

CLASS A OFFICE SPACE AVAILABLE



GRUBB PROPERTIES



THE GWENDOLYN

at GLEN LENNOX



A NEW BUSINESS ADDRESS CENTERED AROUND A REINVIGORATED CHAPEL HILL JEWEL.

The revival of Glen Lennox will lead the future of Chapel Hill, with groundbreaking modern spaces in an authentic 70+ acre setting and an urban home/work/shop lifestyle now in the making.

Companies will set themselves apart in our all-new flagship office building, The Gwendolyn, offering office spaces from 2,500 to 100,000 square feet in a contemporary, flexible environment with a unique history and access to the intellectual capital of some of the country's best young minds.

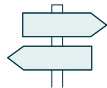
AMENITIES

A CONFLUENCE OF INNOVATION AND OPPORTUNITY

Delivered in 2021, The Gwendolyn offers 109,000 square feet of Class-A office space in a new center of creativity and commerce.



**25,000 SF
FLOORPLATES**



**EASY ACCESS
FROM 15/501
AND HWY 54**



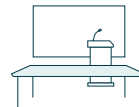
**LEED
CONSTRUCTION**



**COVERED
PARKING**



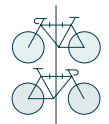
**ON-SITE
PROPERTY
MANAGEMENT**



**SHARED
CONFERENCE
FACILITY**



**BIKE
PATHS**



**INDOOR
BIKE RACKS**



**ON-SITE
WELLNESS
STUDIO**



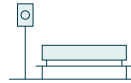
**SHOWERS AND
LOCKER ROOMS**



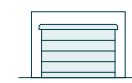
**ON-SITE
CAFÉ**



**FANTASTIC
BUILDING
SIGNAGE
AVAILABLE**



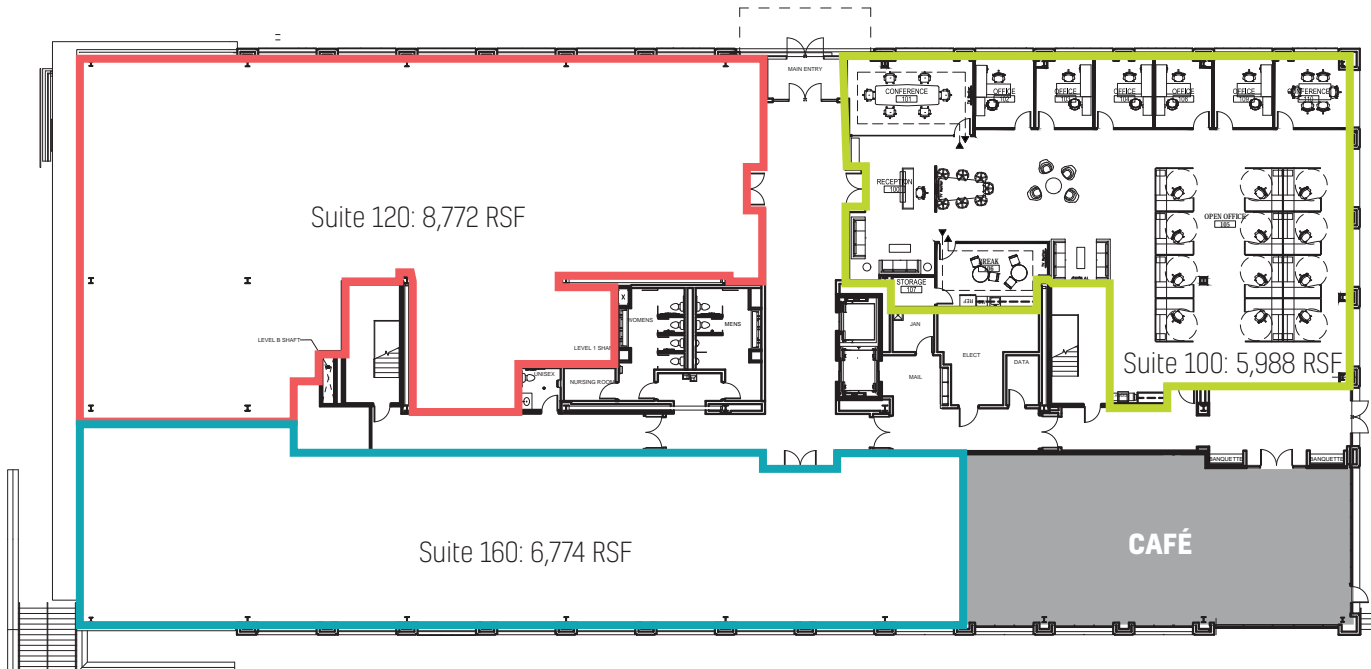
**ON THE
BUS LINE**



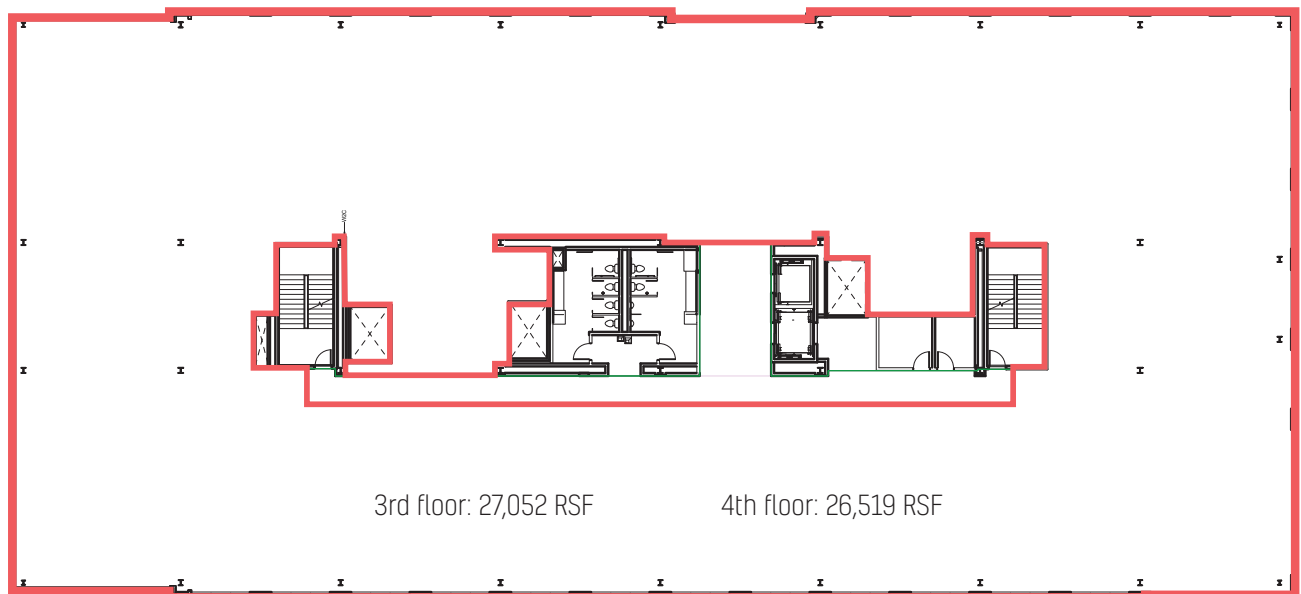
**ON-SITE
STORAGE
AVAILABLE**

FLOOR PLANS

1ST FLOOR



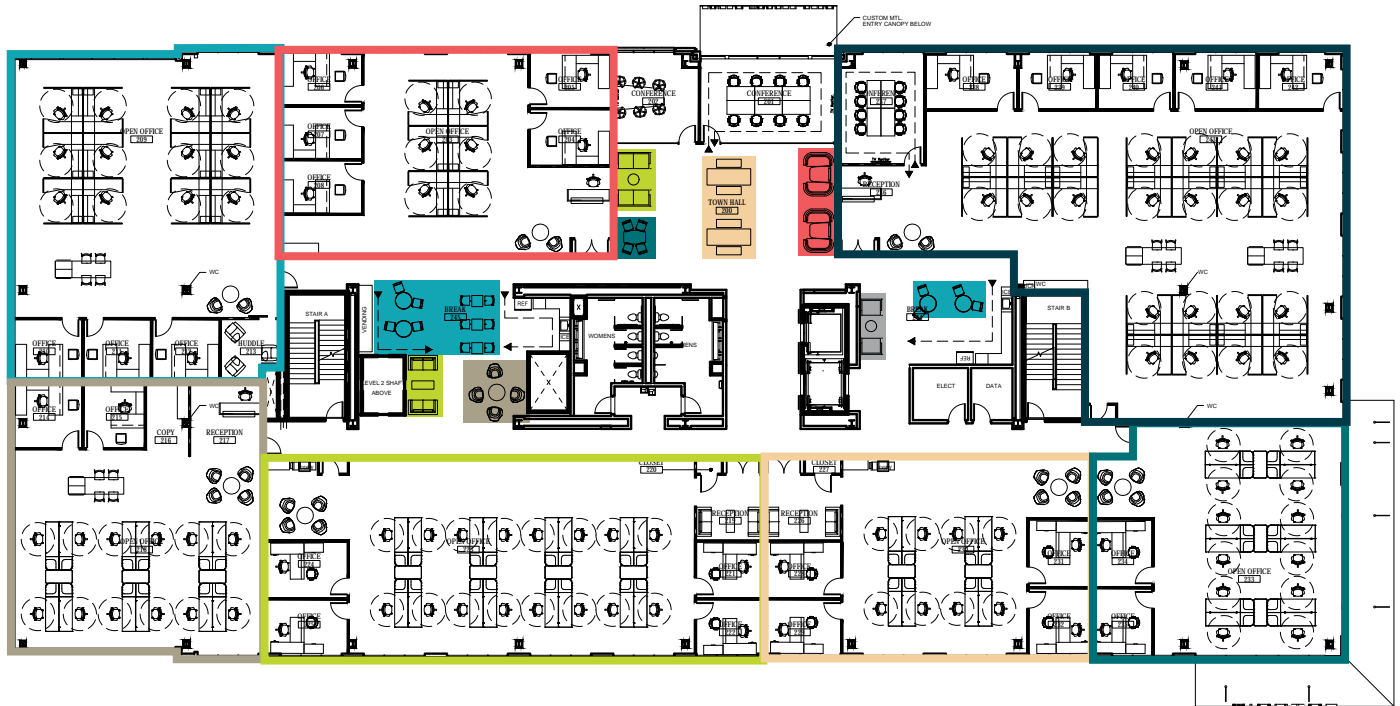
3RD & 4TH FLOORS



ON-SITE WELLNESS STUDIO LOCATED ON THE GROUND FLOOR OF THE BUILDING

FLOOR PLANS

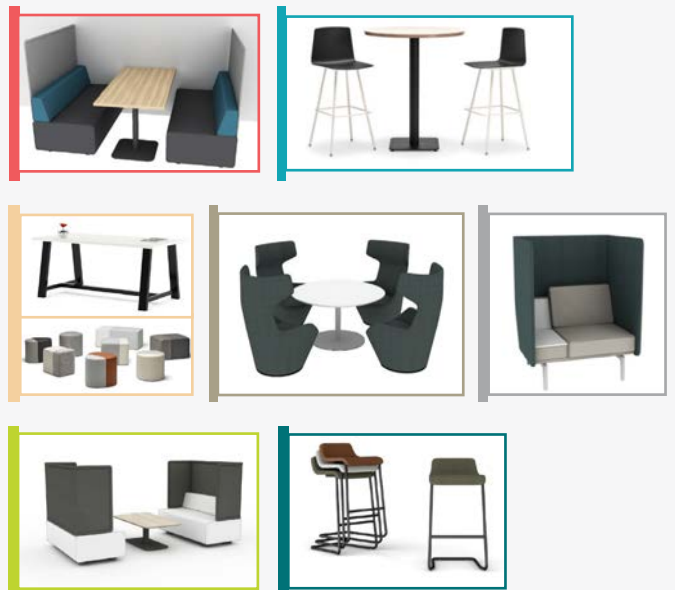
2ND FLOOR - TOWNHALL



SEVEN MOVE-IN READY OFFICE SPACES

- SUITE 200: 5,752 RSF
- SUITE 220: 2,610 RSF
- SUITE 230: 3,468 RSF
- SUITE 250: 2,732 RSF
- SUITE 260: 3,809 RSF
- SUITE 270: 2,492 RSF
- SUITE 280: 2,305 RSF

SHARED CONFERENCE FACILITIES & BREAK AREAS



LOCATION

MIXED-USE, CONNECTED DISTRICT

Built for height of character, culture and community, Glen Lennox will offer a home/work/shop opportunity connected to greenspace and trails and convenient to everything that lively, urban Chapel Hill has to offer.



EXPANSION

THE POTENTIAL FOR UP TO 750,000 SQ FT OF GLEN LENNOX OFFICE SPACE



BIKE

GREENWAY ROUTE CONNECTS TO NEIGHBORING COMMUNITIES



WALK

RETAIL AND RESTAURANT OPTIONS STEPS AWAY



PARKING

MORE THAN 425 OFFICE AND PUBLIC PARKING SPACES



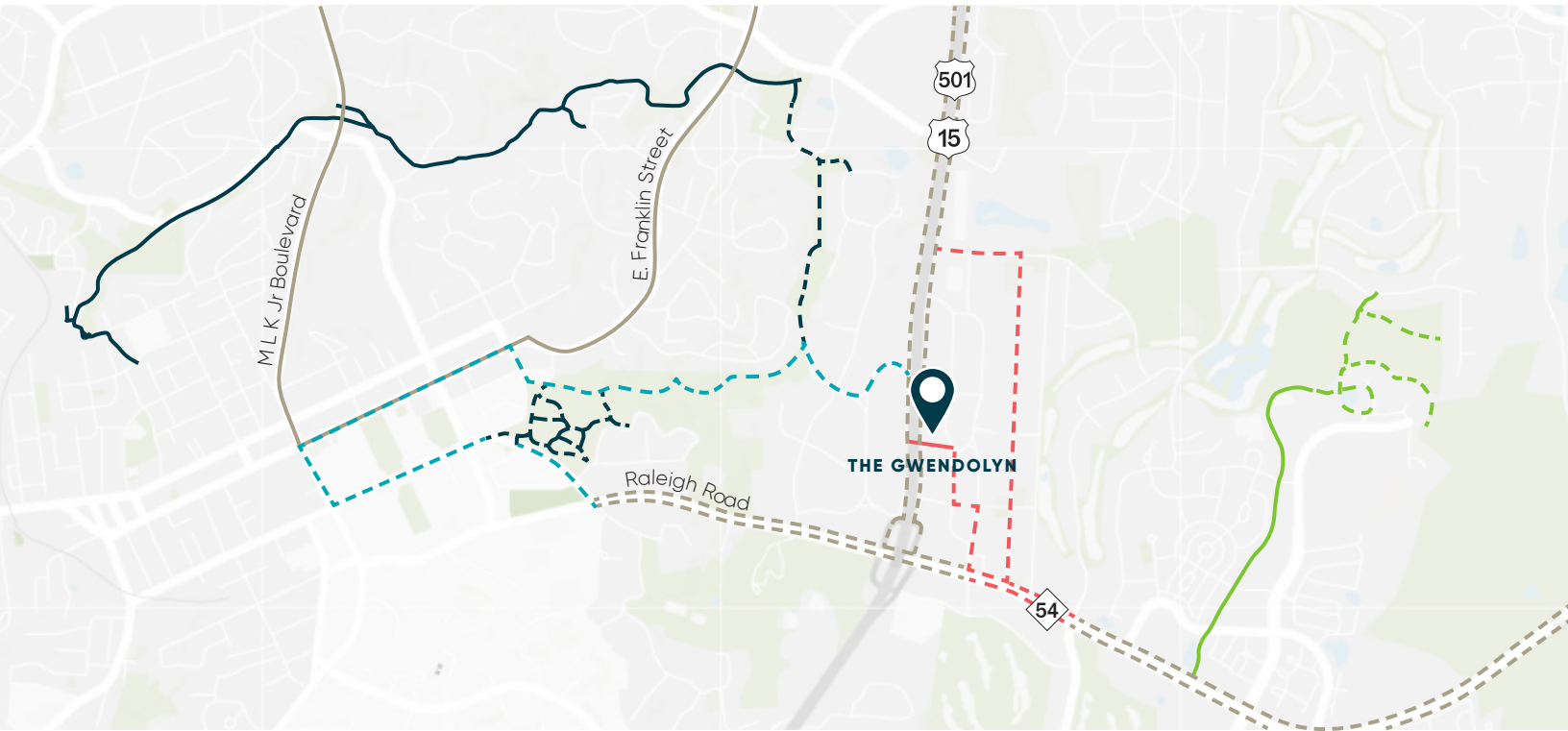
BUS

REGIONAL AND FARE-FREE LOCAL ROUTES

	OFFICES		PARKING
	RETAIL		CLUBHOUSE
	RESIDENTIAL		HOTEL
	GREEN SPACE		



CHAPEL HILL CONNECTIVITY



- THE GWENDOLYN AND DOWNTOWN CHAPEL HILL -
EASILY WALK OR BIKE BETWEEN THE TWO VIA A MULTI-USE PATH

THE GWENDOLYN TO
DOWNTOWN CHAPEL HILL
DIRECT MULTI-USE PATH

BOLIN CREEK TRAIL

PAVED
2.2 MILES

**PATH BUILT BY
GRUBB PROPERTIES**

EXISTING

BATTLE BRANCH TRAIL

UNPAVED
1.5 MILES

**PATH TO BE BUILT BY
GRUBB PROPERTIES**

PROPOSED

MEADOWMONT TRAIL

PAVED
1 MILE

**PATH BUILT BY
CHAPEL HILL**

EXISTING

LITTLE CREEK TRAIL

UNPAVED
0.6 MILE

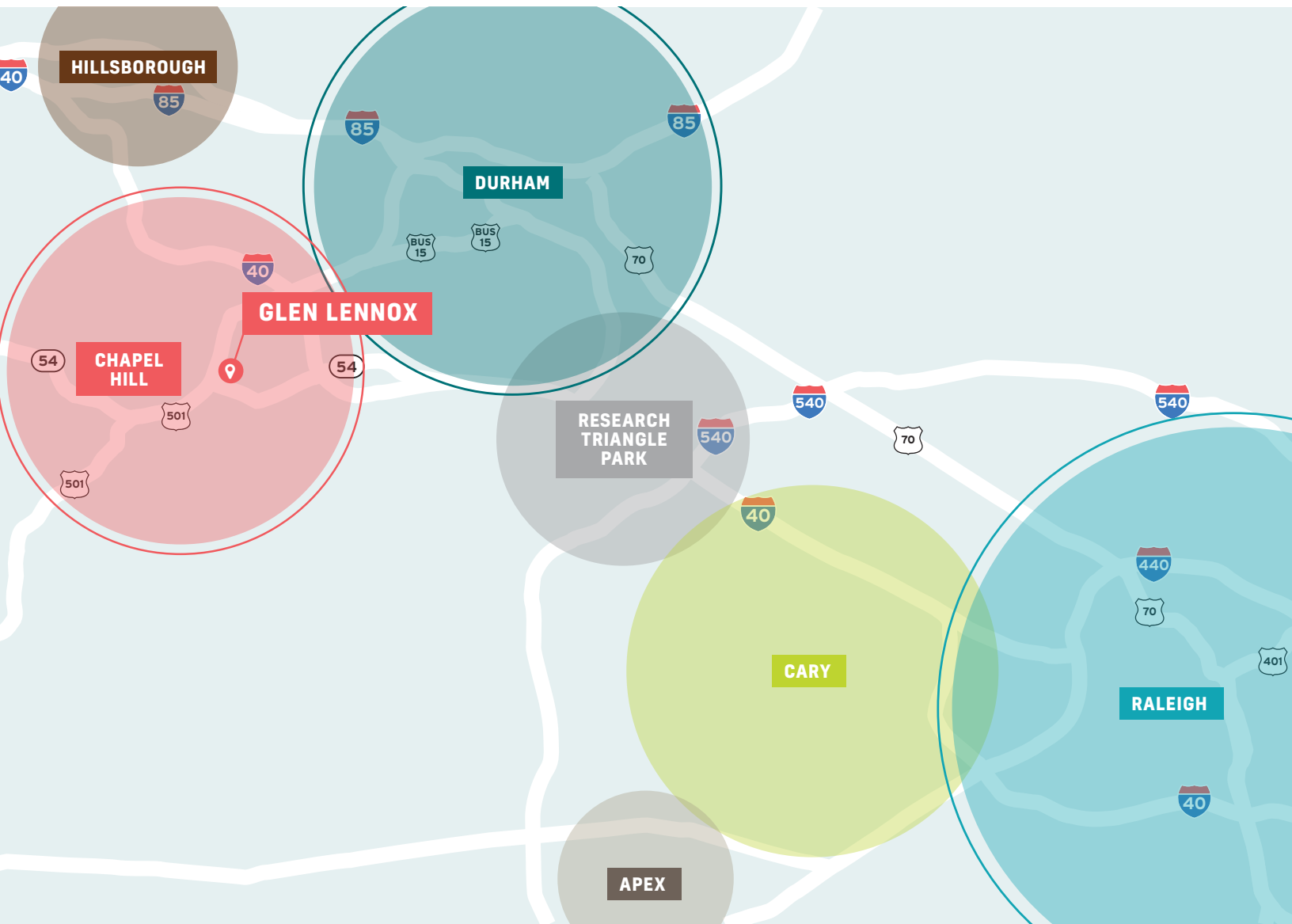
**PATH TO BE BUILT
BY CHAPEL HILL**

PROPOSED

THE GWENDOLYN IS CENTRALLY LOCATED BETWEEN **4 TRAILS**. BOLIN CREEK TRAIL AND BATTLE BRANCH TRAIL CONNECT JUST WEST OF THE GWENDOLYN TO CREATE A PATH JUST UNDER 4 MILES. THE MEADOWMONT TRAIL AND LITTLE CREEK TRAIL CONNECT EAST OF THE GWENDOLYN TO CREATE A SHORTER PATH OF ABOUT 1.6 MILES.

A REGIONAL PATH THAT WOULD CONNECT CHAPEL HILL, RALEIGH & DURHAM WILL SOON BE A REALITY

AREA MAP



New development and upgrades to existing infrastructure will enhance access to the University of North Carolina, downtown Chapel Hill and the Triangle's most traveled roadways.

GLEN LENNOX TO...

UNC/DOWNTOWN CHAPEL HILL: 2 MILES
DOWNTOWN DURHAM: 13 MILES
DOWNTOWN RALEIGH: 30 MILES
RDU INTERNATIONAL AIRPORT: 17 MILES
RESEARCH TRIANGLE PARK: 12 MILES



LOCAL HOTSPOTS

CONVENIENT TO GLEN LENNOX, IN THE CORE OF AMERICA'S MOST LIVABLE CITY

RESTAURANTS

Bartaco Tacos & Tequila
Bin 54
Brenz Pizza Company
Brixx Pizza
Bruegger's Bagels
Chipotle
CHOPT
Coco Bean Coffee Shop
Elements
First Watch
Hawthorne and Wood
Jujube
Monterrey Mexican
Starbucks
Squids Seafood Restaurant
Thai Palace

BANKS

Bank of America
NC SECU
PNC bank
Sun Trust
Wells Fargo

GROCERY

Food Lion
Fresh Market
Harris Teeter
Trader Joes
Wegmans
Whole Foods

SHOPS

ABC Store
Chapel Hill Farmers Market
Citrine Salon
CVS Pharmacy
Elegance Dry Cleaners
Great Outdoor Provision Company
Palette & Parlour
Phydeaux
UPS Store
Walgreens

RECREATION & ENTERTAINMENT

Battle Park & Battle Branch Trail
Berkley Road Park
Carolina Performing Arts
Chapel Hill Community Center Park
Finley Golf Club
Forest Theater
Kidzu Children's Museum
Meadowmont Trail
O2 Fitness
Playmakers Repertory Company
Rainbow Soccer
Silverspot Luxury Cinema
Title Boxing Club
Wine & Design

CHAPEL HILL ACCOLADES



#1 Coolest Small Cities in America *The Guardian*

#1 School district in NC: Chapel Hill-Carrboro *Chamber for a Greater Chapel Hill-Carrboro*

#3 Best cities for entrepreneurs *Entrepreneur Magazine*

#4 Most Educated Towns in America *WalletHub*

#6 UNC: Most innovative university in the world *Reuters*

"The city is known for its racially diverse, well-educated population; with **over three-quarters of the population holding a college degree or higher**, the excellent education system is a big draw for families." *Money Magazine*

UNC-Chapel Hill: driving research & innovation dollars

UNC Eshelman School of Pharmacy \$103.1M Endowment

UNC Kenan-Flagler Business School Endowment \$191M FY 18

UNC School of Medicine \$500M+ research funding

UNC Gillings School of Global Public Health \$1B research funding since 2013

UNC Research \$1.05B in activity annually



**CONTACT US FOR MORE INFORMATION ABOUT
OFFICES AT GLEN LENNOX**

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GRUBB PROPERTIES
People who care. Places that matter.



GLEN LENNOX