



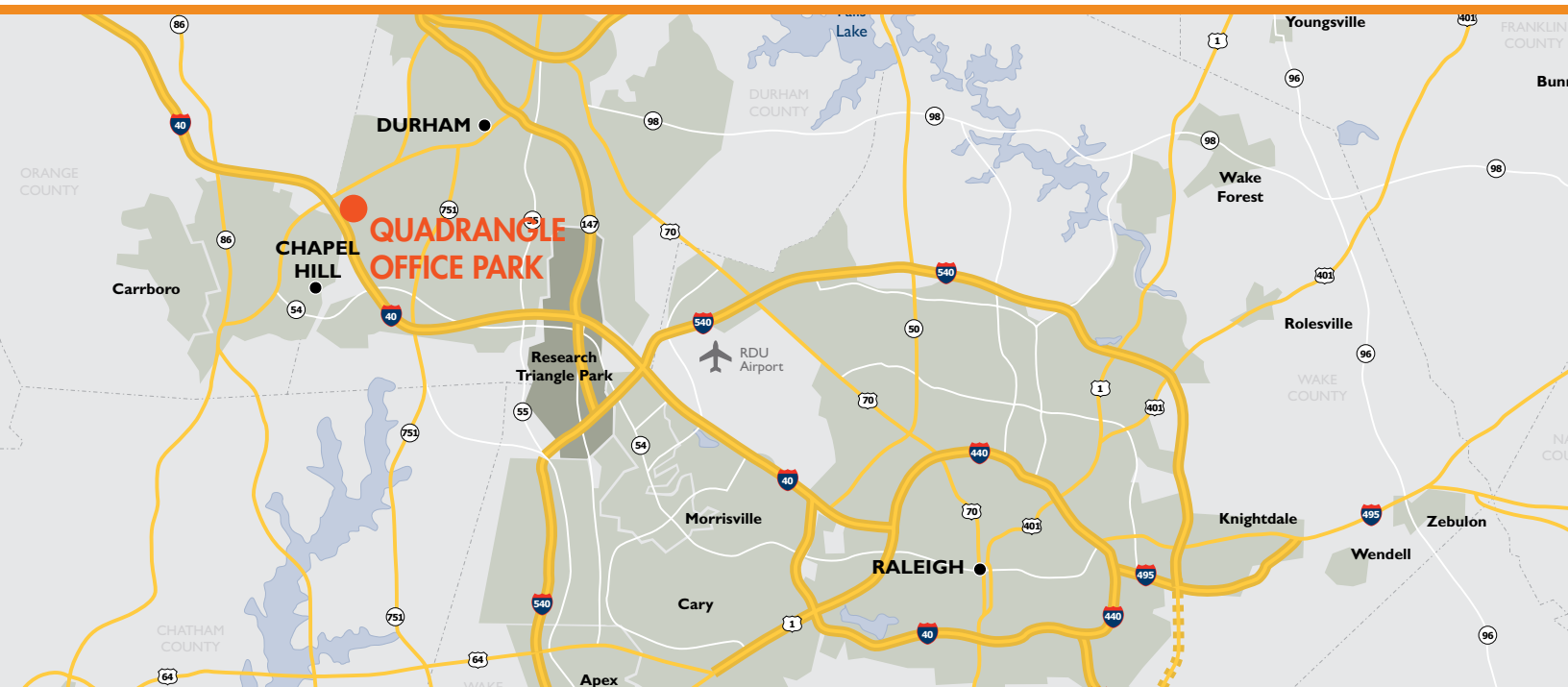
FOUNDRY
COMMERCIAL

QUADRANGLE THREE
6350 QUADRANGLE DRIVE
CHAPEL HILL, NORTH CAROLINA 27517

CLASS A OFFICE SPACE FOR LEASE
±1,776 - 4,921 SF

QUADRANGLE THREE

OFFICE SPACE FOR LEASE



PROPERTY OVERVIEW

- Distinguished Class A Office Park (4 buildings) totaling 264,858 SF
- Excellent location at the I-40/Hwy 54 interchange offering immediate proximity to Tier 1 research universities and Triangle hubs (UNC Chapel Hill, Duke University, Chapel Hill, Downtown Durham, Research Triangle Park, and RDU Airport)
- Customer-focused, committed ownership

PROPERTY FEATURES

ADDRESS	6350 Quadrangle Drive
BUILDING SIZE	55,496 SF Class A Office Building
AVAILABLE SUITES	Suites 100/110 4,921 SF
	Suite 140 1,776 SF
	Suite 150 3,165 SF
	Suite 210 3,504 SF
	Suite 320 4,219 SF
LEASE RATE	\$27.50/RSF Full Service

PROPERTY AMENITIES

- Attractive corporate campus setting with outdoor walking trails/picnic areas
- Relaxing central fountain area with WiFi
- On-site fitness center with showers/lockers and fresh food vending
- Robust amenity base nearby (Meadowmont, Woodcroft Shopping Center, Streets at Southpoint, UNC Wellness)
- Roving security nights and weekends
- Employee Amenity Program (MOBLZ - a mobile vendor certification and reservation system) including Food Trucks, On-site Mobile Service Appointments, Special Events & more. Visit www.moblz.com/quadrangle for more information



For more information, please contact:

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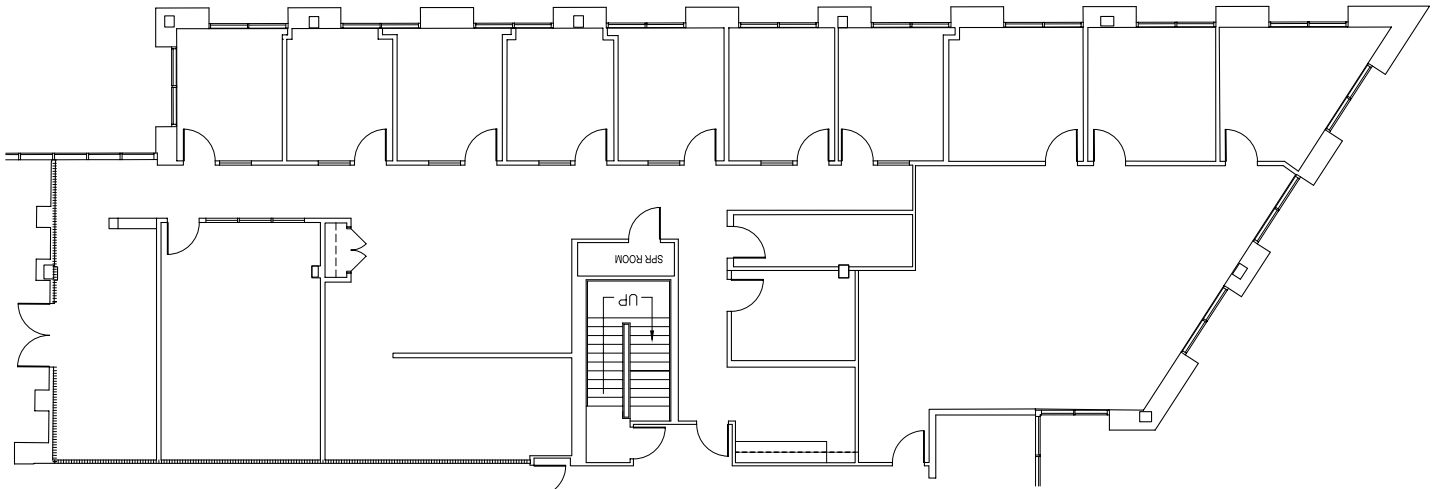
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QUADRANGLE THREE

OFFICE SPACE FOR LEASE

FLOOR PLAN | FIRST FLOOR

SUITES 100 & 110 | 4,921 RSF



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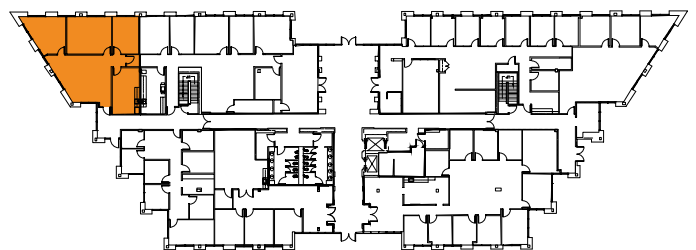
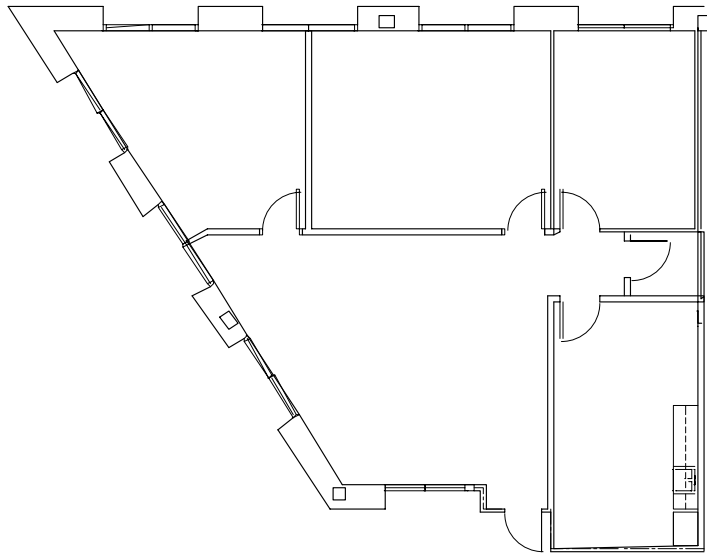
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QUADRANGLE THREE

OFFICE SPACE FOR LEASE

FLOOR PLAN | FIRST FLOOR

SUITE 140 | 1,776 RSF



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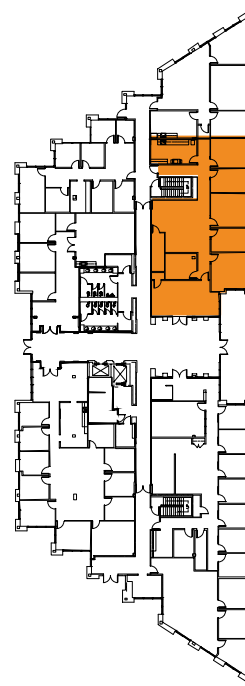
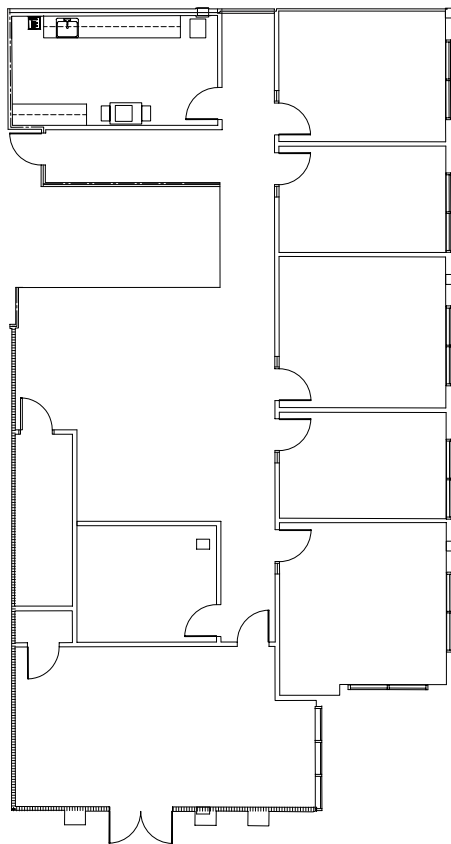
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QUADRANGLE THREE

OFFICE SPACE FOR LEASE

FLOOR PLAN | FIRST FLOOR

SUITE 150 | 3,165 RSF



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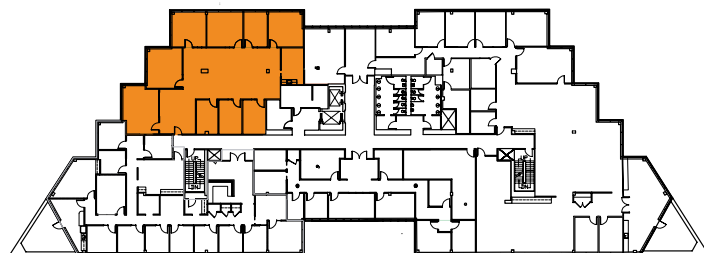
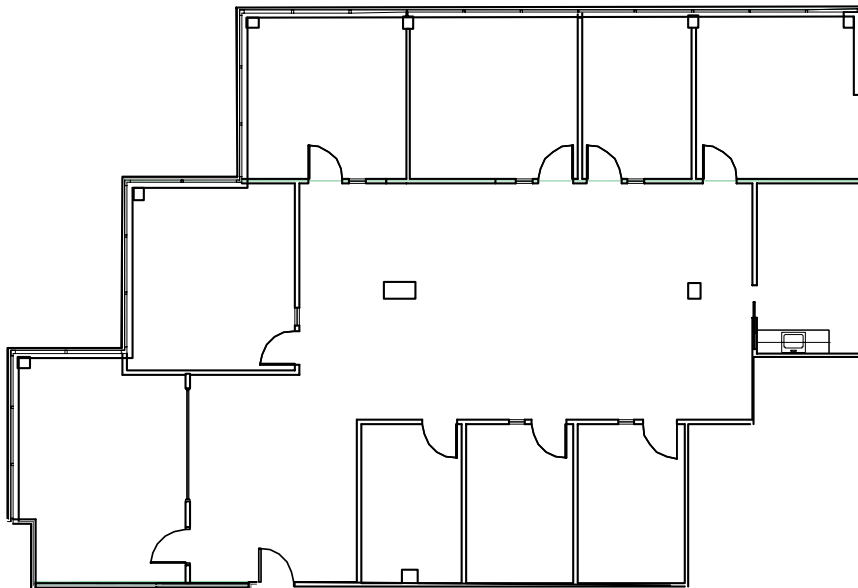
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QUADRANGLE THREE

OFFICE SPACE FOR LEASE

FLOOR PLAN | SECOND FLOOR

SUITE 210 | 3,504 RSF



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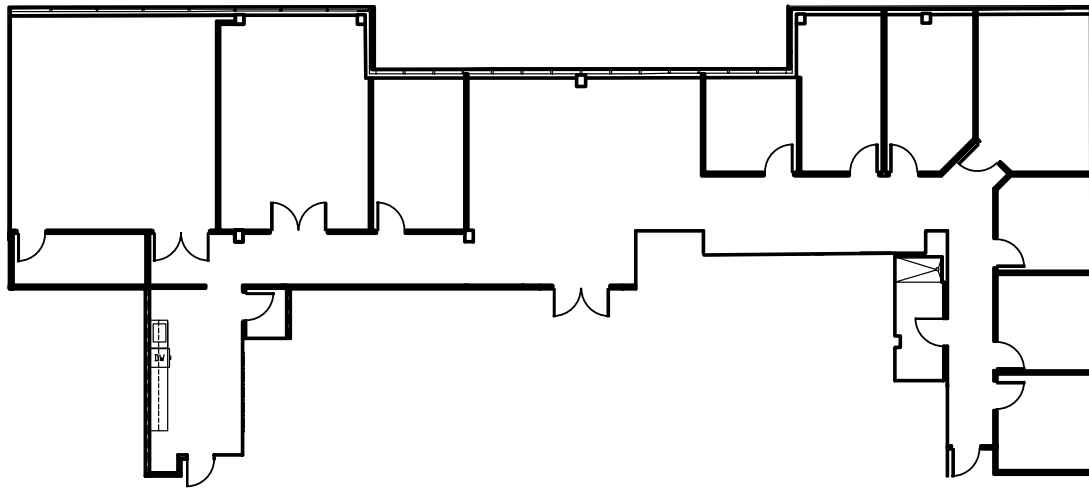
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QUADRANGLE THREE

OFFICE SPACE FOR LEASE

FLOOR PLAN | THIRD FLOOR

SUITE 320 | 4,219 RSF



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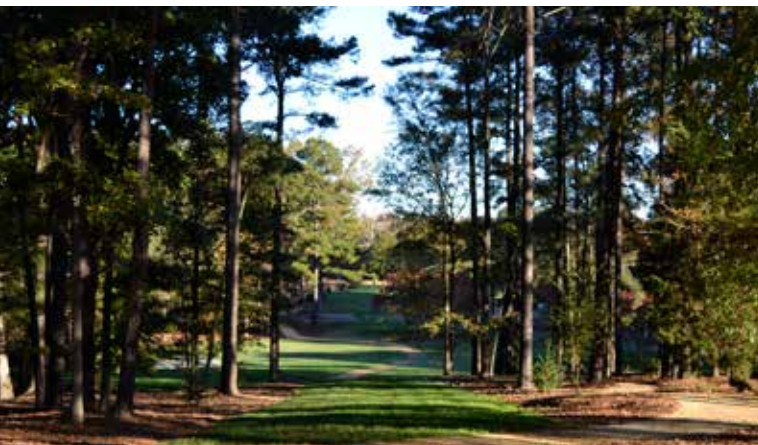
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QUADRANGLE THREE

OFFICE SPACE FOR LEASE

PROPERTY PHOTOS



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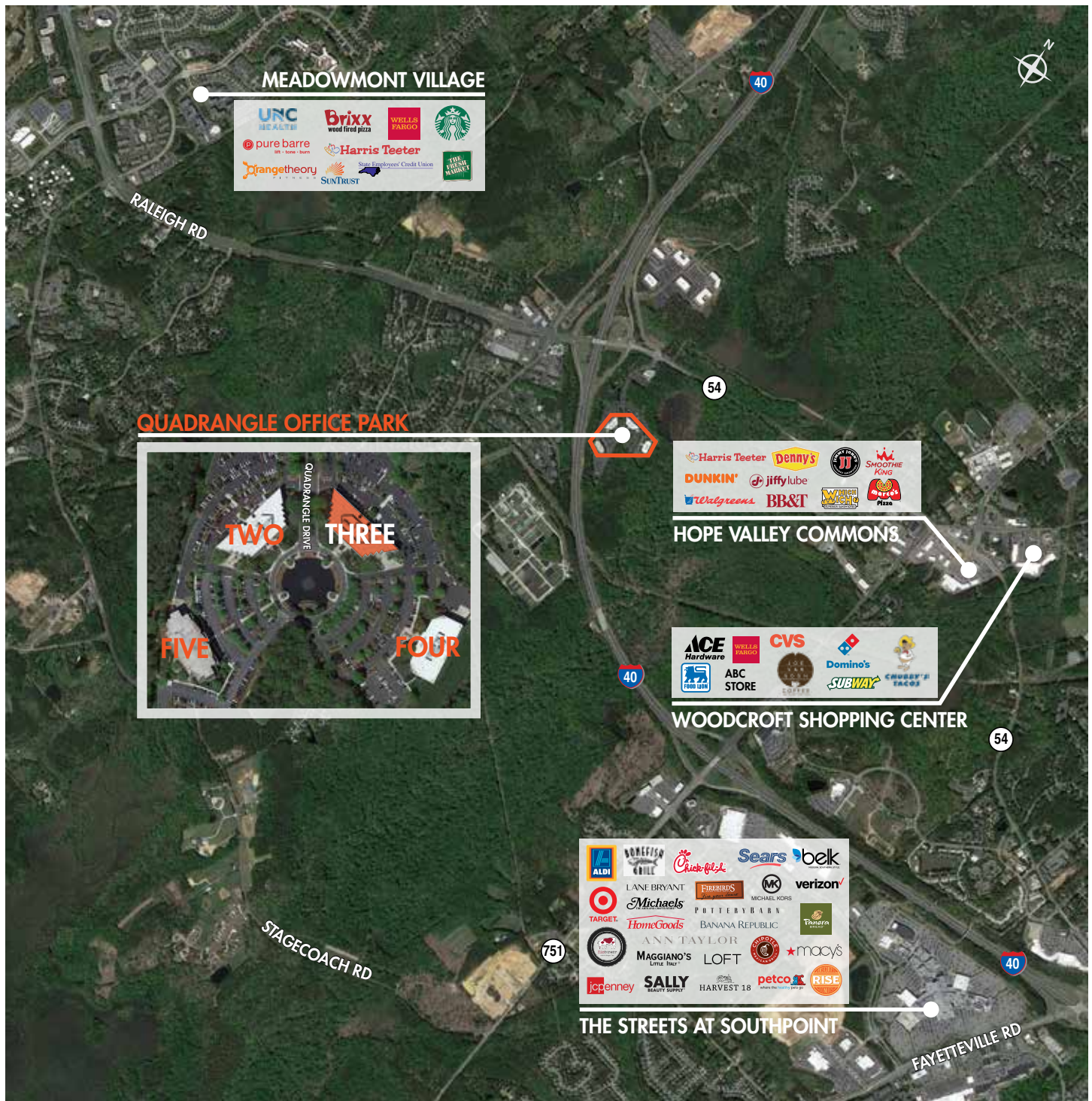
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LOCATION & AMENITIES



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