

# For Lease

## Chapel Hill 40 – Boyd Hall

55 Vilcom Circle Chapel Hill, NC 27514



**GRUBB & ELLIS**  
Thomas Linderman Graham



### Snapshot

<b>Type of Building</b>	Office Building
<b>Total Square Feet</b>	50,472
<b>Year Built</b>	2001

### Features:

- Suite 100: 4,212 SF available
- Second Floor: 14,510 SF available
- Suite 300: 5,547 SF available
- Suite 310: 1,490 SF available
- Office space can be demised into multiple suites
- High-end finishes
- Rental rate: \$23.00/SF, Full Service
- Tenant improvement allowance negotiable
- Located just off I-40 near the intersection of Hwy. 86 and Weaver Dairy Road
- Classic architectural design
- Green trail, sidewalks and bike trails
- Reflecting pool with waterfall
- Courtyard with gazebo
- Covered bike shelters
- Security system
- Within walking distance of 2 shopping centers

#### To learn more, please contact:

1511 Sunday Drive  
Suite 200  
Raleigh, NC 27607  
919.785.3434  
919.785.0802  
[www.tlgcre.com](http://www.tlgcre.com)

**Arnold Siegmund**  
Senior Vice President  
919.420.1573 direct  
[arnold.siegmund@tlgcre.com](mailto:arnold.siegmund@tlgcre.com)

For Lease

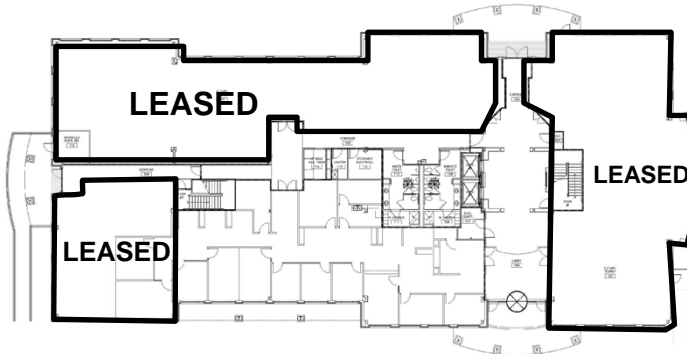
# Chapel Hill 40 – Boyd Hall

55 Vilcom Circle Chapel Hill, NC 27514

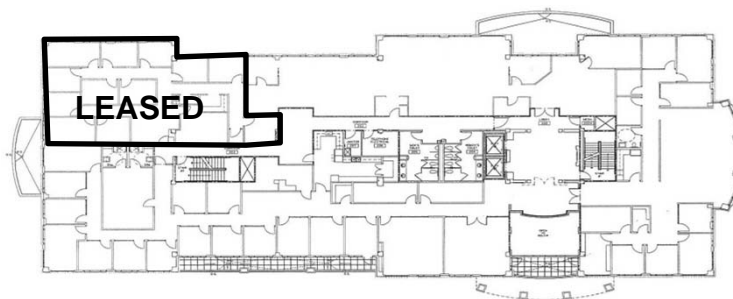


**GRUBB & ELLIS**  
Thomas Linderman Graham

Suite 100 – 4,212 SF Available

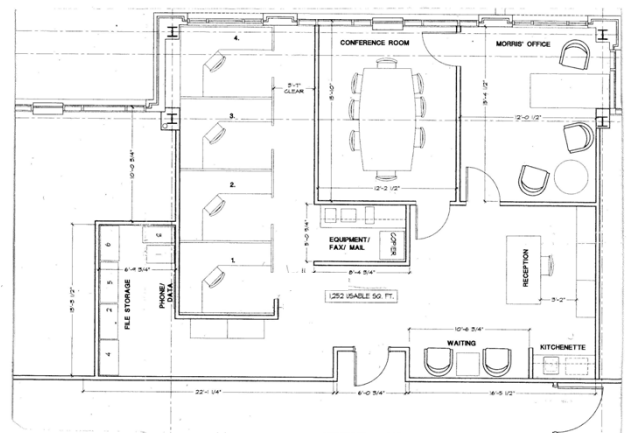
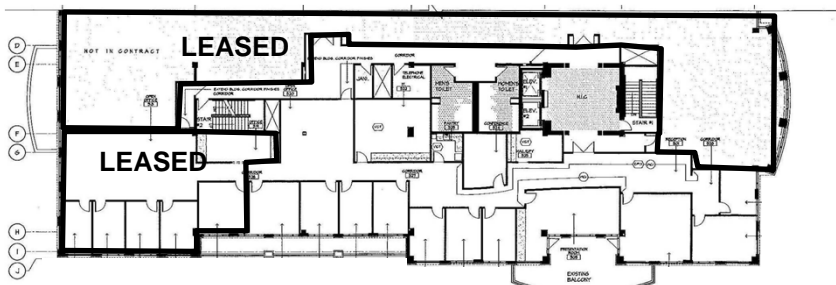


2nd Floor Plan – 14,510 SF Available



Suite 310 – 1,490 SF Available

Suite 300 – 5,547 SF Available



*Independently Owned and Operated*

The information contained herein was obtained from sources believed reliable; however, Grubb & Ellis|Thomas Linderman Graham makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.