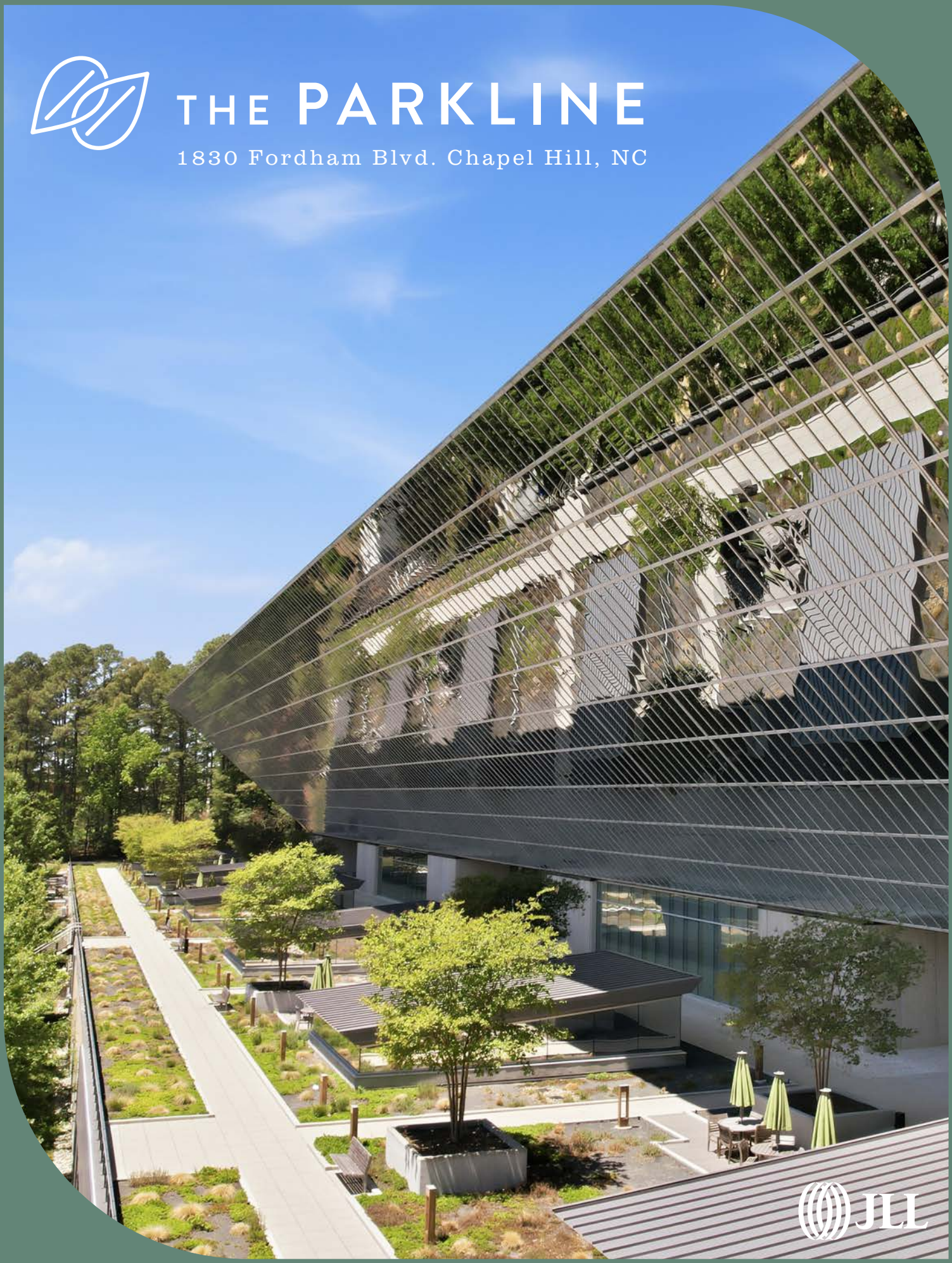
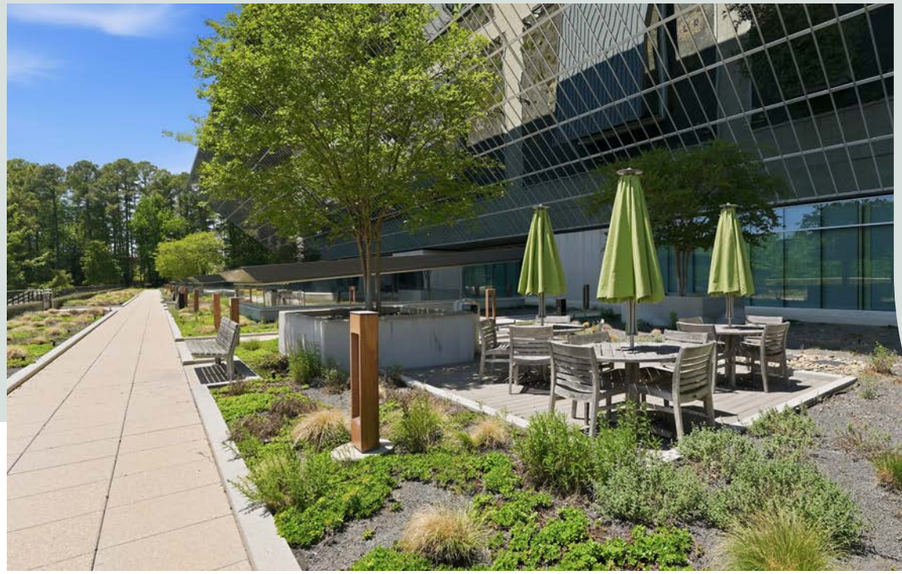
THE PARKLINE

1830 Fordham Blvd. Chapel Hill, NC



JLL

Experience this iconic modernist office in Chapel Hill



Prime Location

Within walking distance to the Chapel Hill Wegmans. Just a 13 min drive to downtown Chapel Hill and 15 min drive to Durham.

Expansive Outdoors

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

On-Site Fitnes Facility

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

Conference Facilities

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

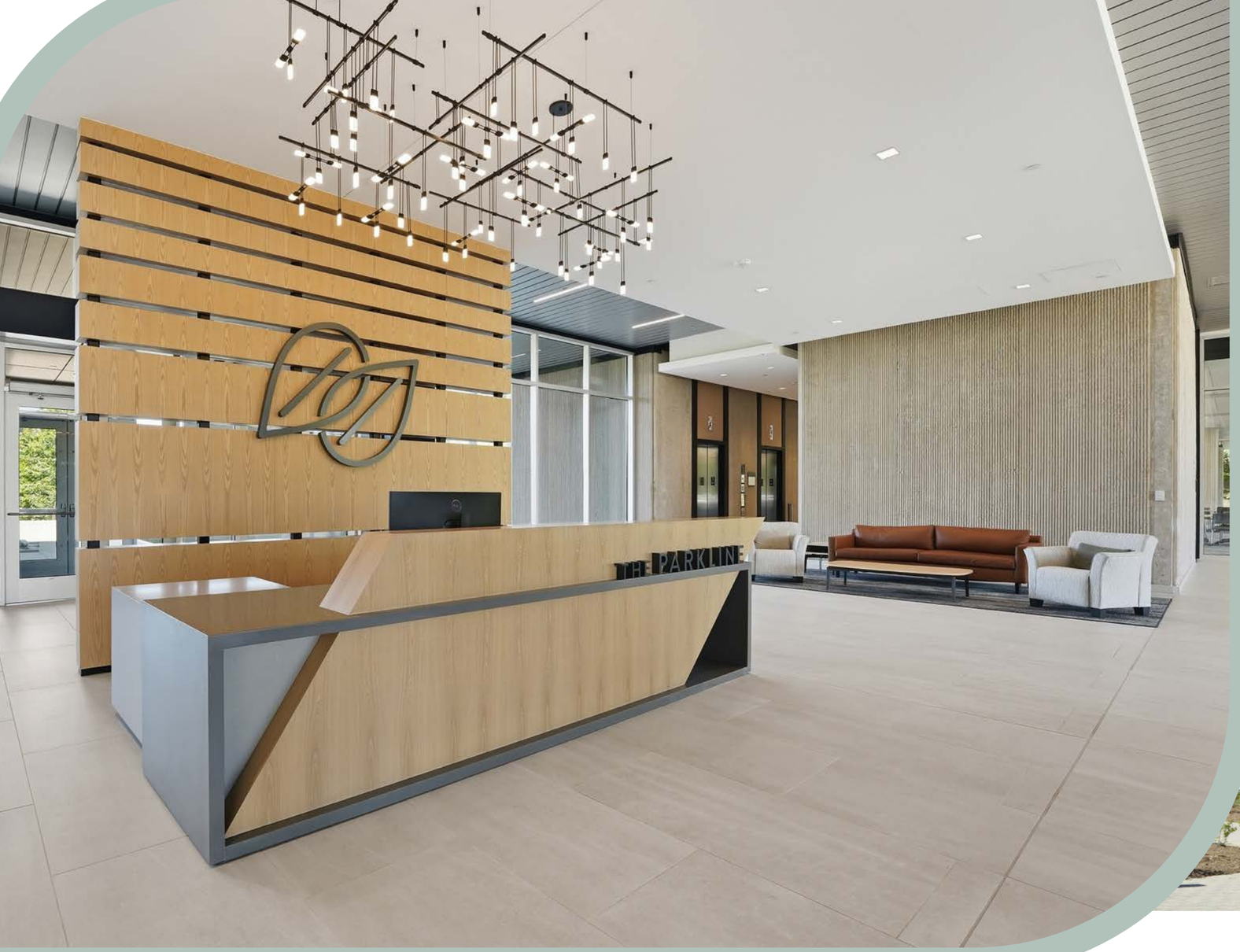
Building Services

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

100% Generator Standby Power

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

Building Specs



Owner:
State Employees' Credit Union

Design Team:
Little Diversified Architectural Consulting

Available RSF:
+/-126,000 RSF across 3 floors

Floor Plates:
Floors 2-4: 44,974 RSF

Ceiling Height:
Floors 2-4: 15' slab to slab

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

Security:
24 hour card access

Safety:
NFPA Fire Alarms and full sprinkler system

Structure:
Structural steel frame with cantilevered concrete floors

Parking Ratio:
5.0/1,000 RSF

HVAC:
2019 efficiency air-cooled chillers on grade and condensing boilers in boiler room

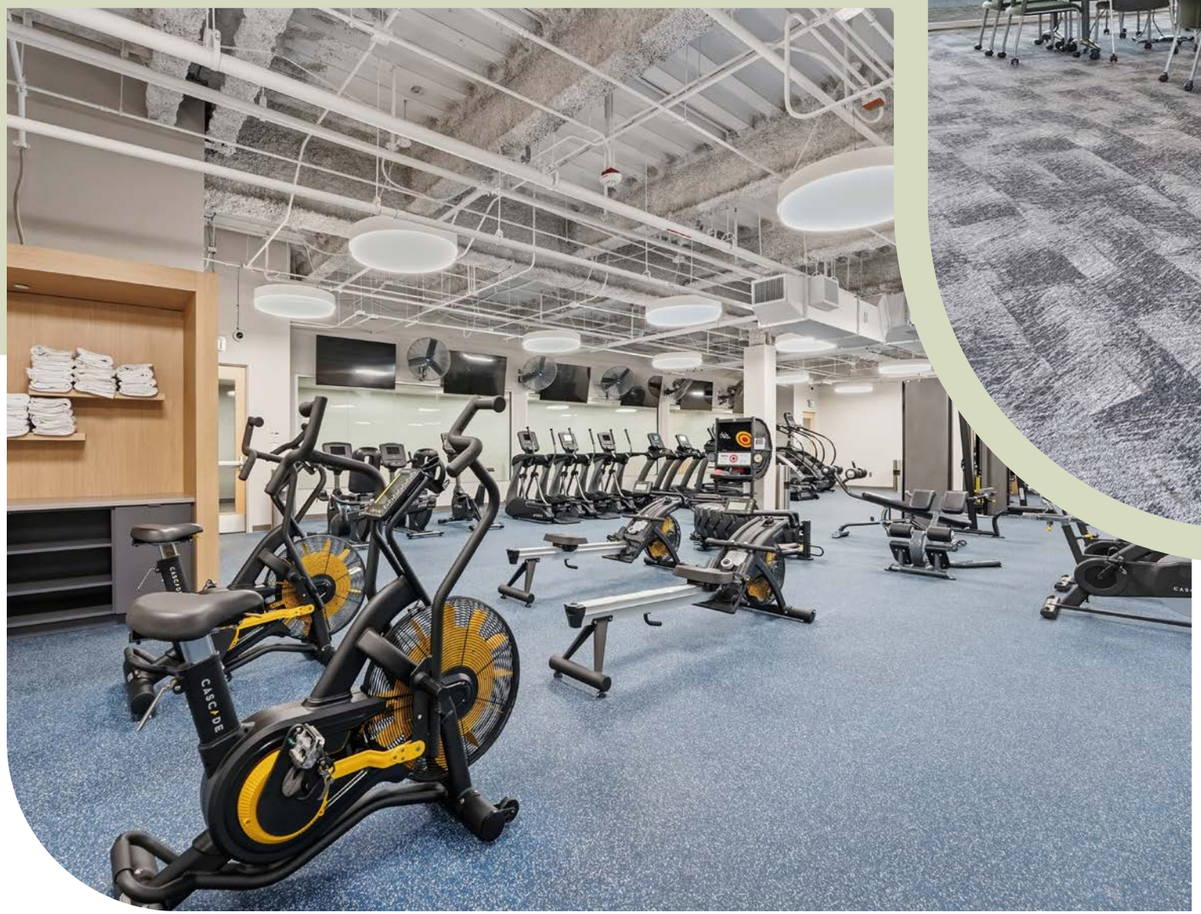
Tenant Electrical Load Capacity:

Floors 2-4:
2 electrical closets which each include:
112.5 KVA Transformer
120/208v Panels
480/277 Panel
210 circuits per closet

Lower Level:
2 electrical closets which each include:
112.5 KVA Transformer
120/208v Panels
480/277 Panel
378 circuits per closet

Building Amenities

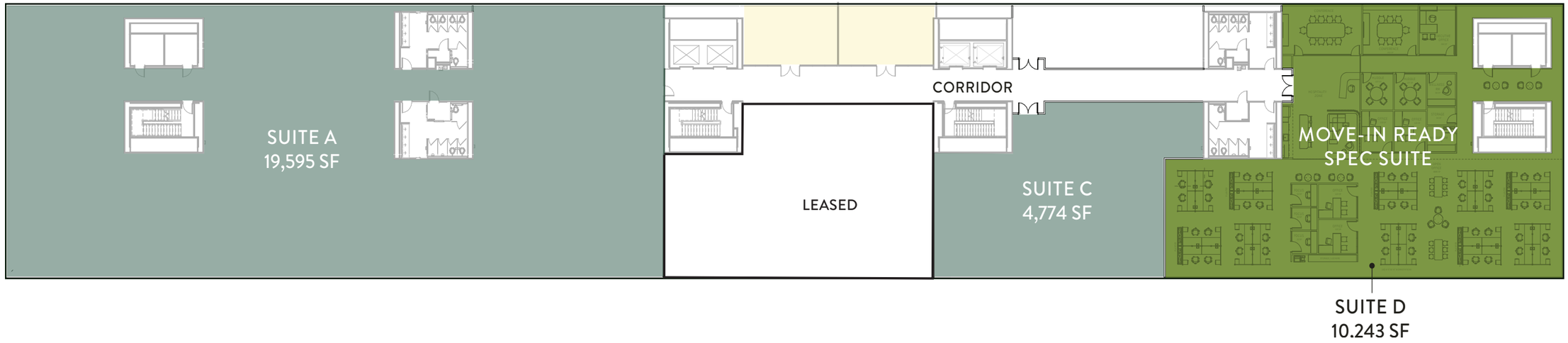
An integrated campus with a 90,000 SF green terrace, shared conference space, and upscale fitness center.



Second Floor Availability

Level 2 Total SF: 44,974 SF

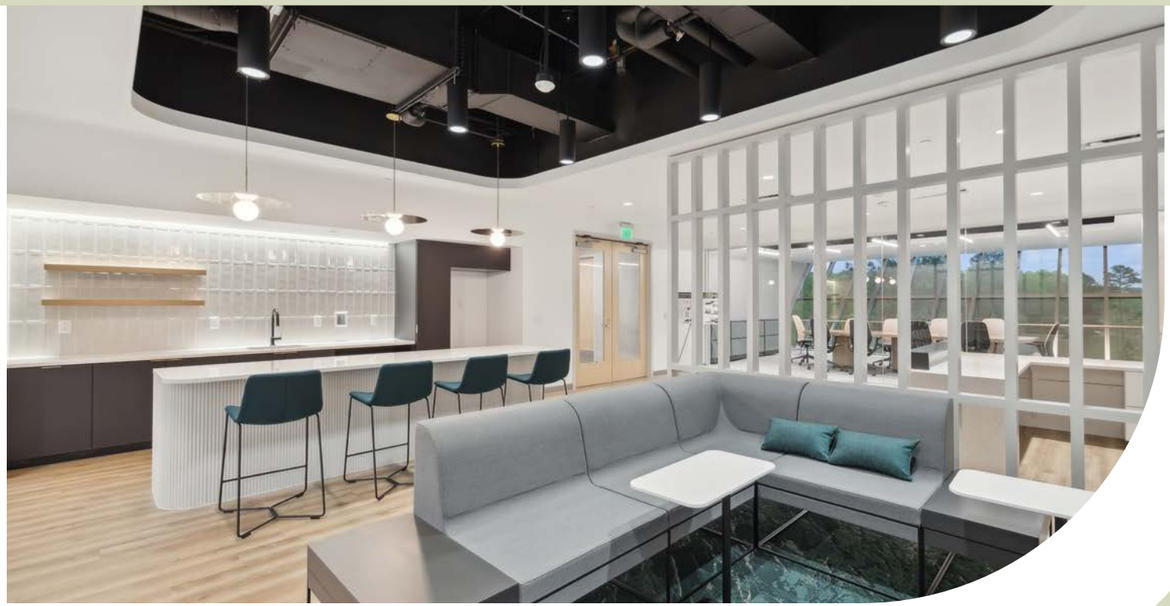
Level 2



Move-in Ready Spec Suite

2nd Floor Spec Suite D - 10,243 RSF Available
Turn-Key, Furniture Included
Large open office design with private offices, conference rooms, hospitality zone, and wellness room

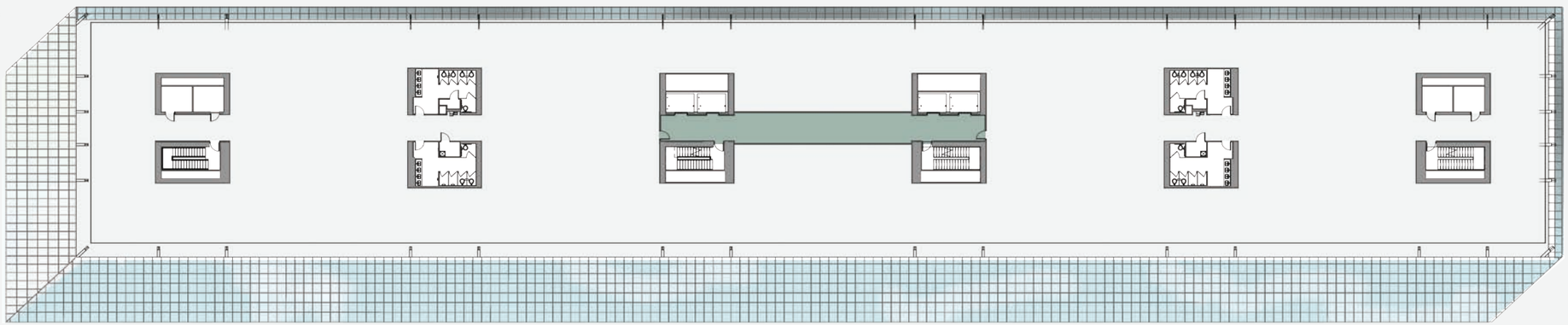
- Hospitality Zone
- Workroom
- Office
- Open Office
- Conference
- Huddle
- Support Spaces



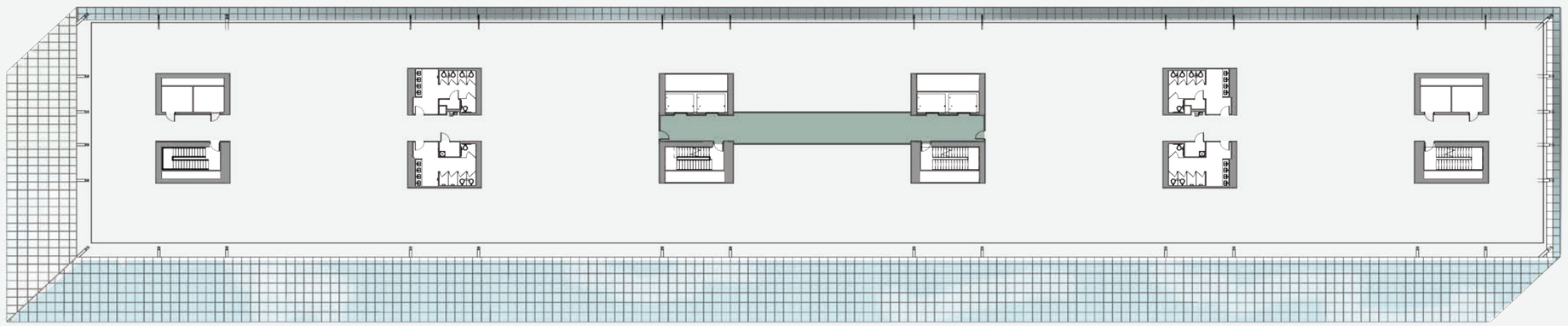
Full Floors Available

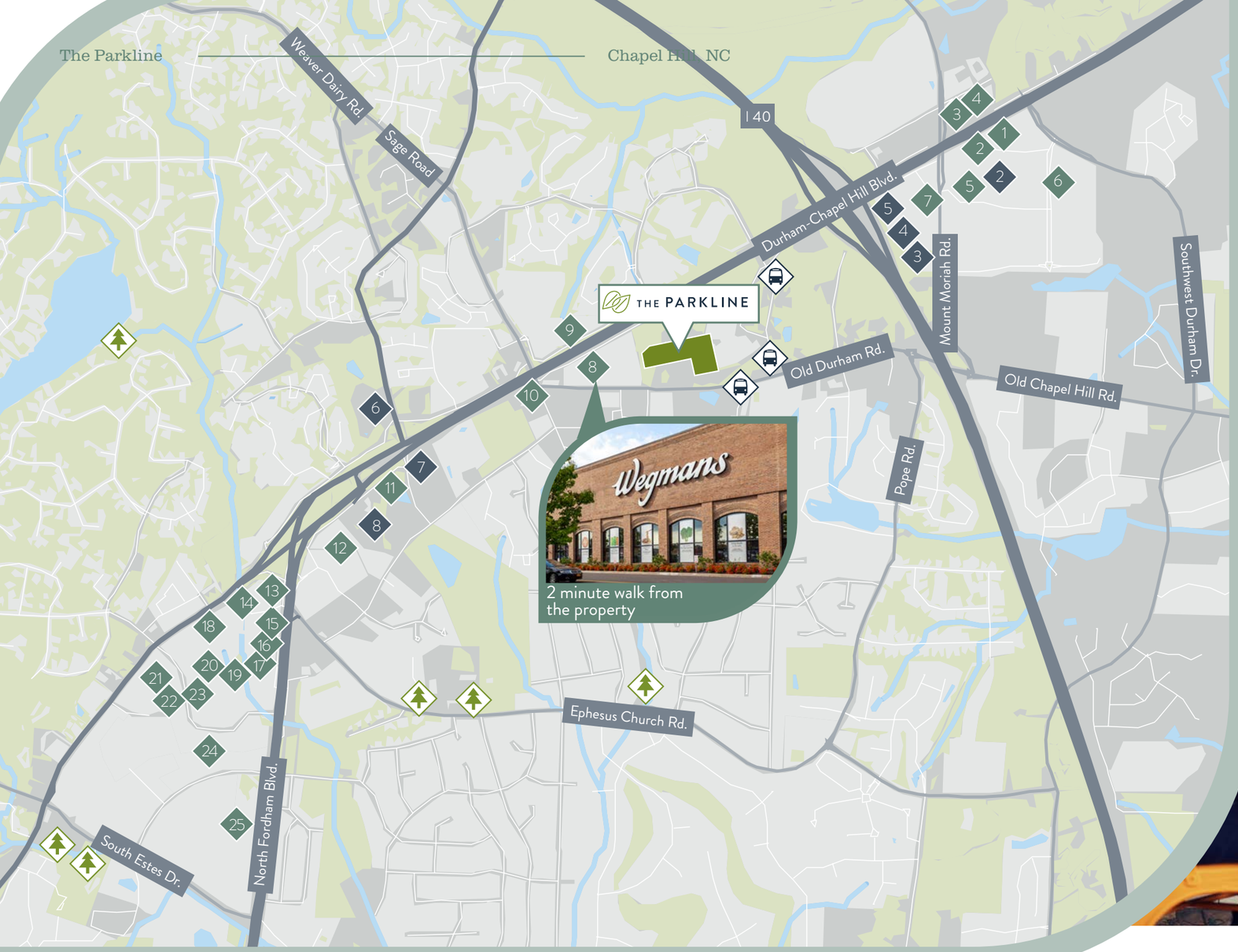
Level 3 Total SF: 44,974 SF
Level 4 Total SF: 44,974 SF

Level 3



Level 4





The Parkline — Chapel Hill, NC

Neighborhood Amenities

Food + Beverage

1. Panera Bread
2. Chipotle
3. Noodle 501
4. First Watch
5. Five Guys
6. Zephyr Coffee
7. Kanki
8. Wegman's
9. La Hacienda
10. Wendy's
11. McDonald's
12. Mr. Tokyo
13. Trader Joe's
14. Brugger's Bagels
15. Chipotle
16. Chopt
17. Shake Shack
18. Clean Juice
19. Znooze Eatery
20. Kipos Taverna
21. The Loop Restaurant
22. Cava
23. Whole Foods
24. Drift Cafe
25. Alpaca Chicken
26. Chick-fil-A

Hotels

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

Park

Bus Stop

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