



DILWEG

DISCOVER THE DIFFERENCE



QUADRANGLE OFFICE PARK

# QUADRANGLE FOUR

6340 QUADRANGLE DRIVE, CHAPEL HILL, NC 27517  
±5,366 SF AVAILABLE FOR LEASE

OPTIMIZE YOUR FUTURE

FOUNDRY  
COMMERCIAL



# QUADRANGLE FOUR

CLASS A 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)
- 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
- Roving security nights and weekends
- Customer-focused, committed ownership

## PROPERTY FEATURES

<b>ADDRESS</b>	6340 Quadrangle Drive
<b>BUILDING SIZE</b>	56,710 SF Class A Office Building
<b>AVAILABLE SUITES</b>	Suite 301: 5,366 SF
<b>LEASE RATE</b>	\$27.50/RSF Full Service



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## LOCATION & AMENITIES

### 1 HOPE VALLEY COMMONS

BB&T	Jimmy John's
Dunkin' Donuts	Marco's Pizza
Denny's	Smoothie King
Harris Teeter	Walgreens
Jiffy Lube	Which Wich

### 2 WOODCROFT

Ace Hardware  
CVS  
Chubby's Tacos  
Domino's  
Food Lion  
Subway

### 3 MEADOWMONT VILLAGE

UNC Wellness	Harris Teeter
Brixx Pizza	Orange Theory
Wells Fargo	The Fresh Market
Starbucks	Suntrust
Pure Barre	

### 4 STREETS AT SOUTHPOINT

Aldi	Harvest 18	Panera Bread
Belk	Home Goods	Petco
Bonefish Grill	JCPenney	Pottery Barn
Belk	Loft	Rise Donuts
Chick-Fil-A	Macy's	Sears
Chipotle	Michaels	Sally Beauty
Firebirds	Michael Kors	Target



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## ON-SITE AMENITIES



RELAXING CENTRAL FOUNTAIN AREA WITH SEATING AND WIFI



ATTRACTIVE CORPORATE CAMPUS SETTING WITH OUTDOOR WALKING TRAILS & PICNIC AREAS



ON-SITE FITNESS CENTER WITH SHOWERS AND LOCKERS



FRESH FOOD VENDING

**Employee Amenity Program**  
MOBLZ is a mobile vendor certification and reservation system including: Food Trucks, On-site Mobile Service Appointments, Special Events & more.



Visit [www.moblz.com/quadrangle](http://www.moblz.com/quadrangle) for more information

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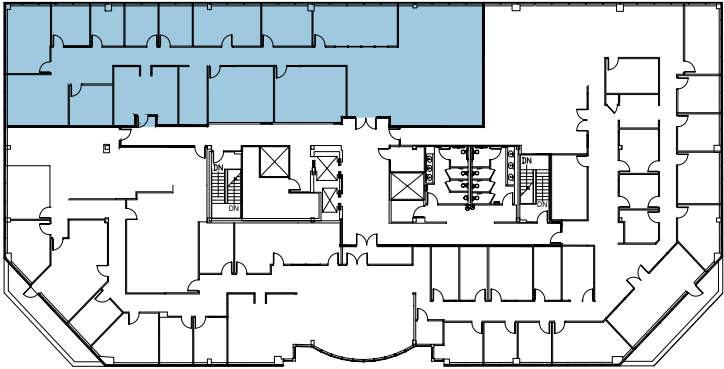
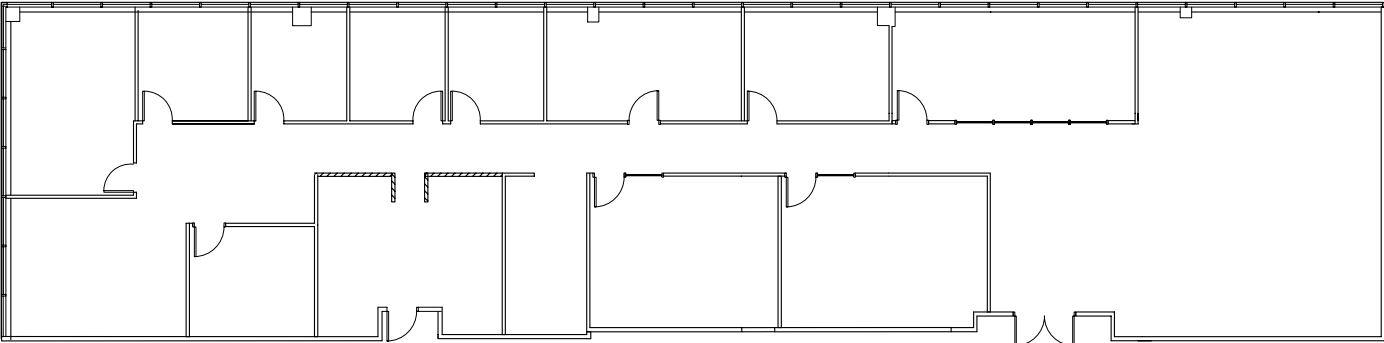
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## THIRD FLOOR | SUITE 301 ±5,366 SF



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