



East 54

INCENTIVES GALORE AT *East* 54

Sign a **NEW** lease by **12/31/2021**

BROKER: EXTRA 1% COMMISSION AND 100%
OF COMMISSION PAID UP FRONT

AND

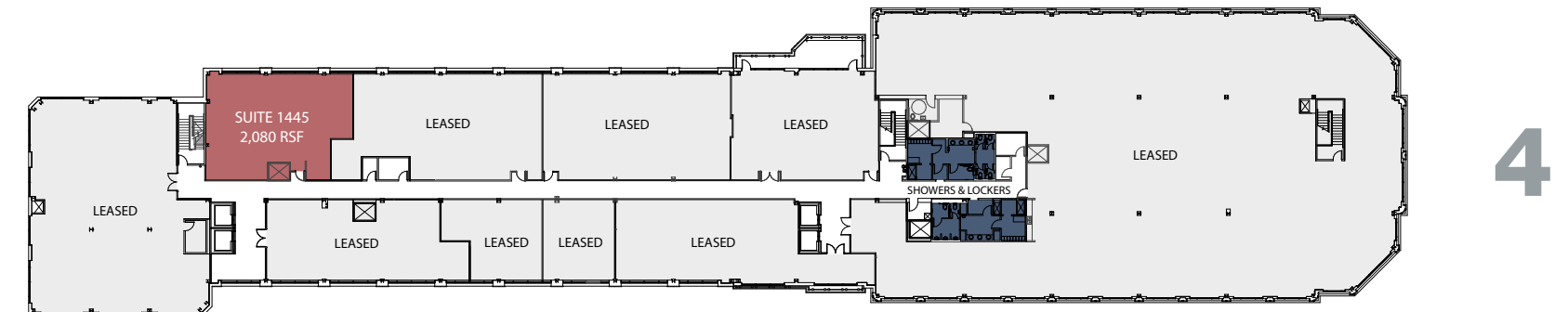
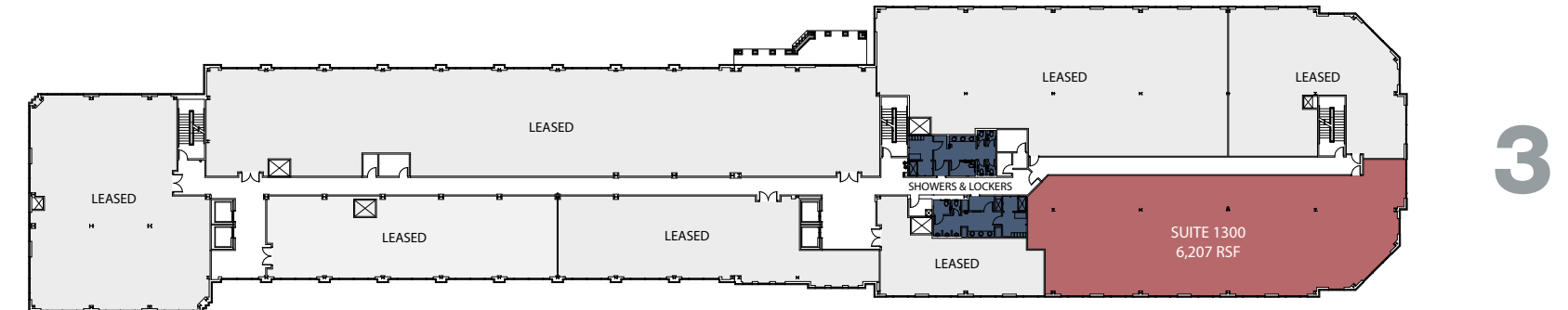
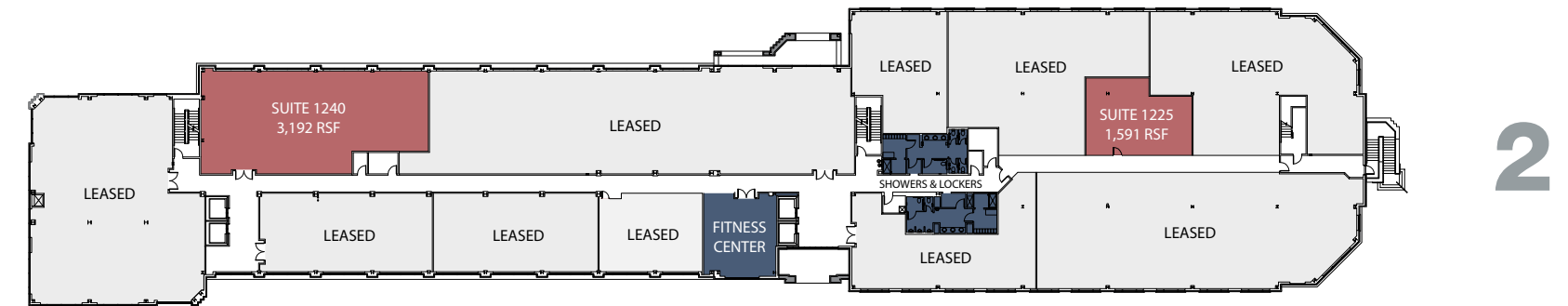
FUTURE TENANT: ALL LOCAL EMPLOYEES
RECEIVE A \$50.00 GIFT CARD TO AN EAST 54
RETAILER OF THEIR CHOOSING DELIVERED
AT LEASE COMMENCEMENT:

Aloft Hotel
Brenz Pizza Co.
Citrine Salon
Coco Bean Coffee Shop
Elements Restaurant and Wine Bar
First Watch - The Daytime Café
Hawthorne & Wood
Lés Sanctuary Nail Spa
Old East Tavern
Title Boxing
Walgreens



WHERE
WORK STYLE
MEETS
LIFESTYLE

AVAILABLE SPACE



ROBIN ROSEBERRY ANDERS, SIOR | 919.369.6713

KACY COGGIN | 919.281.2353

NAITRI PROPERTIES

Cast 54

a place to...
live, work and play

Located at the gateway to Chapel Hill, East 54 is a new urban village of luxury condominiums, shops, dining and office suites.

- 99 luxury residential condominiums
- 113,000 square feet Class A office
- 55,000 square feet of retail options

FIRST WATCH

HAWTHORNE&WOOD

COCOBEAN
COFFEE
SHOP

ELEMENTS

DETAILS

ADDRESS

1000-1480 Environ Way
Chapel Hill, NC 27517

BUILDING SIZE

Three (3) stories
Office: 113,000 square feet
Retail: 55,000 square feet

YEAR BUILT

2009

AVAILABLE SPACE

Suite 1225 - 1,591 RSF
Suite 1240 - 3,192 RSF
Suite 1300 - 6,207 RSF
Suite 1445 - 2,080 RSF

PARKING

Free parking in on-site gated parking deck

RENTAL RATE

\$34.00 PSF, Full Service

FEATURES

Platinum LEED* Certified for Core & Shell
Expansive glassline
Shower and locker facilities on every floor
On-site fitness center
On-site property management

ON-SITE AMENITIES

Aloft Hotel
Brenz Pizza Co.
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HEALTHY OPTIONS

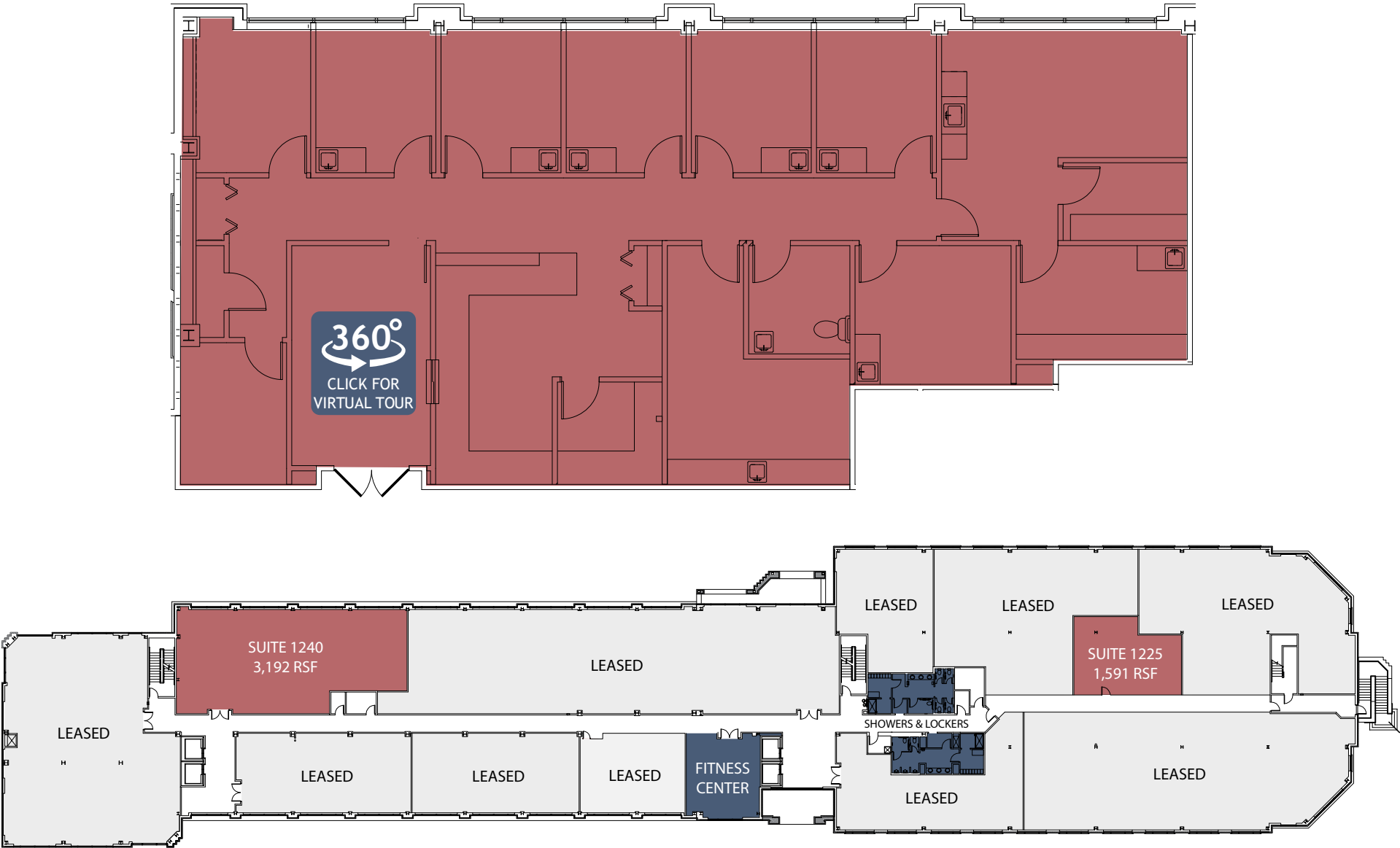
Disinfection throughout the building multiple times per day
Signage to promote masks and social distancing
Hand sanitizing stations at all building entrances
Nano septic strips on door handles
Automatic flush handles on all toilets



WHERE
BUSINESS
MEETS
WELLNESS

FLOOR 2

SUITE 1240 - 3,192 RSF



FLOOR 2

SUITE 1225 - 1,591 RSF



FLOOR 3

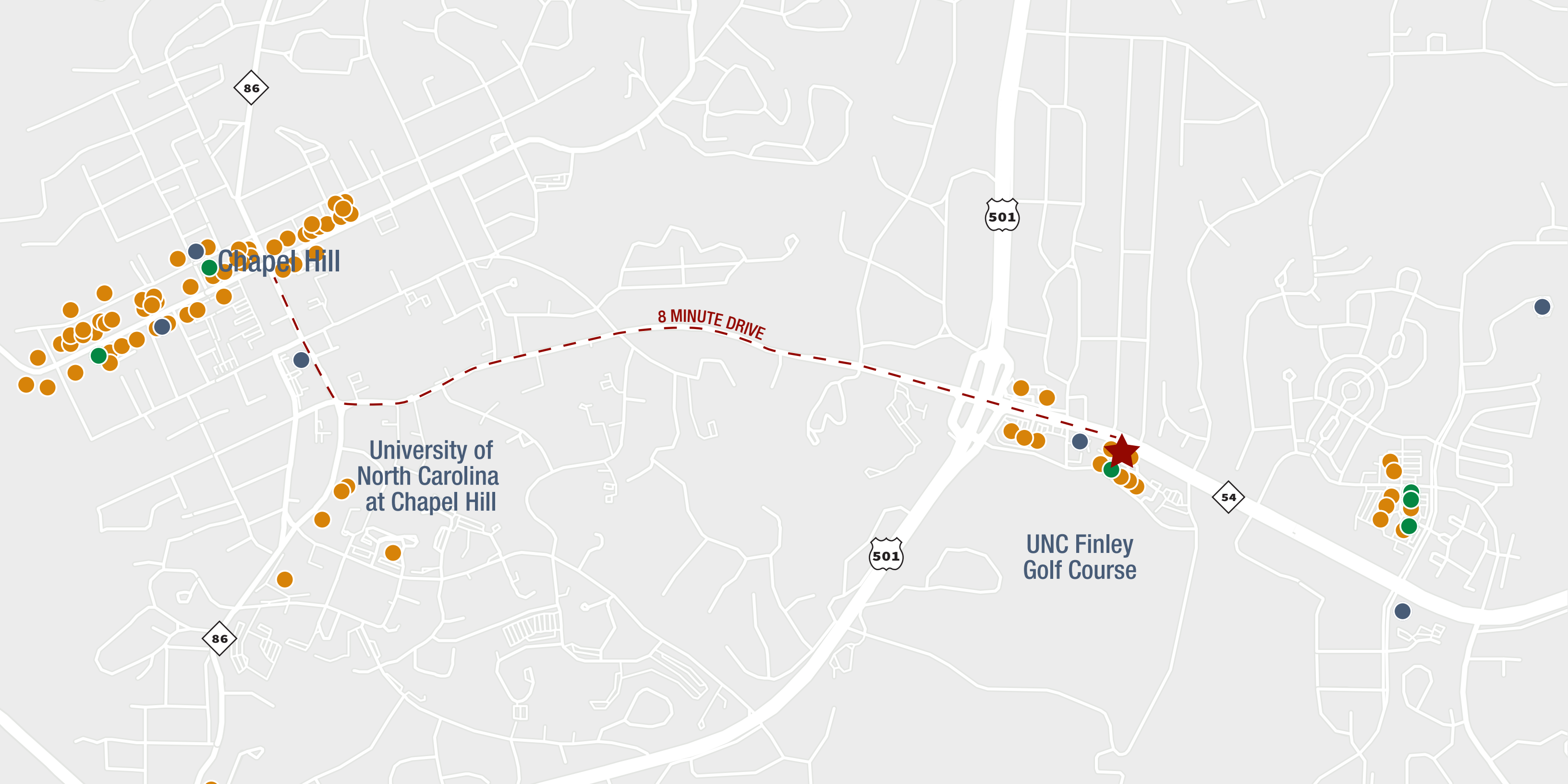
SUITE 1300 - 6,207 RSF



FLOOR 4

SUITE 1445 - 2,080 RSF





RESTAURANTS, BARS, COFFEE, & GROCERY

- | | | |
|--------------------------------|---------------------------|----------------------------|
| 411 West Italian Cafe | Crossroads Chapel Hill | Papa John's Pizza |
| Al's Burger Shack | Domino's Pizza | Pho Happiness |
| Asia Café | Down Time Chapel Hill | Que Chula |
| B. Good | Elaine's on Franklin | Quickly Bubble Tea |
| Back Bar | Elements Restaurant | Roote |
| Bandido's Mexican Café | First Watch | Savor Eatery and Bakery |
| Beach Café | Four Corners | Shaka Shave Ice |
| Belltree | Friends Café | Shanghai Dumpling |
| Ben & Jerry's | Fushion Fish | Spicy 9 Sushi |
| Benny Cappella's | GRK Yeero | Starbucks |
| Bin 54 Steak & Cellar | Harris Teeter | Subway |
| Blue's on Franklin | Hawthorne & Wood | Summit Coffee Co |
| Bonchon | Heavenly Buffaloes | Sup Dogs |
| Brandwein's Bagels | He's Not Here | Tacos El Nino |
| Bread & Butter Bakery and Café | Hibachi & Company | Talullas |
| Brenz Pizza Co. | Imbibe | Thai Palace |
| Brixx Wood Fired Pizza | Imsonnia Cookies | The Baxter Arcade |
| Buns | Italian Pizzeria III | The Fresh Market |
| Café Carolina & Bakery | Jimmy John's | The Meantime Coffee Co |
| Carolina Brewery | Jujiube | The Northside District |
| Carolina Coffee Shop | Kipo's Greek Taverna | The Pizza Press |
| Carburritos | Kurama Sushi & Noodle | Time-Out |
| Cat Tales Café | Lantern | Tin Cup Joe |
| Chick-Fil-A | Lime & Basil | Top of the Hill |
| Chimney Indian Kitchen + Bar | McDonald's | Trolley Stop Hot Dogs |
| Chipotle | Mediterranean Deli | TRU Deli and Wine Bar |
| CholaNad | Meet Fresh | Vegan Flava Café |
| Chronic Tacos | Merritt's Grill | Vimala's Curryblossom Café |
| Coco Bean Coffee Shop | Might as Well Bar & Brill | Waffle House |
| Cold Stone Creamery | Mint Indian Cuisine | Walt's Grill |
| Cosmic Cantina | Ms. Mong | Yogurt Pump |
| Crook's Corner | Old East Tavern | |

FITNESS

- | | | |
|------------------|-----------------------------|--------------|
| Barre,[d] Studio | Franklin Street Yoga Center | Pure Barre |
| Fitness Together | Orangetheory Fitness | Title Boxing |

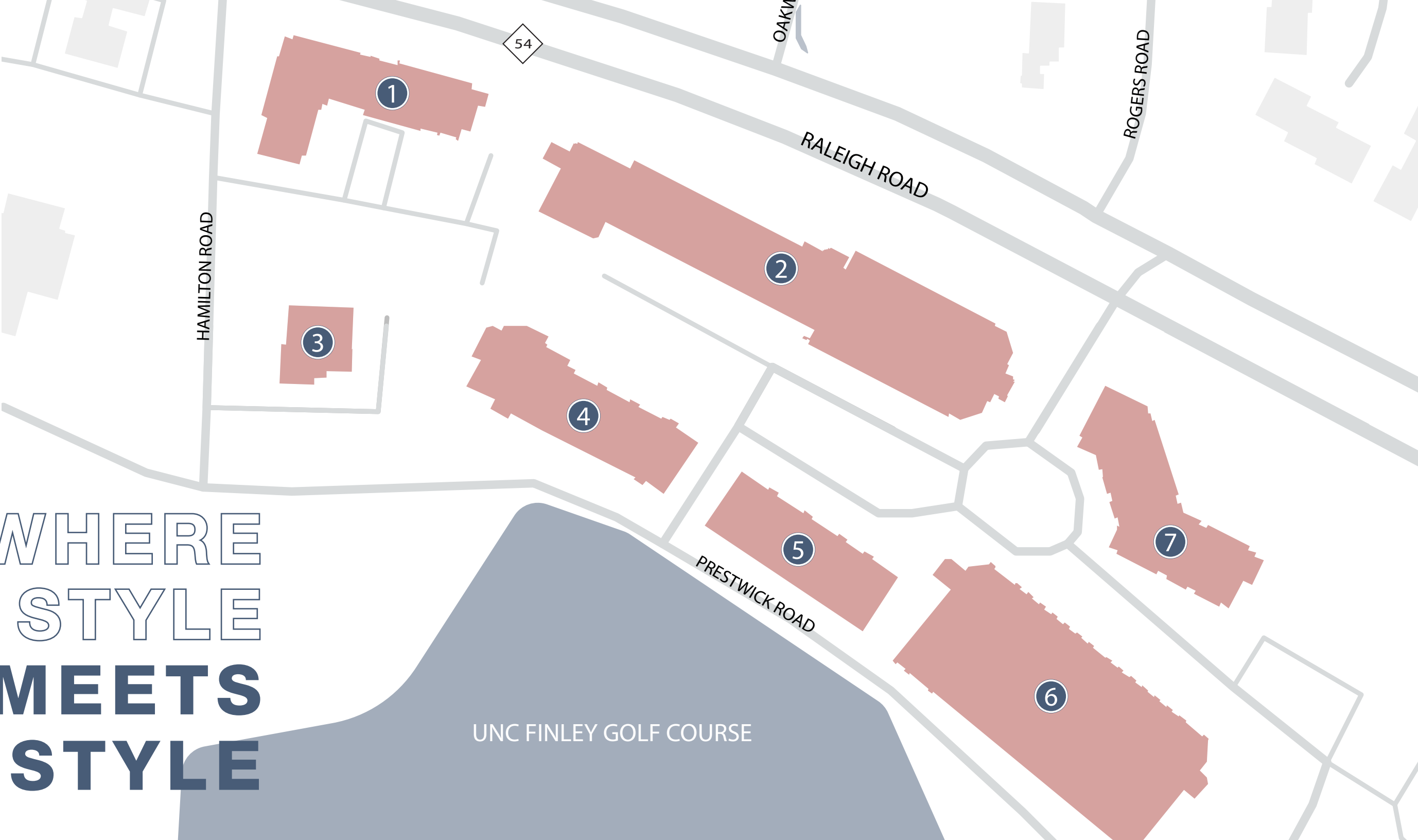
HOTELS

- | | | |
|----------------------------------|-----------------------------------|------------------|
| AC Hotel by Marriott Chapel Hill | Courtyard by Marriott Chapel Hill | Rizzo Center |
| Aloft Chapel Hill | Graduate Chapel Hill | The Carolina Inn |

SITE PLAN

- 1 | [Aloft Hotel](#)
- 2 | [Old East Tavern](#)
[Coco Bean Coffee Shop](#)
[First Watch - The Daytime Café](#)
[Lés Sanctuary Nail Spa](#)
[Walgreens](#)
- 3 | [The Station at East 54](#)
- 4 | [East 54 Condos](#)
[Elements Restaurant and Wine Bar](#)
[Title Boxing](#)
- 5 | [Brenz Pizza Co.](#)
[Citrine Salon](#)
[East 54 Condos](#)
[Hawthorne & Wood](#)
- 6 | [Parking Garage](#)
- 7 | [Environ Lofts at East 54](#)

WHERE
WORK STYLE
MEETS
LIFESTYLE



East 54

NAI TRI PROPERTIES

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Durham, NC 27703
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LEASING CONTACT
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