinkler system

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

HVAC:

High-efficiency air-cooled chillers on grade and condensing boilers in boiler room

Building Specs

215,000 RSF

Available RSF:
145,000 RSF across 4 floors

Floor Plates:
Floors 2-4: 43,500 RSF
Lower Level: 64,800 RSF

Parking Ratio:
5.0/1,000 RSF

Ceiling Height:
Floors 2-4: 15’ slab to slab
Lower Level: varies

Structure:
Structural steel frame with cantilevered concrete floors

Access:
(2) 10’ x 10’ overhead doors complete with dock levers
Originally built in 1973, The Parkline brings notable history and architecture to the workplace, while revitalizing it with state-of-the-art amenities and numerous collaborative spaces engaging the outdoors. The 4,000 square foot fitness facility offers the newest cardio and fitness equipment to keep a healthy lifestyle in the workplace. The two outdoor patios exemplify the collaborative nature of The Parkline, offering outdoor seating and powered workspaces among the newly landscaped exterior.
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. 20,000 square foot lower level patio.

Conference Facilities:
Multiple shared 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.
TOP TENANT PRIORITIES

- 4 entrances on the lobby level minimize exposure to others and increase efficiency when exiting and entering the building.

- Multiple spacious conference rooms allow tenants safe meeting space for larger groups and events.

- 4,000 s.f. fitness facility with cleaning procedures and ample space for social distancing while working out.

- 37 acres of campus with greenspace, walking trails, and an outdoor bocce ball course offer continual access to the beautiful scenery and fresh air throughout the day.

- Activated upper and lower patios with covered meeting space gives tenants flexibility to a variety of working environments.
FOR LEASING INFORMATION

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