



**THE PARKLINE**



## THE PARKLINE

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

## TIMELINE



1970

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.



1973

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



1979

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.



2015

State Employees' Credit Union purchases the iconic building.



2016

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.



2019

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?

## DEMOGRAPHICS

25.8

Median age of residents

## LIFESTYLE

213

Days of sunshine a year

## AFFORDABILITY

\$373,500

Median home value

98.5

Cost of living index  
(1.5% below the national average)

## 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 -





Lobby



Upper Level Patio

# BUILDING SPECS

215,000 RSF

Owner:  
State Employees'  
Credit Union

Security:  
24 hour card access

Design Team:  
Little Diversified  
Architectural Consulting

Safety:  
NFPA Fire Alarms and  
full sprinkler system

General Contractor:  
Barnhill Contracting

Tenant Electrical  
Load Capacity:

Available RSF:  
145,000 RSF across 4 floors

**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

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

**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

Structure:  
Structural steel frame with  
cantilevered concrete floors

**HVAC:**

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

Access:  
(2) 10' x 10' overhead doors  
complete with dock levers

## ENDLESS VIEWS

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.



Upper and Level Patio View  
Clerestory Skylights to Lower Level  
Stairs to Lower Level Patio

# 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.



Lower Level Patio



Fitness Center



## 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   |                 |



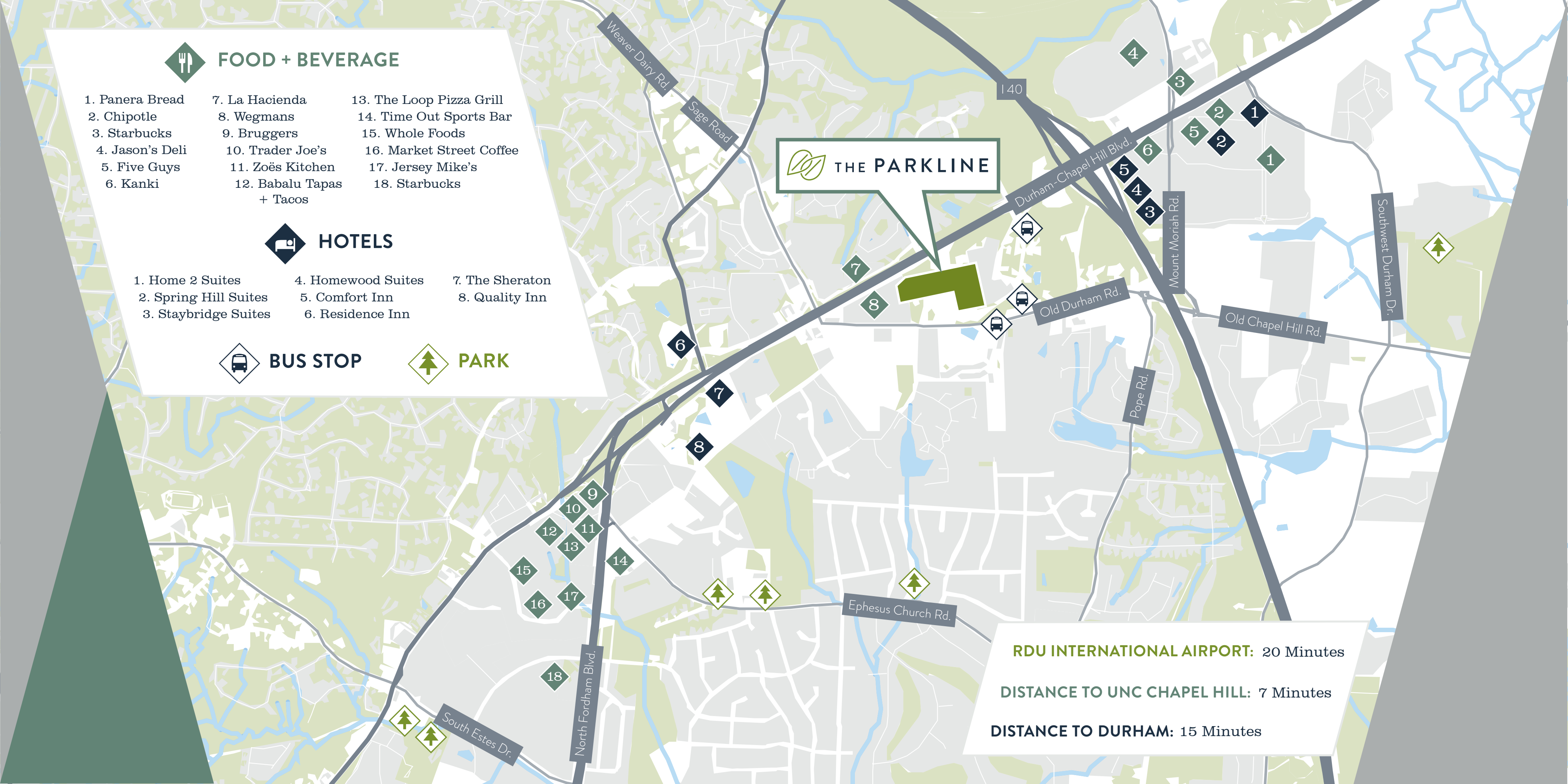
## BUS STOP



## PARK



## THE PARKLINE



**RDU INTERNATIONAL AIRPORT:** 20 Minutes

**DISTANCE TO UNC CHAPEL HILL:** 7 Minutes

**DISTANCE TO DURHAM:** 15 Minutes



# TOP TENANT PRIORITIES

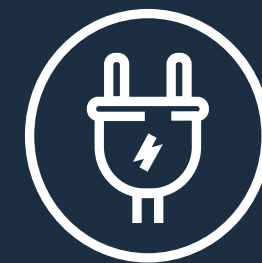
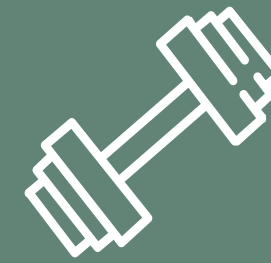
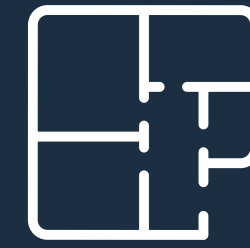
4 entrances on the lobby level minimize exposure to others and increase efficiency when exiting and entering the building.

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.



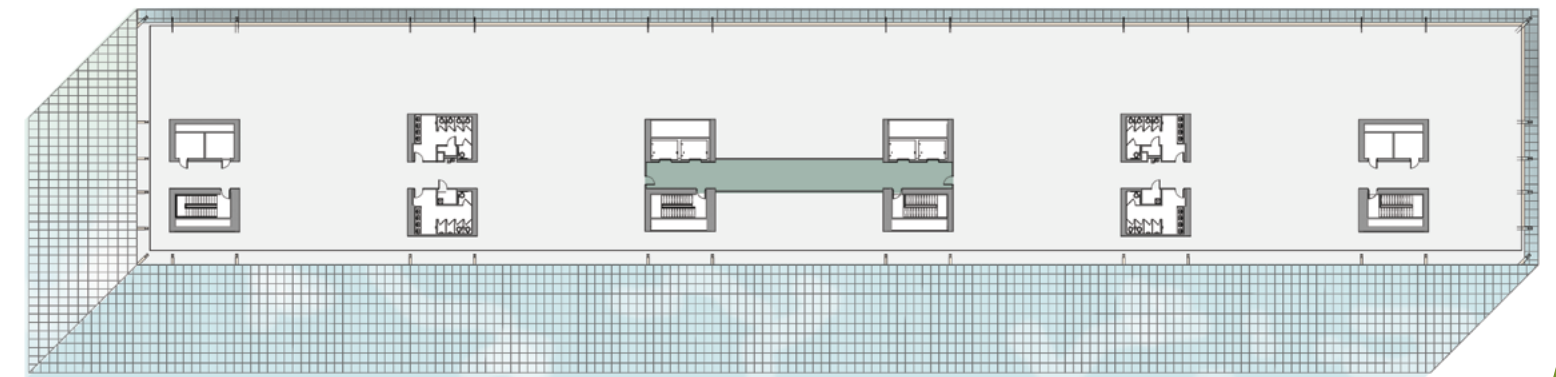


Upper Level Patio

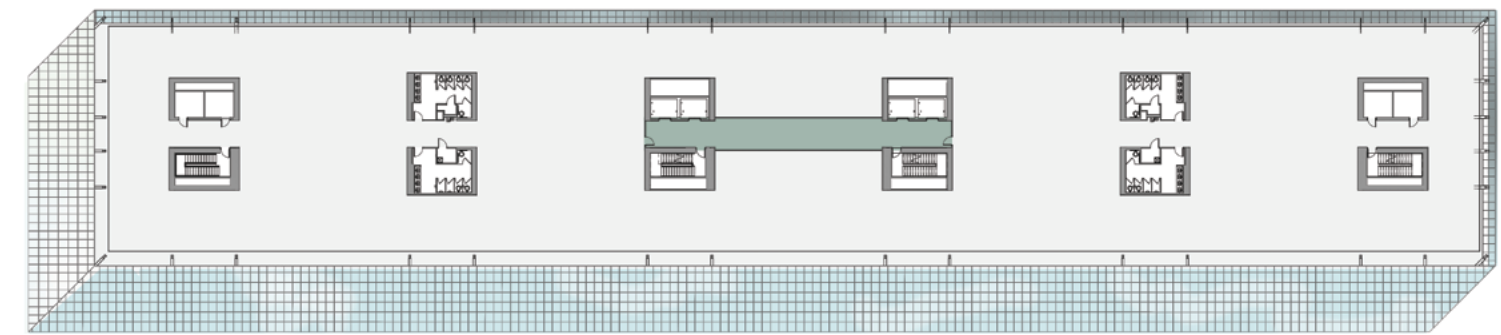


Interior Level - Floor 2

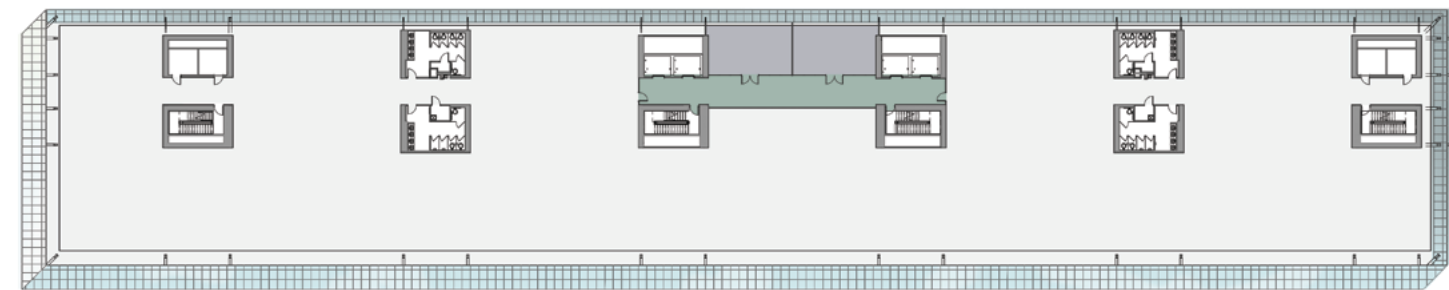
Level 4



Level 3



Level 2



A large, detailed photograph of a green fern frond is positioned on the left side of the page, extending diagonally from the top-left corner towards the bottom-right. The fern's intricate leaf structure is clearly visible, and it is set against a dark background. The image is partially overlaid by a light grey triangular shape that points towards the bottom-left corner.

## FOR LEASING INFORMATION

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