

For Lease or Sale

Chapel Hill 40 – Dawson Hall

77 Vilcom Circle Chapel Hill, NC 27514



GRUBB & ELLIS
Thomas Linderman Graham



Snapshot

Type of Building	Office Building
Year Built	2007
Total Square Feet	72,364

Features:

- 35,489 RSF Available Immediately
- Three-story, premier Class-A office building for lease or sale

Lease Rental Rate

\$22.00/RSF; Full Service

*Tenant Improvement Allowance: \$22.00/RSF

For Sale Price

1st Floor: \$170.00/RSF**

Up to 4,776 SF

**Sale price includes warm shell

- One mile to I-40, 5 miles to UNC and downtown Chapel Hill and 12 miles to RDU International Airport
- Intimate office campus in a natural setting
- Walking distance to restaurants, shops and services
- Card access security system
- Sidewalks, greenway and bike trails
- Reflecting pool with waterfall, courtyard and gazebo
- Showers and covered bike racks

To learn more, please contact:

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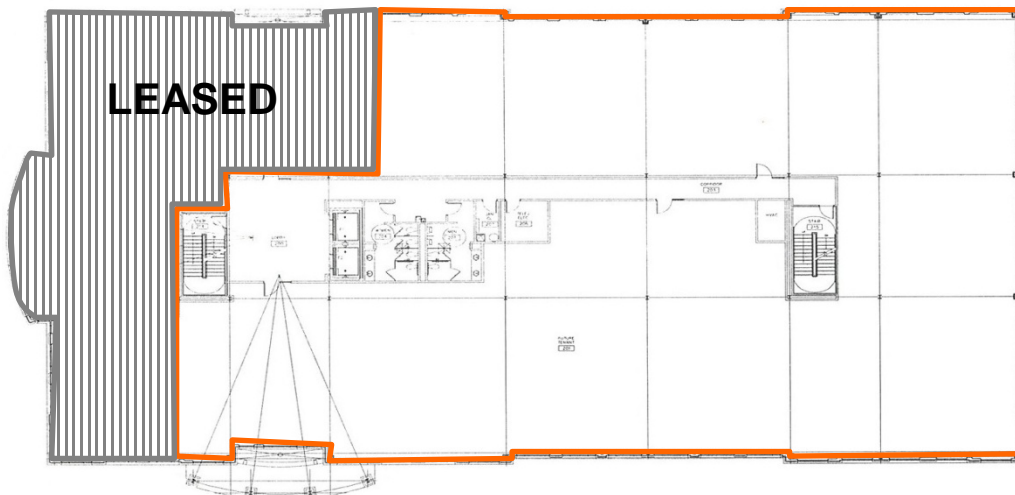
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First Floor:
4,776 RSF Total



Second Floor:
12,601 RSF Total



Third Floor:
18,112 RSF Total

Independently Owned and Operated

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