

FOR LEASE



THE STATION AT EAST 54

1011 South Hamilton Rd | Chapel Hill, NC 27517



CAPITAL
ASSOCIATES®

THE STATION AT EAST 54

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PROPERTY TYPE	Office
SPACE AVAILABLE	Up to 24,462 SF
1st Floor:	12,275 SF
2nd Floor:	12,187 SF
LEASING RATE	\$37.50
LEASE TYPE	Full Service
YEAR BUILT	2018
COUNTY	Orange
LOCATION	Chapel Hill, NC
FLOORS	4
PARKING	2.8/1,000 SF
BUILDING SIZE	47,856 SF

BRET MULLER
919.523.4200
bmuller@capitalassociates.com

WES JOHNSON
919.422.4853
wjohnson@capitalassociates.com



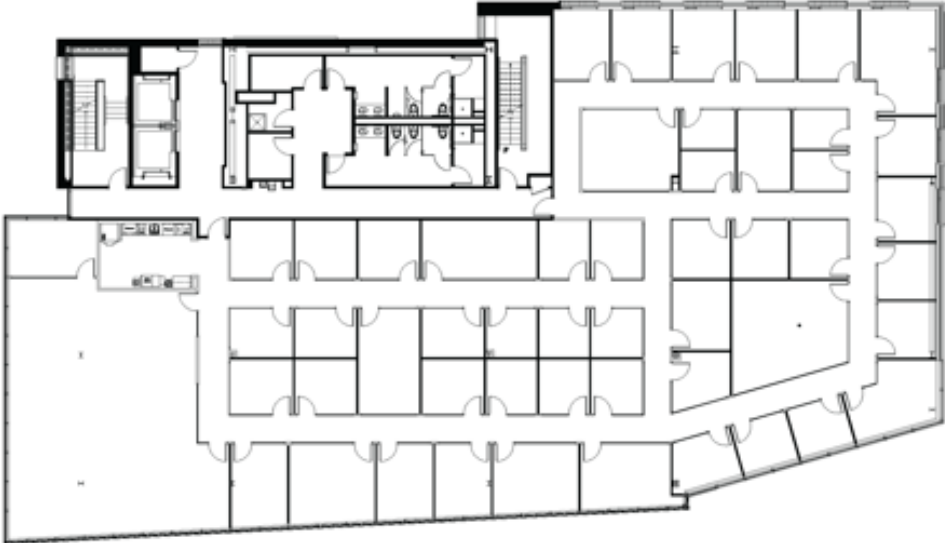
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AVAILABLE

First Floor

12,275 SF



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AVAILABLE

Second Floor

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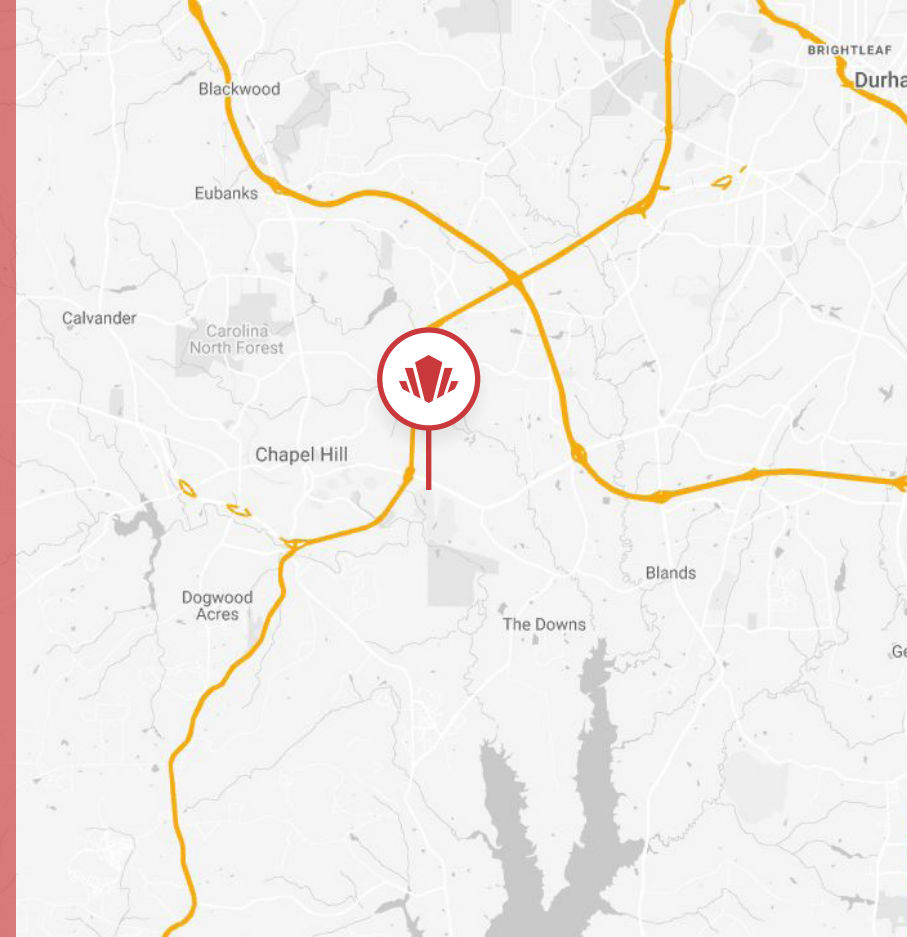
PROPERTY HIGHLIGHTS

The Station at East 54 is a 47,856 SF four-story state-of-the-art office building. Some of its highlights include:

- Collaborative work spaces
- Floor-to-ceiling windows
- Comfortable lounge areas
- Showers on every floor
- New construction
- Smart conference rooms
- Two-story parking deck
- Golf course views

LOCATION

The building is conveniently located along Highway 54, the link between Chapel Hill and Research Triangle Park. It is also in walking distance to many retail and dining options.



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MODERN FINISHES

Completely renovated in 2018 with smart conference rooms, kitchens, showers, and spacious lounge areas.



POINTS OF INTEREST

DINING

- Bin 54 Steak & Cellar
- First Watch
- Brenz Pizza Co.
- Hawthorne & Wood
- Lime & Lemon Indian Grill
- Dunkin'

CONVENIENCE

- UNC Finley Golf Course
- State Employee's Credit Union
- Walgreens
- Title Boxing

LODGING

- UPS
- Harris Teeter
- Wells Fargo
- Pure Barre
- Aloft
- Courtyard by Marriott

ABOUT

The Station at East 54 is a newly-reconstructed office building located in one of the Research Triangle's most sought after areas.

The former fire station was carefully designed to combine traditional materials with modern functionality. Its impressive interior layout and design is complimented by its unique exterior. With views of the UNC Finley golf course, the building is attractive from all angles.



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