

CHAPEL HILL'S PREMIER MIXED-USE
LIVE WORK PLAY COMMUNITY

1000-1480 Environ Way, Chapel Hill

*NEW Conference & Training Center
NEW Infrared Saunas
Modern Finishes Throughout*

East
54

NAITRI PROPERTIES



FIRST WATCH

a place to...
live, work and play

Come join a desirable community, where tenants are valued and people enjoy congregating. Just look at the improvements newly finished:

- Fitness Facility
- Showers, Complimentary Toiletries and Towel Service on all floors
- Infrared Saunas on 3rd floor
- Conference & Training Facility
- Modern finishes for all common areas

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

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



HAWTHORNE & WOOD

BRENZ PIZZA

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 1200 - 4,253 RSF
Suite 1250 - 4,717 RSF
Suite 1260 - 1,906 RSF
Suite 1330 - 6,850 RSF, Available 11/1/2026

PARKING

Free Parking in On-Site Gated Parking Deck

RENTAL RATE

\$35.50 PSF, Full Service

FEATURES

Platinum LEED Certified for Core & Shell
Expansive Glassline
Shower and Locker Facilities on Every Floor with
Complimentary Toiletries and Towel Service
On-Site Fitness Center
State-of-the-Art Eschelon and Matrix Fitness Equipment
On-Site Property Management
Conference & Training Facility with Kitchenette
Common Areas Modernized
Bathroom Refresh
NEW Infrared Saunas - one each for Men and Women

ON-SITE AMENITIES

[Aloft Hotel](#)
[Brenz Pizza Co.](#)
[Citrine Salon](#)
[First Watch - The Daytime Café](#)
[Géos Tavern & Oyster Bar](#)
[Hawthorne & Wood](#)
[Hotworx Yoga Studio](#)
[Lés Sanctuary Nail Spa](#)
[Title Boxing](#)
[Walgreens](#)
[Woof Gang Bakery & Grooming](#)

HAWTHORNE & WOOD



FIRST WATCH

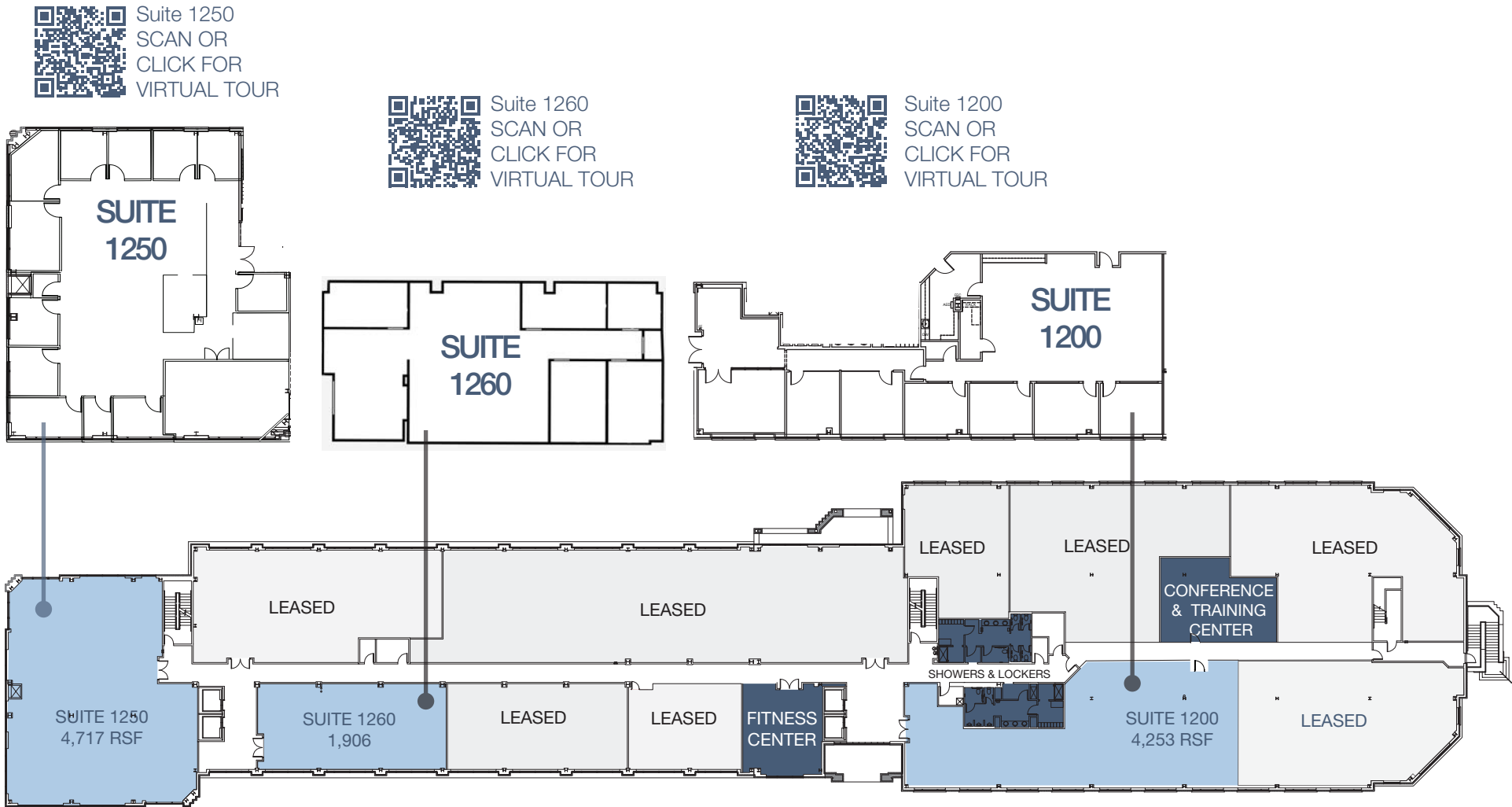


TITLE BOXING

WHERE
BUSINESS
MEETS
WELLNESS

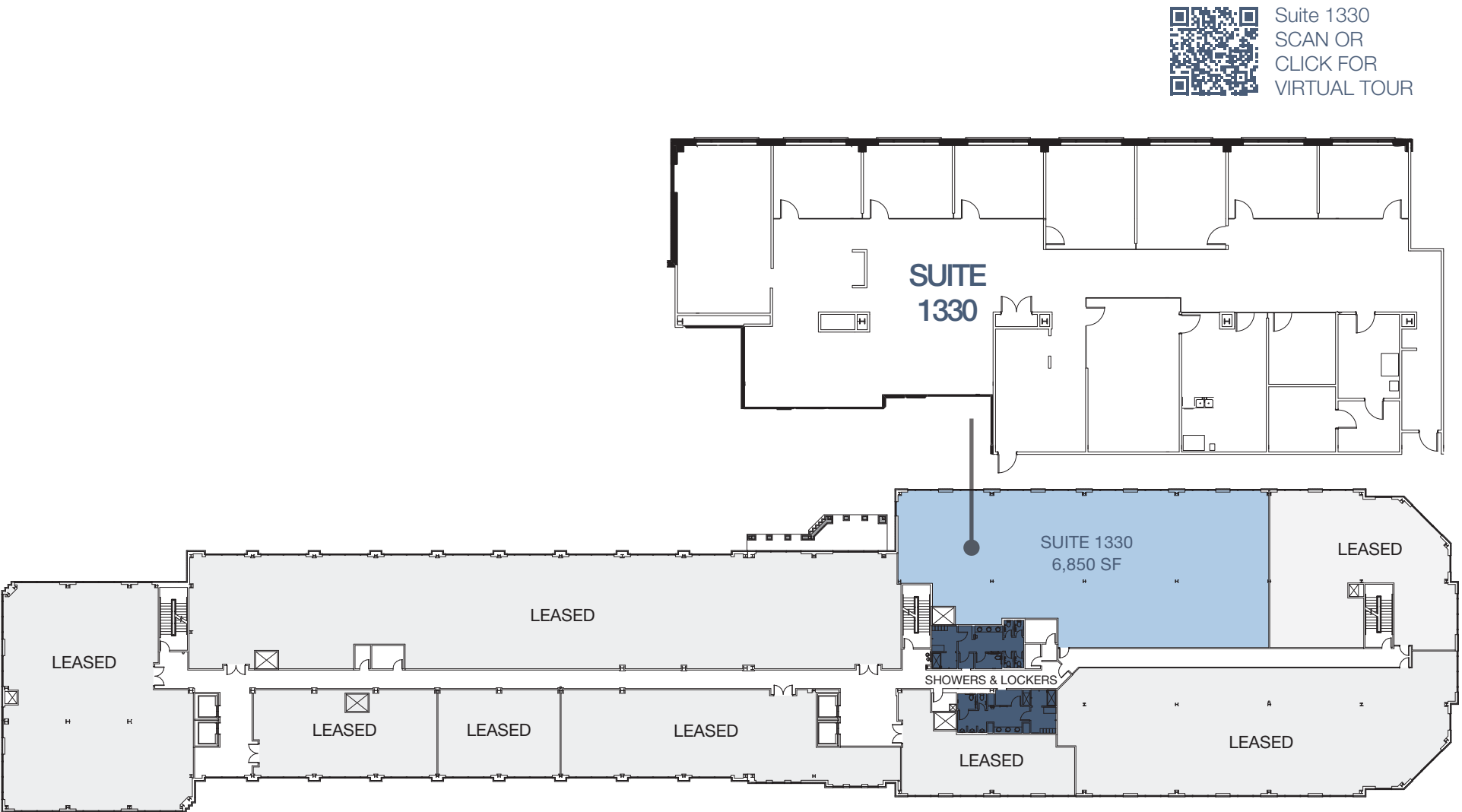
FLOOR 2

SUITE 1200 - 4,253 RSF
SUITE 1250 - 4,717 RSF
SUITE 1260 - 1,906 RSF



FLOOR 3

SUITE 1330 - 6,850 RSF, AVAILABLE 11/1/2026



SHARED FACILITIES

UPDATED WELLNESS



UPDATED LOBBY



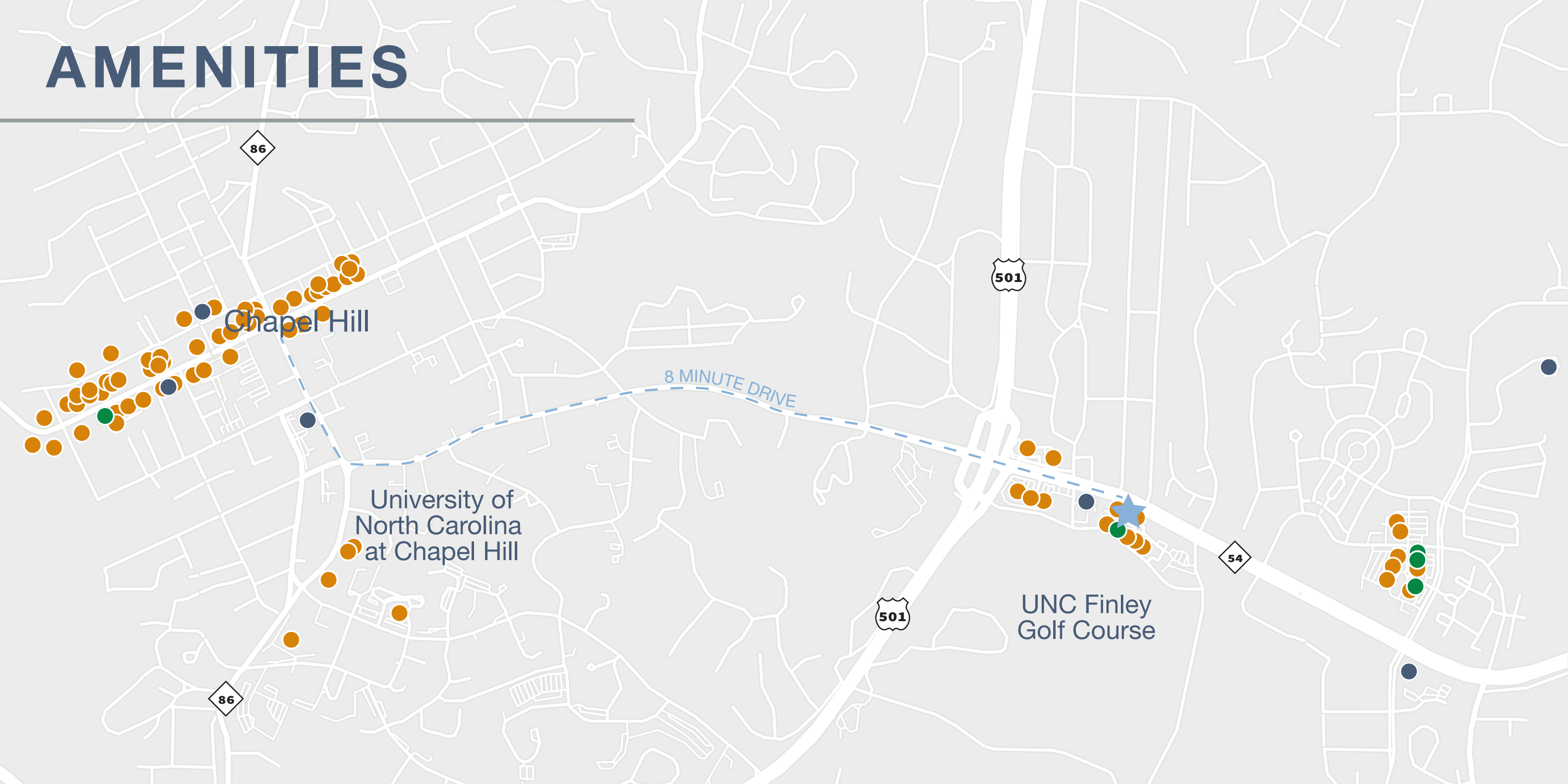
NEW TRAINING ROOM



NEW TRAINING ROOM



AMENITIES



RESTAURANTS, BARS, COFFEE, & GROCERY

- | | | |
|--------------------------------|---------------------------------|----------------------------|
| 411 West Italian Café | Friends Café | Roots |
| AL's Burger Shack | Géos Tavern & Oyster Bar | Snooze, an A.M. Eatery |
| Bandido's Mexican Café | GRK Yeero | Spicy 9 Sushi |
| Beach Café | Habachi & Company | Starbucks |
| Belltree | Harris Teeter | Still Life Chapel Hill |
| Ben & Jerry's | Hawthorne & Wood | Subway |
| Bin 54 Steak & Cellar | Heavenly Buffaloes | Sup Dogs |
| Bluebird | He's Not Here | Sutton's Drug Store |
| Bonchon | Imsonnia Cookies | Tacos El Nino |
| Brandwein's Bagels | Italian Pizzeria III | Talullas |
| Brenz Pizza Co. | Jujube | Thai Palace |
| Brixx Wood Fired Pizza | Kahlovera Mexican Bar & Grill | The Crunkleton |
| Buns | Kipo's Greek Taverna | The Fresh Market |
| Carolina Brewery | Kurama Sushi & Noodle | The Northside District |
| Carolina Coffee Shop | Lantern | The Purple Bowl |
| Carburritos | Lapin Bleu | Time-Out |
| Cat Tales Café | Lime & Lemon Indian Grill & Bar | Top of the Hill |
| Chick-Fil-A | McDonald's | TRU Del and Wine Bar |
| Chimney Indian Kitchen + Bar | Mediterranean Deli | Vimala's Curryblossom Café |
| Chipotle | Merritt's Grill | Yogurt Pump |
| Cold Stone Creamery | Might as Well Bar & Brill | |
| Cosmic Cantina | One40Social | |
| Crossroads Chapel Hill | Panera | |
| Domino's Pizza | Papa John's Pizza | |
| Dead Mule Club | Perennial | |
| Epilogue Books Chocolate Brews | Pho Happiness | |
| First Watch | Que Chula | |
| Four Corners | Quickly Bubble Tea | |
| Franklin Motors | Raising Cane's Chicken Fingers | |

FITNESS

- | | | |
|-----------------------------|----------------------|--------------|
| Fitness Together | Hotworx Yoga Studio | Pure Barre |
| Franklin Street Yoga Center | Orangetheory Fitness | Title Boxing |

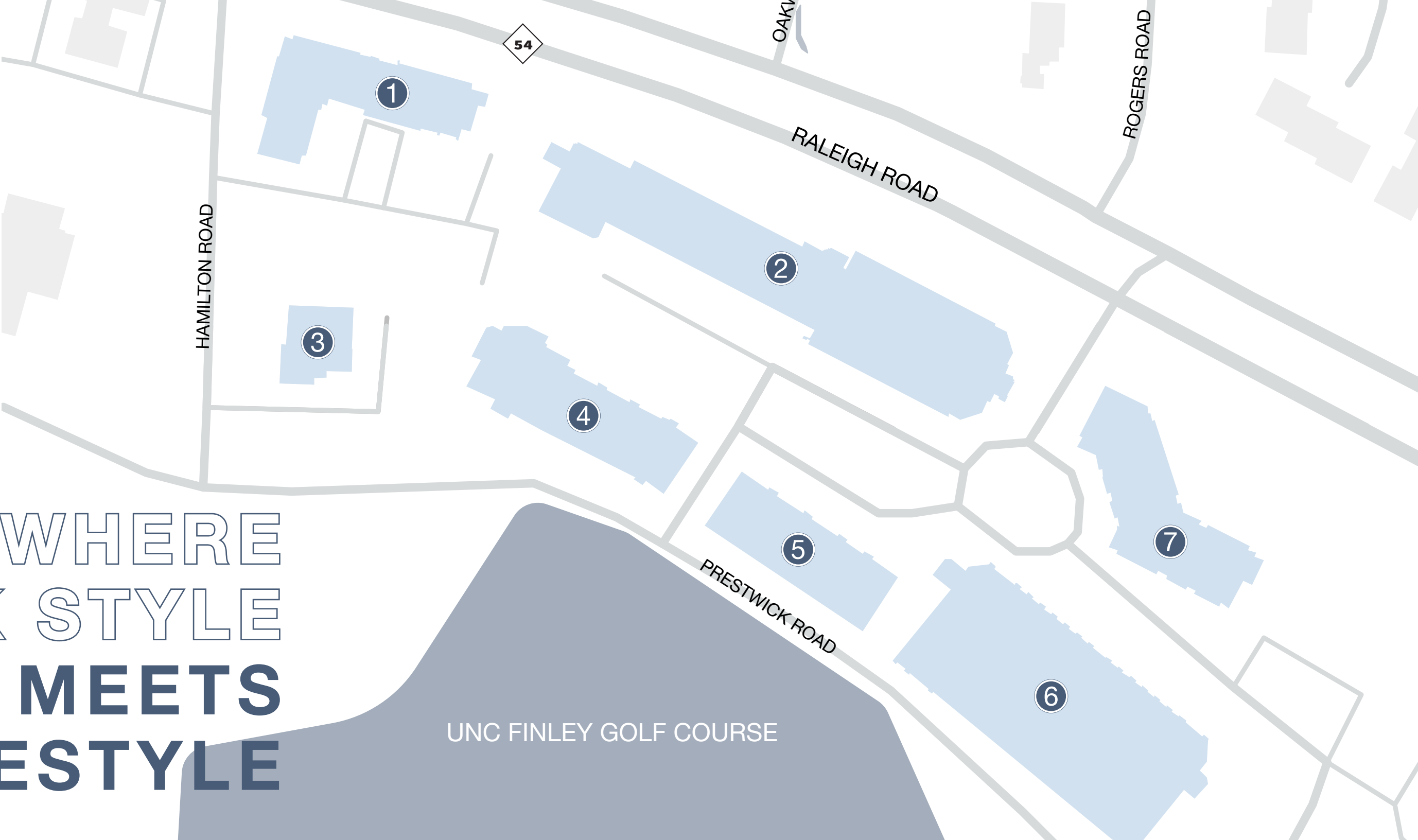
HOTELS

- | | | |
|----------------------------------|-----------------------------------|------------------|
| 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 | [FedEx Onsite](#)
[First Watch - The Daytime Café](#)
[Géos Tavern & Oyster Bar](#)
[Lés Sanctuary Nail Spa](#)
[Monkee’s of Chapel Hill](#)
[Walgreens](#)
[Woof Gang Bakery & Grooming](#)
- 3 | [The Station at East 54](#)
- 4 | [East 54 Condos](#)
[The Stock Exchange](#)
[Title Boxing](#)
- 5 | [Brenz Pizza Co.](#)
[Citrine Salon](#)
[East 54 Condos](#)
[Hawthorne & Wood](#)
[Hotworx Yoga Studio](#)
- 6 | [Parking Garage](#)
- 7 | [Environs Lofts at East 54](#)

WHERE
WORK STYLE
MEETS
LIFESTYLE



East 54

NAITRI PROPERTIES

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Durham, NC 27703
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