



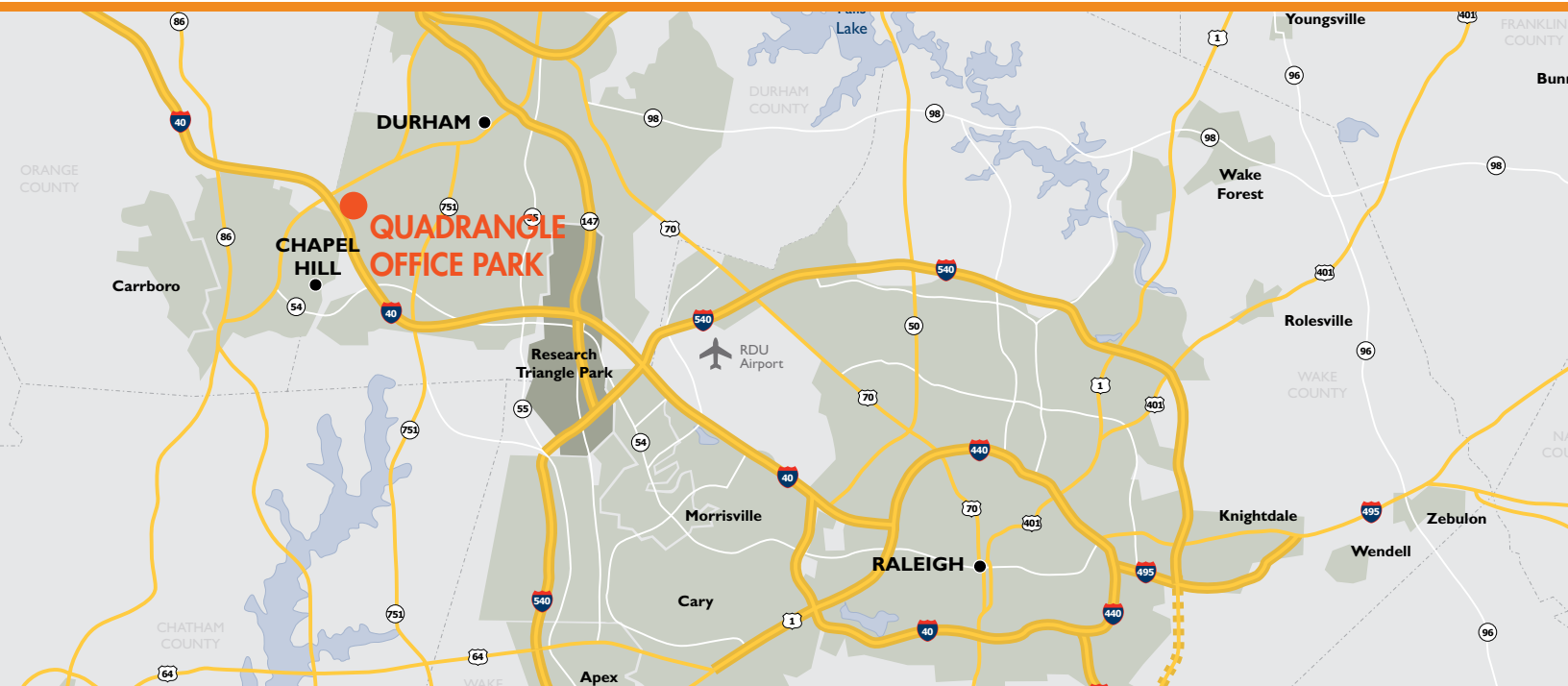
FOUNDRY
COMMERCIAL

QUADRANGLE III
6350 QUADRANGLE DRIVE
CHAPEL HILL, NORTH CAROLINA 27517

CLASS A OFFICE SPACE FOR LEASE
±3,165 - 4,921 SF

QUADRANGLE III

OFFICE SPACE FOR LEASE



PROPERTY OVERVIEW

- Distinguished Class A Office Park (4 buildings) totaling 264,452 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 Available 6/1/19 Suite 120 3,515 SF Suite 150 3,165 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
- Robust amenity base nearby (Meadowmont, Woodcroft Shopping Center, Streets at Southpoint, UNC Wellness)
- Roving security nights and weekends

For more information, please contact:

JORDAN BETZ

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JOHN KELLY, SIOR

Market Leader
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Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

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Raleigh, NC 27612

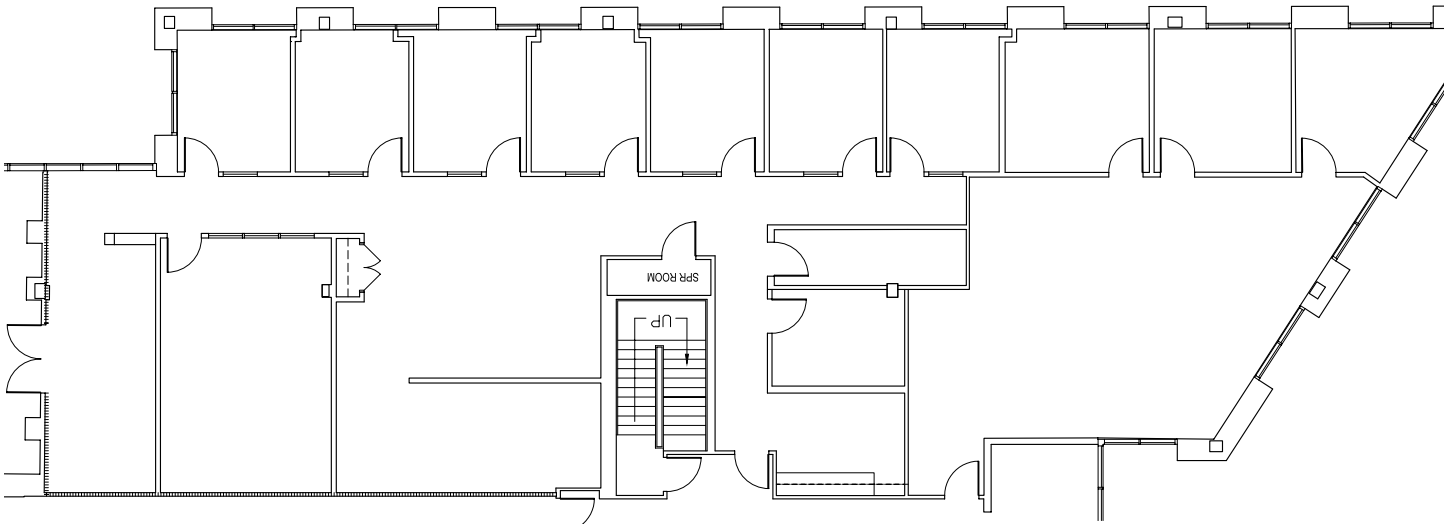
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QUADRANGLE III

OFFICE SPACE FOR LEASE

FLOOR PLAN | FIRST FLOOR

SUITES 100 & 110 | 4,921 RSF
AVAILABLE 6/1/19



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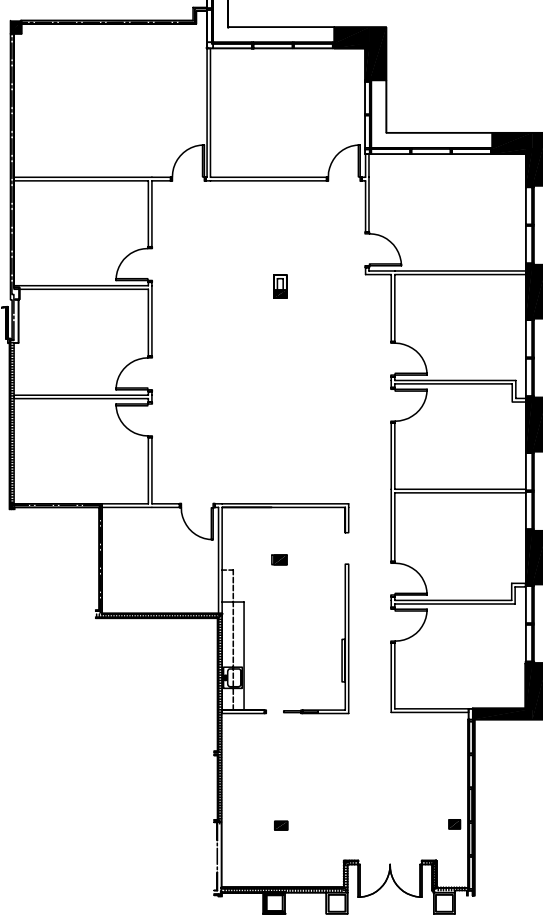
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QUADRANGLE III

OFFICE SPACE FOR LEASE

FLOOR PLAN | FIRST FLOOR

SUITE 120 | 3,515 RSF



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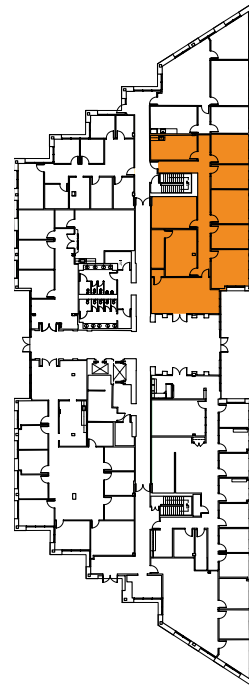
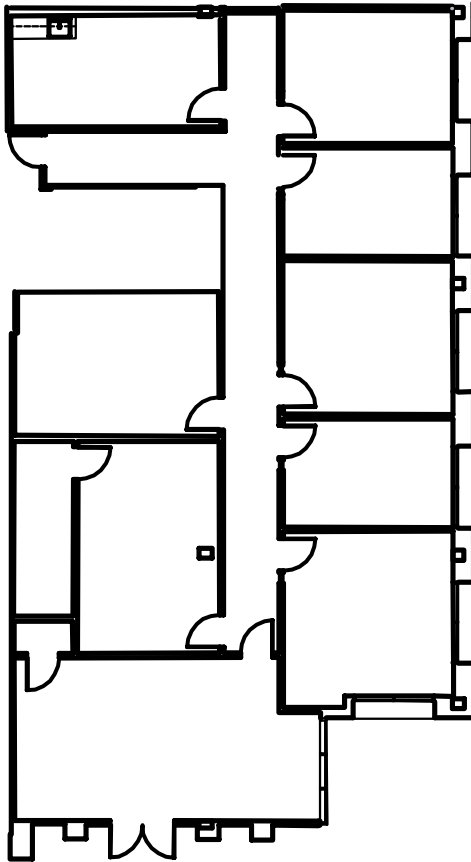
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QUADRANGLE III

OFFICE SPACE FOR LEASE

FLOOR PLAN | FIRST FLOOR

SUITE 150 | 3,165 RSF



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QUADRANGLE III

OFFICE SPACE FOR LEASE

PROPERTY PHOTOS



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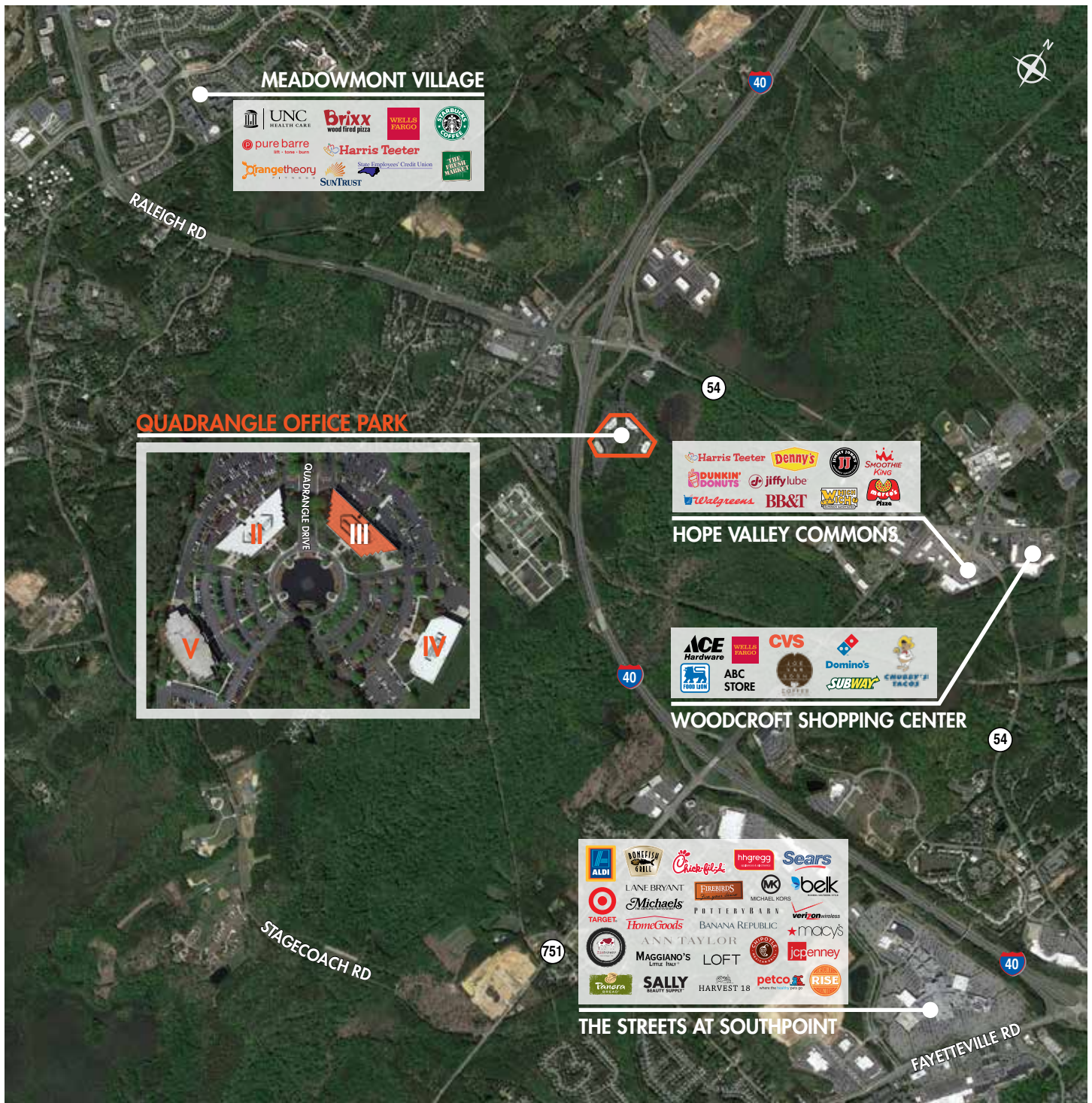
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QUADRANGLE III

OFFICE SPACE FOR LEASE

LOCATION & AMENITIES



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