

FOR LEASE



FOR LEASE

THE EXCHANGE WEST

1414 Raleigh Road | Chapel Hill, NC 27517



CAPITAL
ASSOCIATES®

ABOUT

The Exchange West is a 134,000 SF four-story, multi-tenant building. Designed to blend with the architectural characteristics of Chapel Hill and the University of North Carolina campus, the building overlooks Finley Golf Course and combines traditional materials and details with clean, contemporary lines. Areas surrounding the buildings are professionally groomed while the beauty of North Carolina's environment is protected in the natural meadow area. The office campus is connected to the Meadowmont greenway trail system.

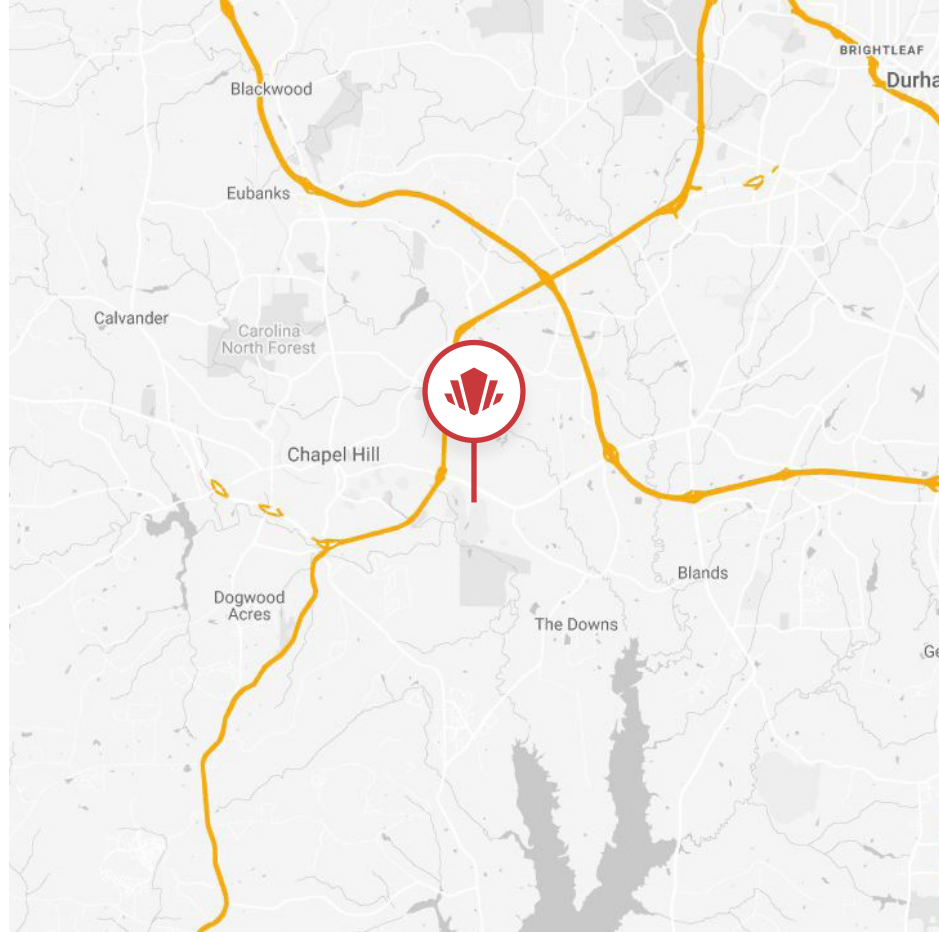


THE EXCHANGE WEST

1414 Raleigh Road | Chapel Hill, NC 27517

LOCATION

The Exchange buildings are located within Meadowmont, a 435-acre planned community unique to Chapel Hill and the finest office park that the Triangle has to offer. Overlooking the Finley Golf Course, it offers retail and dining opportunities, ample all-weather convenient parking, health facilities, a business hotel, and a range of housing options all within walking distance. A five-minute drive to the east connects you to the rest of the Triangle via I-40. A five-minute drive to the west places you in downtown in Chapel Hill entertaining clients at the myriad of restaurants, interviewing your newest employee from the university, or just enjoying the ambiance.



TRIPP BRADSHAW

tbradshaw@capitalassociates.com

919.749.0004 (c)

919.233.9901 (o)

capitalassociates.com

THE EXCHANGE WEST

1414 Raleigh Road | Chapel Hill, NC 27517

PROPERTY TYPE	Office
BUILDING SIZE	133,820 SF
YEAR BUILT	2001
COUNTY	Orange
LOCATION	Chapel Hill, NC
FLOORS	4



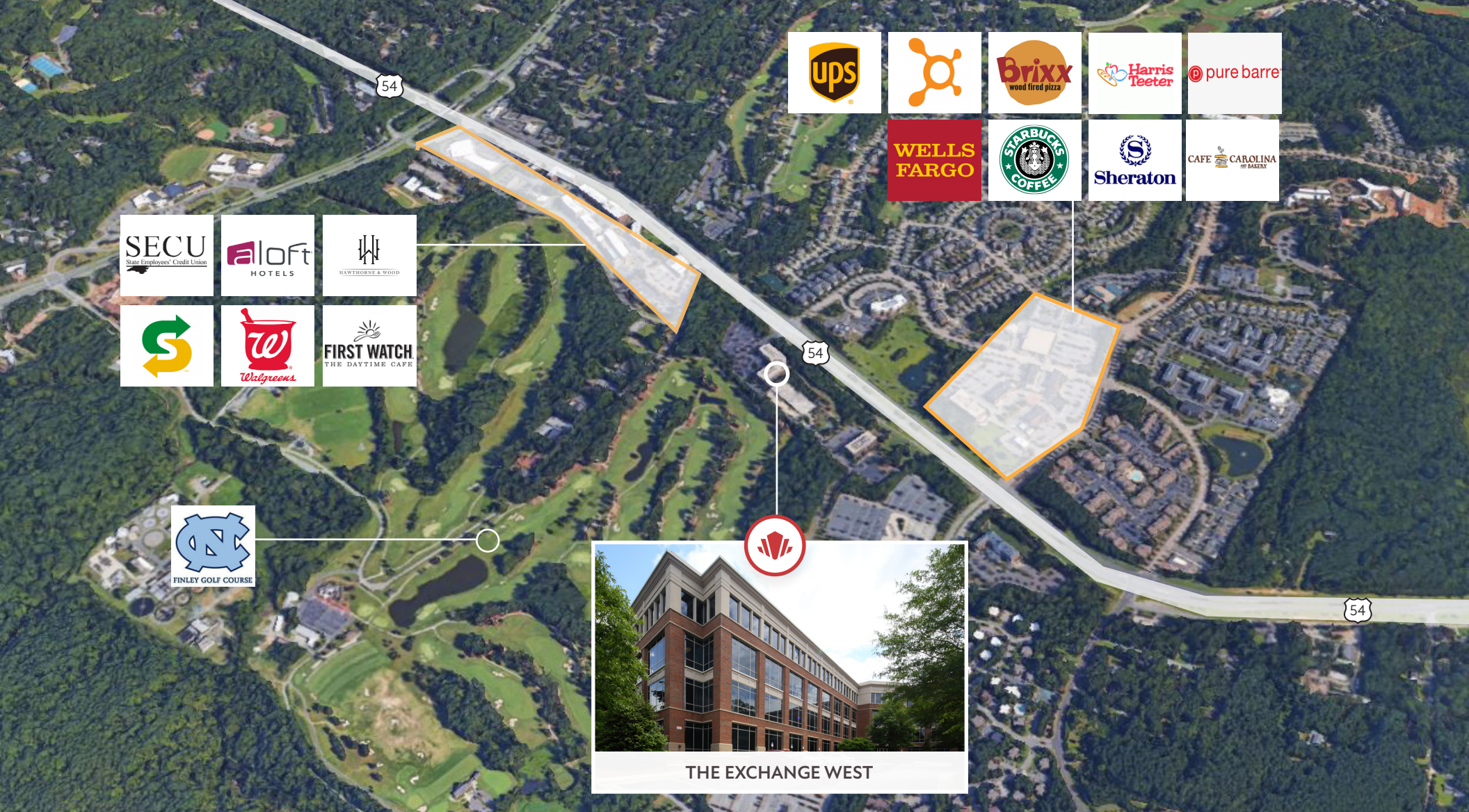
TRIPP BRADSHAW

tbradshaw@capitalassociates.com

919.749.0004 (c)

919.233.9901 (o)

capitalassociates.com



POINTS OF INTEREST

DINING

- Brixx Wood Fired Pizza
- Starbucks
- Cafe Carolina & Bakery
- Subway
- Brenz Pizza
- Hawthorne & Wood
- Bin 54
- Elements
- Lime & Lemon Indian Grill & Bar

CONVENIENCE

- UPS
- UNC Finley Golf Course
- Walgreens
- Orange Theory
- Pure Barre

BANKING

- Wells Fargo
- State Employees' Credit Union

LODGING

- Sheraton
- A Loft Hotel



EYE-CATCHING LOBBY

Two-story lobby elegantly detailed with mahogany and granite.

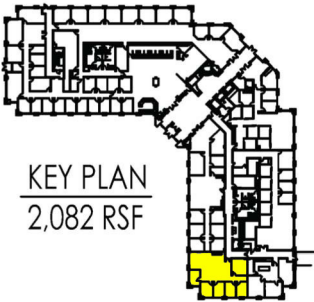
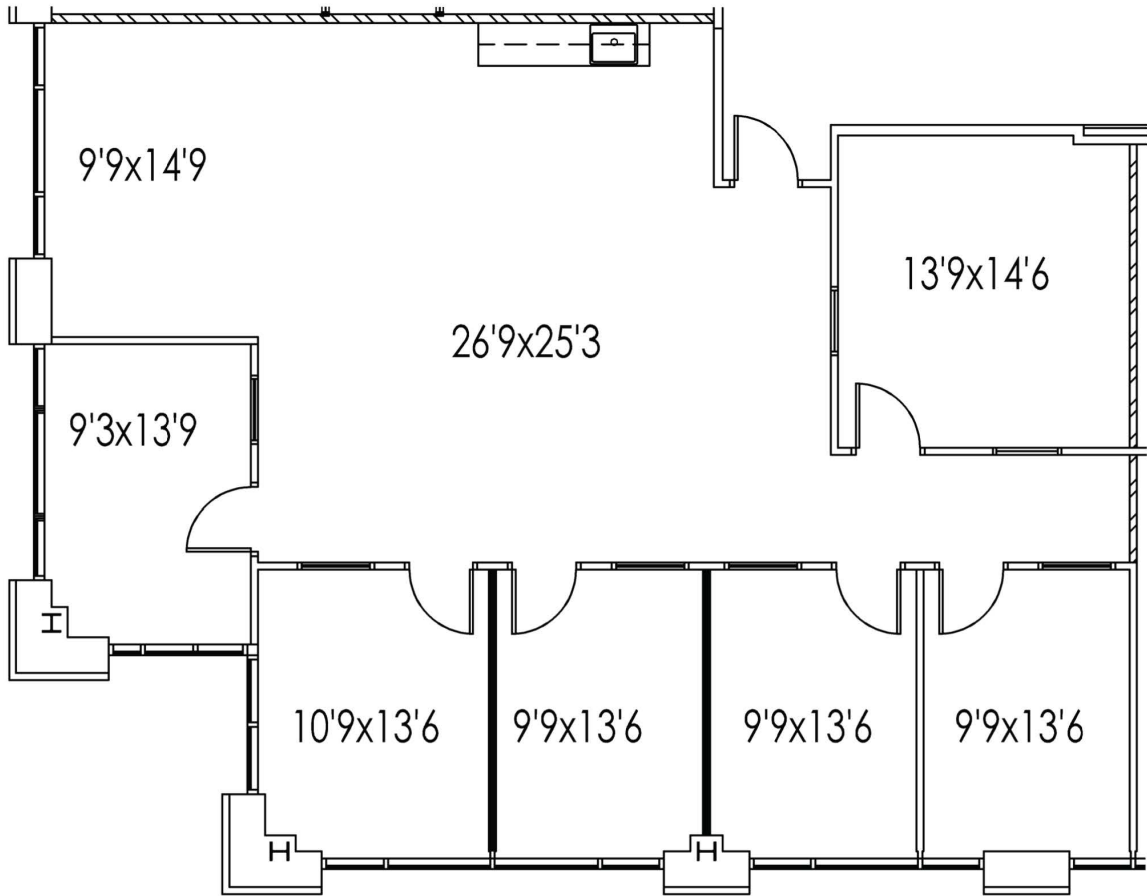
THE EXCHANGE WEST

1414 Raleigh Road | Chapel Hill, NC 27517

AVAILABLE

First Floor
Suite 120

2,082 SF



TRIPP BRADSHAW
tbradshaw@capitalassociates.com
919.749.0004 (c)
919.233.9901 (o)
capitalassociates.com

THE EXCHANGE WEST

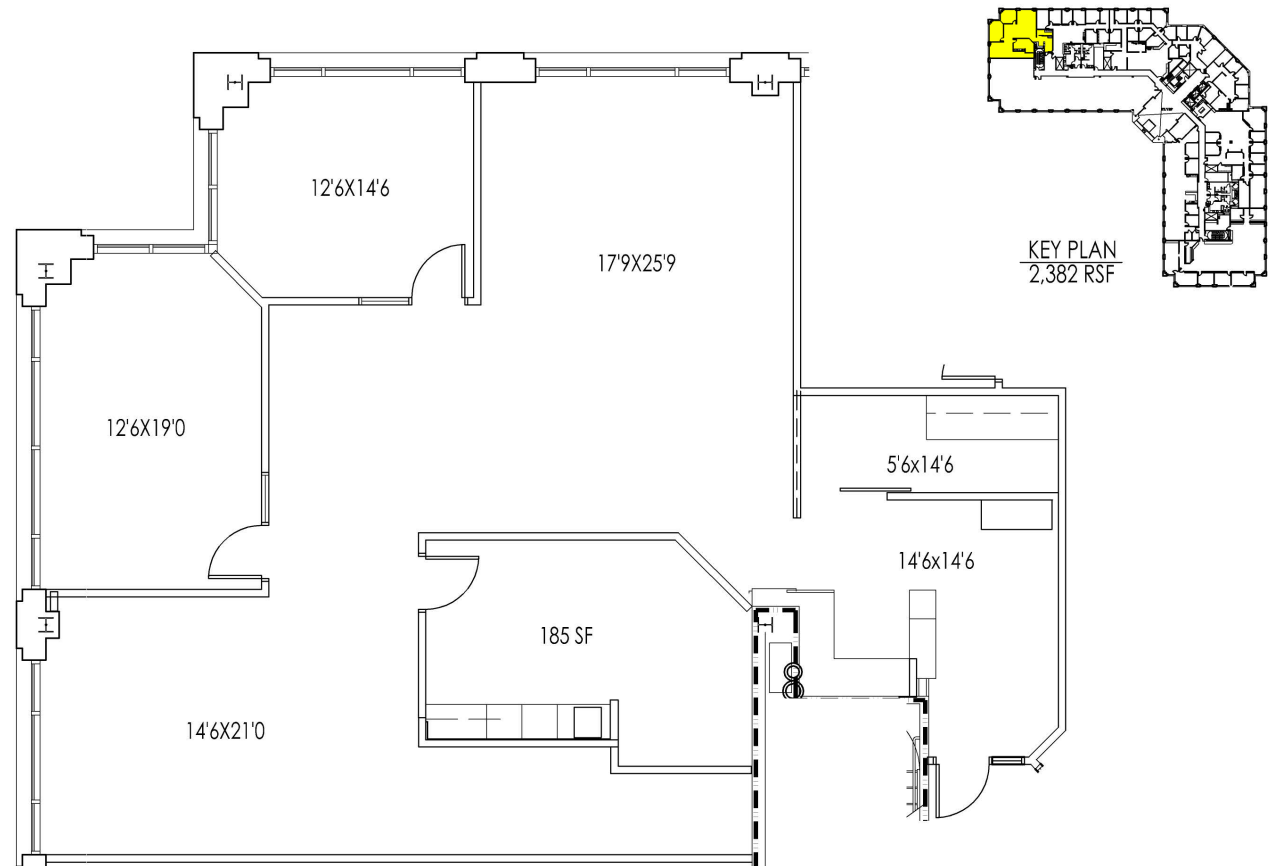
1414 Raleigh Road | Chapel Hill, NC 27517

AVAILABLE SUBLEASE

Second Floor
Suite 205

2,382 SF

LEASE END DATE
8/31/2023



NOTE: ROOM SIZES ARE APPROXIMATE.



TRIPP BRADSHAW

tbradshaw@capitalassociates.com

919.749.0004 (c)

919.233.9901 (o)

capitalassociates.com

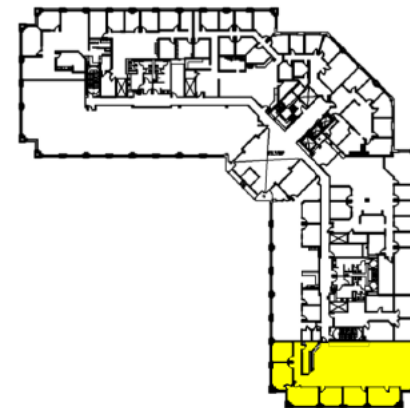
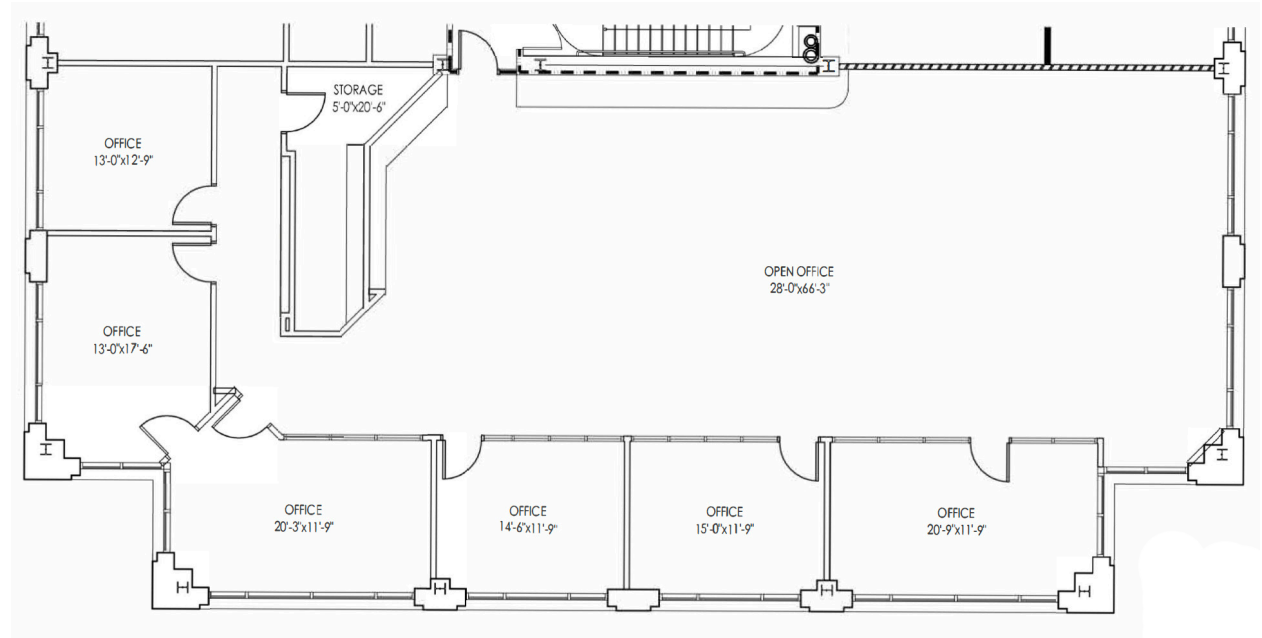
THE EXCHANGE WEST

1414 Raleigh Road | Chapel Hill, NC 27517

AVAILABLE

Second Floor
Suite 220

~ 1,500 - 4,200 SF



TRIPP BRADSHAW

tbradshaw@capitalassociates.com

919.749.0004 (c)

919.233.9901 (o)

capitalassociates.com

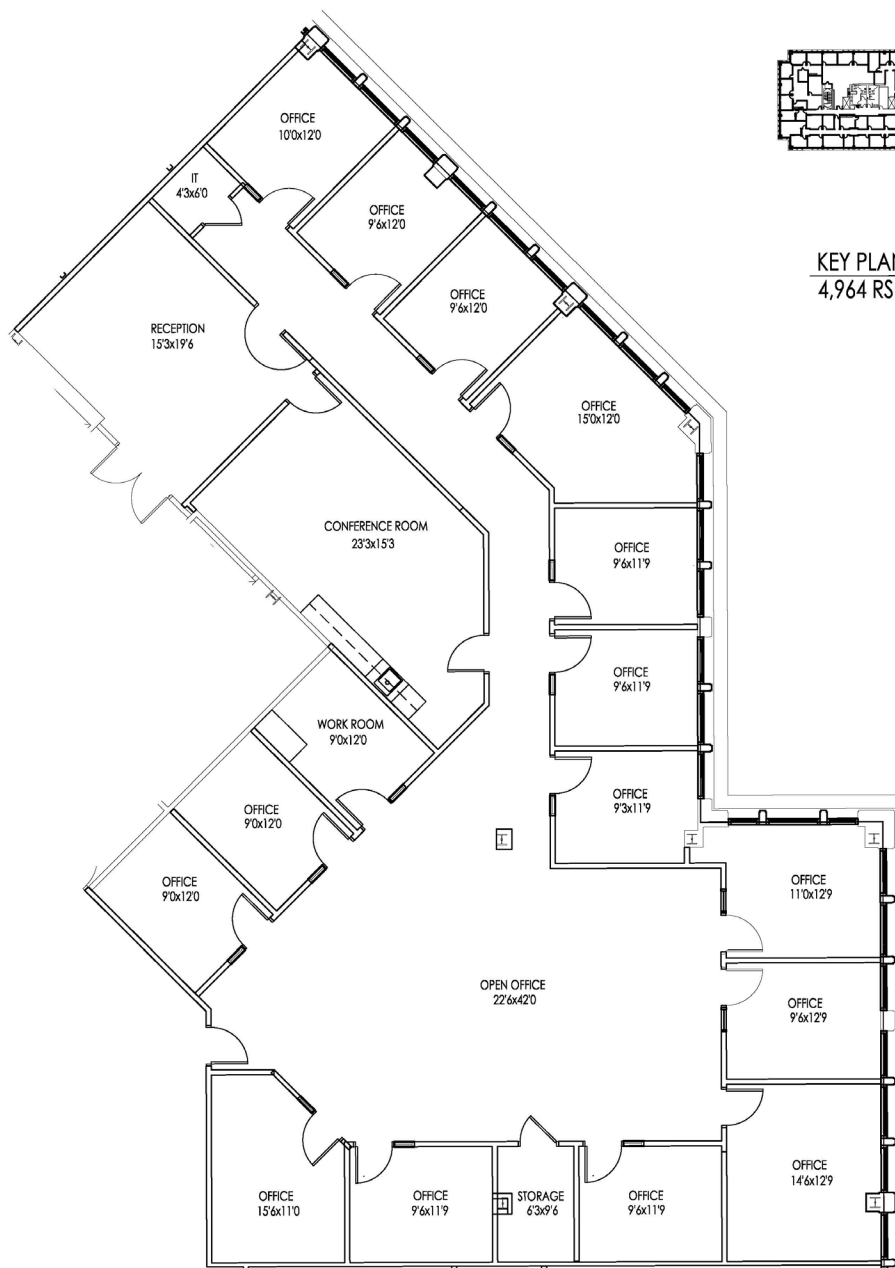
THE EXCHANGE WEST

1414 Raleigh Road | Chapel Hill, NC 27517

AVAILABLE SUBLEASE

Fourth Floor
Suite 400

4,964 SF



TRIPP BRADSHAW

tbradshaw@capitalassociates.com

919.749.0004 (c)

919.233.9901 (o)

capitalassociates.com

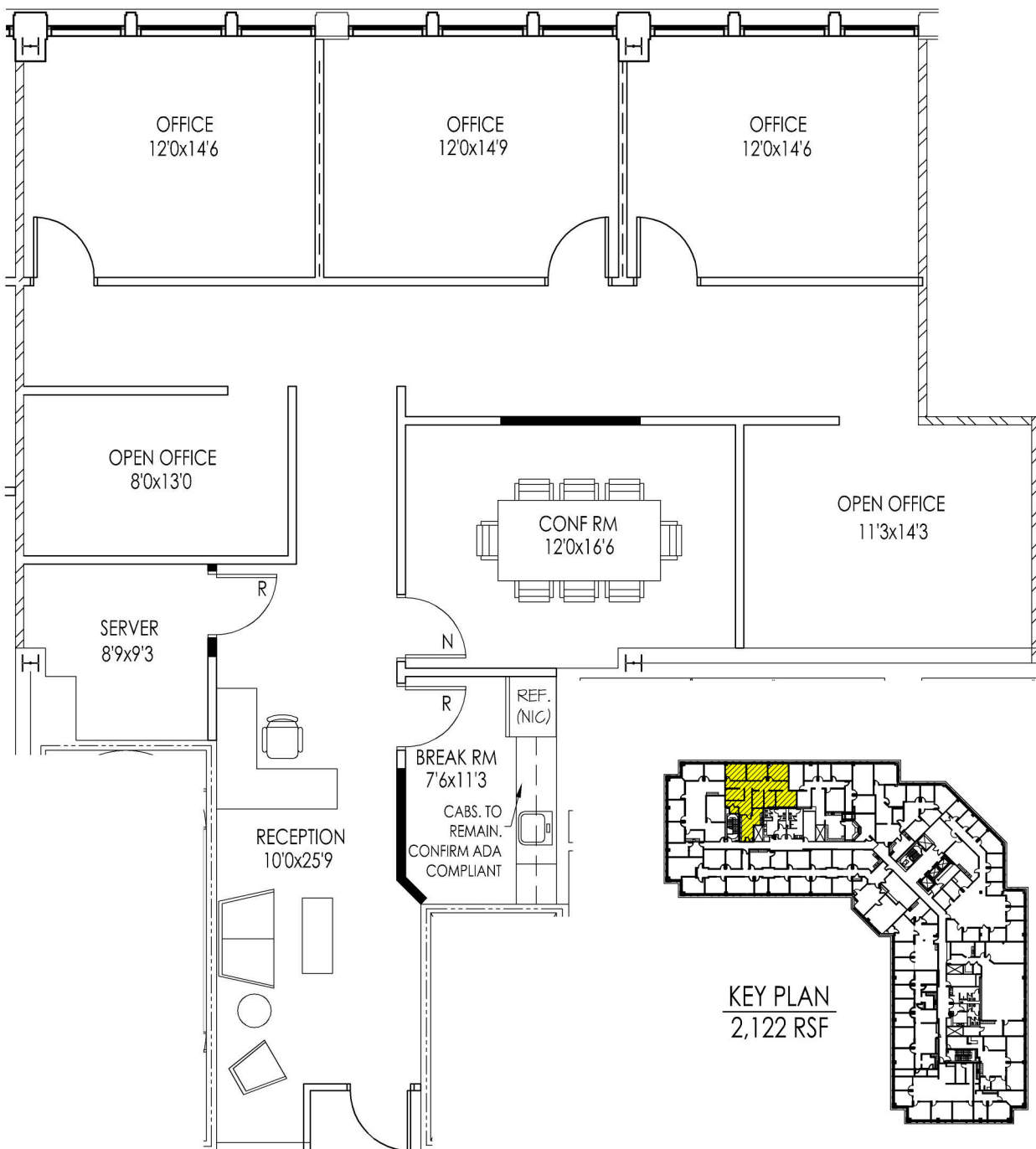
THE EXCHANGE WEST

1414 Raleigh Road | Chapel Hill, NC 27517

AVAILABLE

Fourth Floor
Suite 431

2,122 SF



KEY PLAN
2,122 RSF



TRIPP BRADSHAW

tbradshaw@capitalassociates.com

919.749.0004 (c)

919.233.9901 (o)

capitalassociates.com