

For Lease

# Chapel Hill 40 – McClamroch Hall

88 Vilcom Circle Chapel Hill, NC 27514



**GRUBB & ELLIS**  
Thomas Linderman Graham



## Snapshot

<b>Type of Building</b>	Office Building
<b>Total Square Feet</b>	34,311
<b>Percent Leased</b>	97%

## Features:

- 555 SF available immediately
- Space can be demised into smaller suites
- Rental rate: \$19.50/SF, Full Service
- Tenant improvement allowance negotiable
- Located just off I-40 near the intersection of Hwy. 86 and Weaver Dairy Road
- 5-minute drive to UNC campus
- 3 parking spaces per 1,000 SF
- Green trail, sidewalks and bike trails
- Security system
- Common area kitchen
- Building boardroom for tenants' use
- Within walking distance of 2 shopping centers

### To learn more, please contact:

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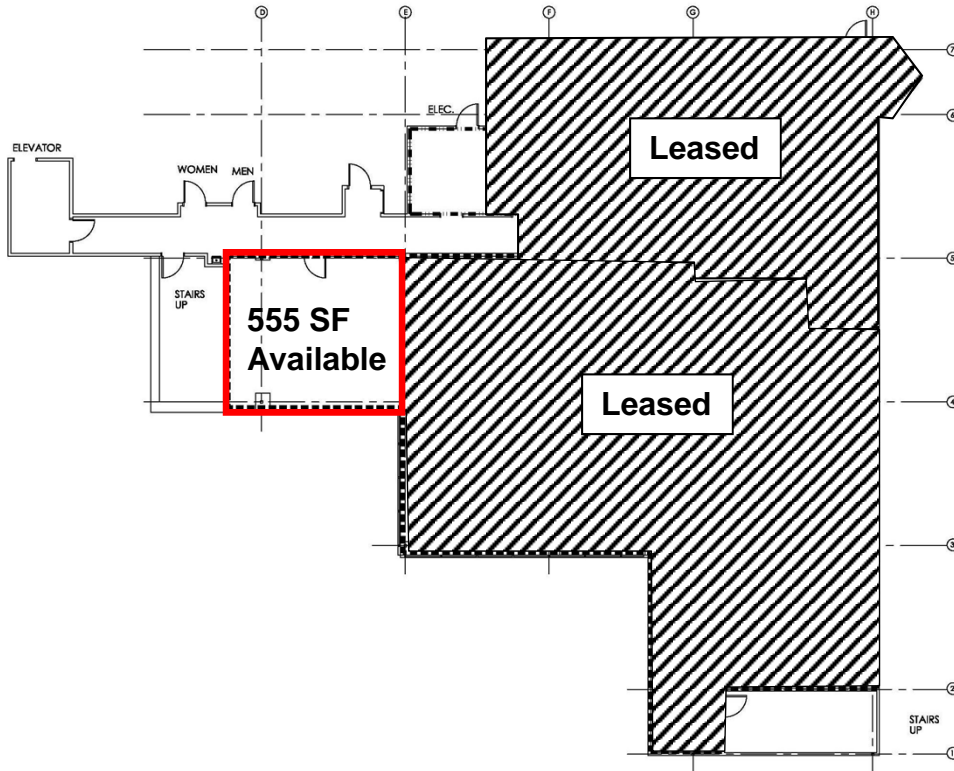
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