



MERIDIAN



 | 

> 111,871 SF OFFICE SPACE AVAILABLE

2540 MERIDIAN PARKWAY DURHAM, NC 27713

> PARK OVERVIEW



- Superior location at intersection of I-40 and Highway 55, providing convenient access to RTP, Downtown Durham, RDU International Airport and numerous amenities
- Campus setting (700,000 SF) with attractive landscaping, pedestrian trails, a seven-acre lake, and outdoor picnic areas
- Full-service Doubletree Suites Hotel with a restaurant, pool, and fitness center in Meridian
- Dynamic nearby residential growth (1,300 multifamily units and single-family communities)
- Quality retail amenity base (+2.0 MSF) within a 3-mile radius



> PARK AMENITIES



ACCESSO CLUB

An exclusive amenities program offered to clients and business employees of Accesso. Perks are available at home or on the road, at any premier Accesso property.



BEE DOWNTOWN

Proud Sponsor – Bee Downtown installs and maintains beehives in partnership with corporations to help rebuild healthy honey bee populations and pollinator habitats in urban environments.



MERGE @ MERIDIAN

Featuring a high-end tenant lounge, shared training/conference rooms, and a fitness center.

ADDITIONAL AMENITIES



Lobby & Outdoor Wifi



Canteen
Micro Marts
& Vending



EV Charging
Stations



Car
Detailing

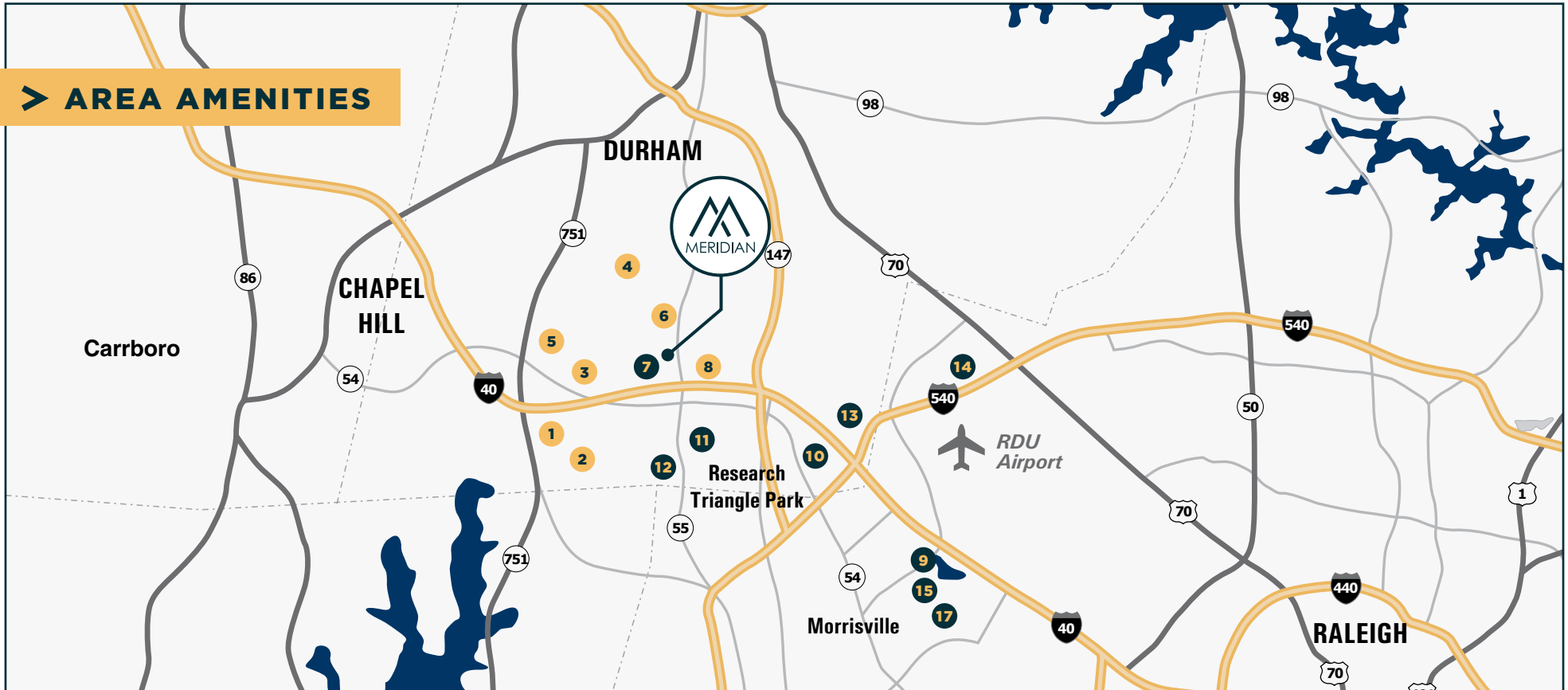


Dry Clean/
Tailor Service

> HIGH-END TENANT AMENITY CENTER



> AREA AMENITIES



1 THE STREETS AT SOUTHPOINT

Restaurants

- Bonefish Grill
- California Pizza Kitchen
- Chick-fil-A
- Chipotle Mexican Grill
- Firebirds Grill
- Maggiano's Little Italy
- Panera Bread
- Rise Biscuits & Donuts
- Villa Italian Kitchen

Shopping

- Amazon Pop-up
- Apple Store
- Anthropologie
- AT&T
- Barnes & Noble
- Belk
- Crate & Barrel
- Cole Haan
- CVS Pharmacy
- HomeGoods
- J. Crew
- Lululemon
- Macy's
- Microsoft
- Nordstrom
- Pottery Barn
- Restoration Hardware
- Sprint
- Sur La Table
- Verizon Wireless
- West Elm
- Williams-Sonoma

2 SOUTHPOINT CROSSING

Restaurants

- City Barbeque
- The Melting Pot

Shopping

- Walgreens

3 RENAISSANCE CENTER

Restaurants

- P.F. Chang's
- Ruth's Chris Steakhouse
- Starbucks

Shopping

- Best Buy
- REI

4 SUTTON STATION

Restaurants

- Bocci Trattoria & Pizzeria
- Dolce Café
- Nantucket Grill

5 HOPE VALLEY COMMONS

Restaurants

- Neo Japan
- Smoothie King

6 HIGHWAY 55 CORRIDOR

Restaurants

- Blue Ridge Deli & Café
- Bralie's Sports Bar
- Jimmy's Famous Hot Dogs
- Sansui Sushi Bar & Grill
- Tobacco Wood Brewing Co.

ACCOMMODATIONS

- 7** DoubleTree Suites
- 8** Comfort Inn
- 9** Courtyard Marriott
- 10** Extended Stay America
- 11** Residence Inn Marriott
- 12** Candlewood Suites
- 13** Hilton Garden Inn
- 14** Fairfield Inn
- 15** Hyatt Place
- 16** Hampton Inn
- 17** Holiday Inn

> BUILDING OVERVIEW

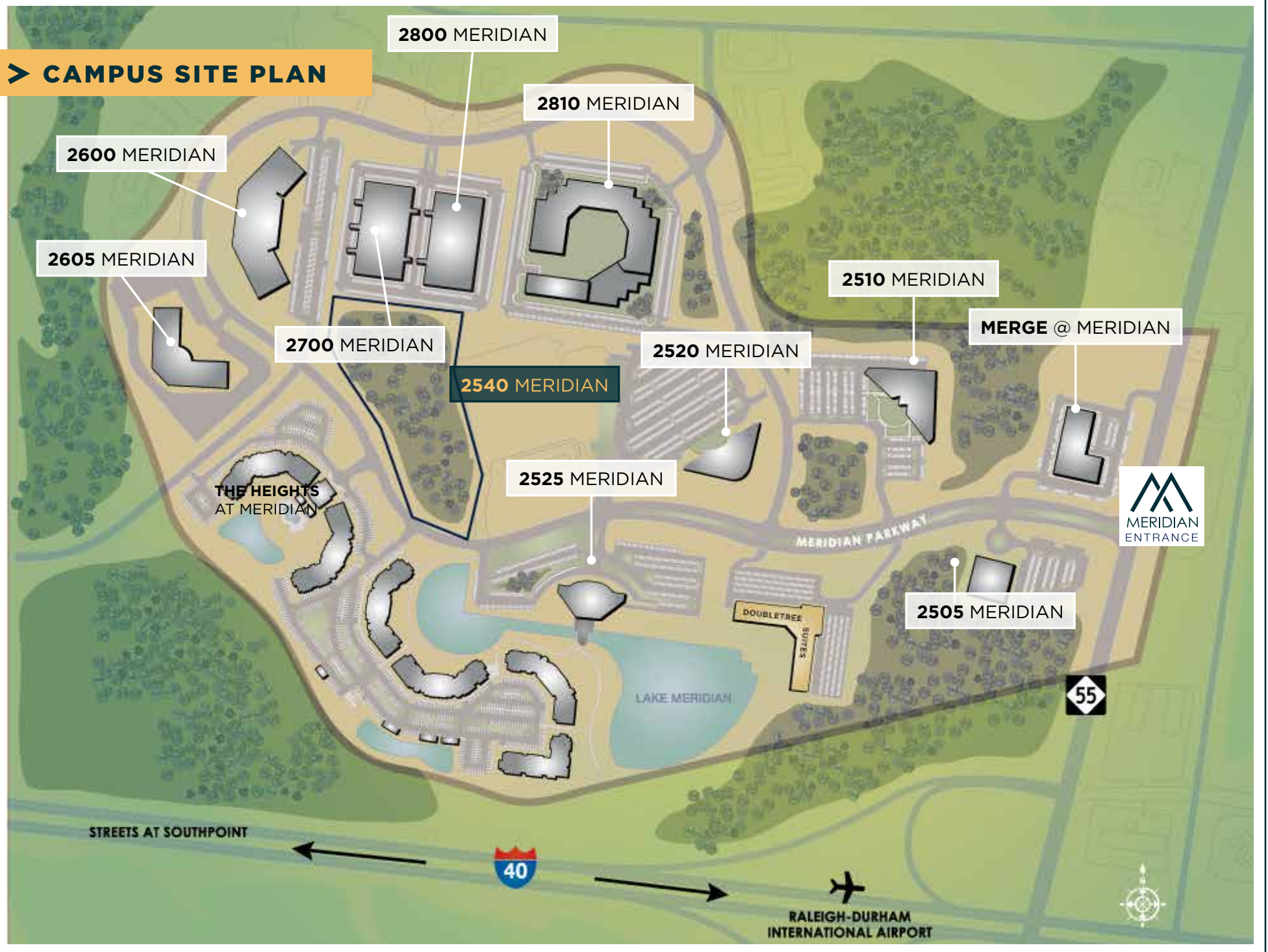


FEATURES

PROPERTY TYPE	Office	
LOCATION	2540 Meridian Parkway, Durham, NC	
BUILDING SIZE	111,871 SF	
FLOORS	Four (4)	
LEASING RATE	\$36.50/SF Full Service	
PARKING	4.3/1,000 SF	
AVAILABILITIES	First Floor	27,861 SF
	Second Floor	27,861 SF
	Third Floor	27,861 SF
	Fourth Floor	28,288 SF
	*Two-floor minimum (45,000 SF)	

- Beautiful, corporate office campus (700,000 SF) offering an exceptional tenant experience with a robust on-site amenity package and ultimate expansion opportunity across multiple buildings
- Well-capitalized, responsive ownership with a customer-centric approach
- Four-story, Class A office development in the heart of Meridian Park
- Delivery in ten months; foundation prepared, steel and HVAC onsite and ready
- Excellent building signage opportunity
- Large, efficient floor plates allowing maximum flexibility in space design

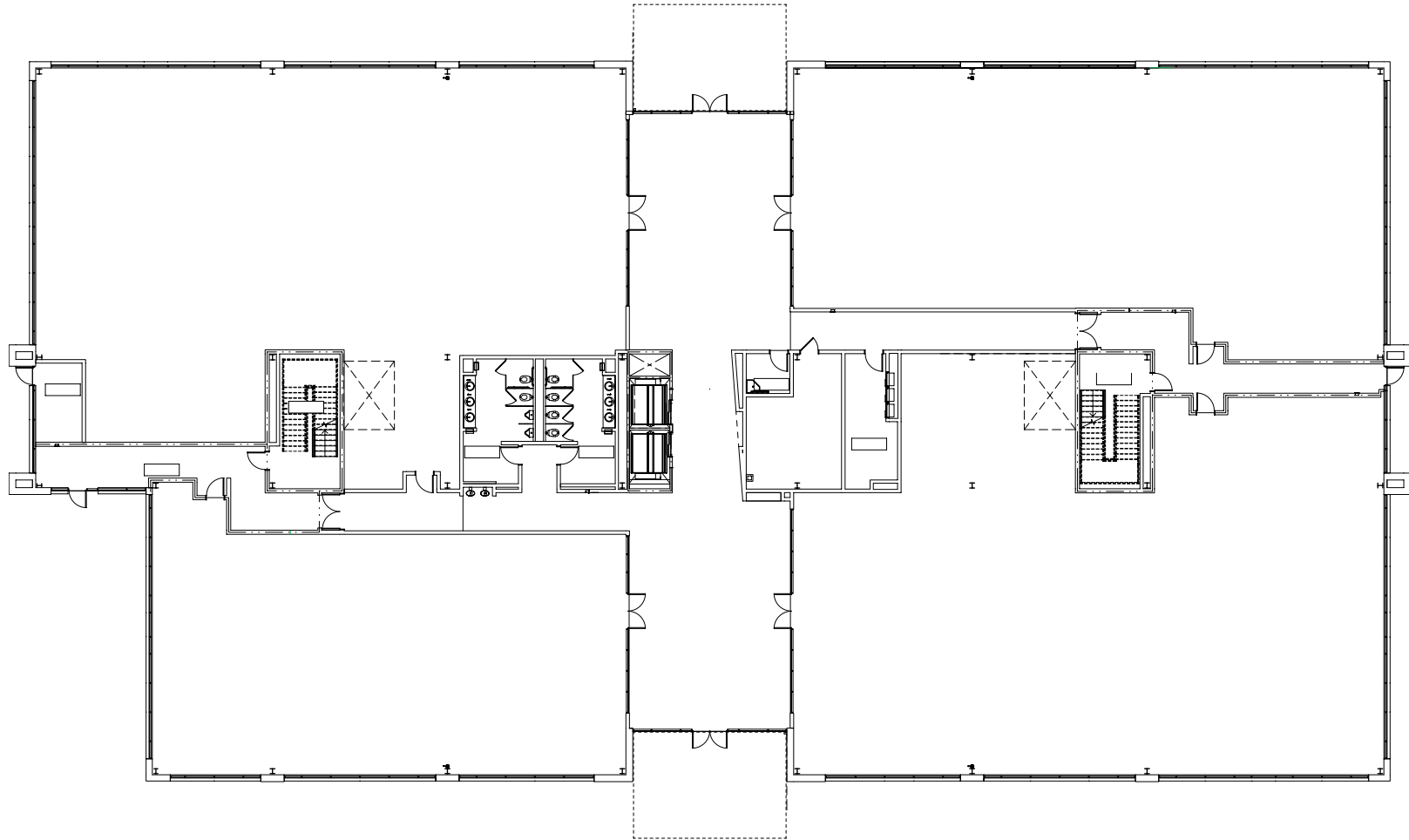
> **CAMPUS SITE PLAN**



AVAILABILITIES

FIRST FLOOR

27,861 SF



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// JOHN KELLY, SIOR

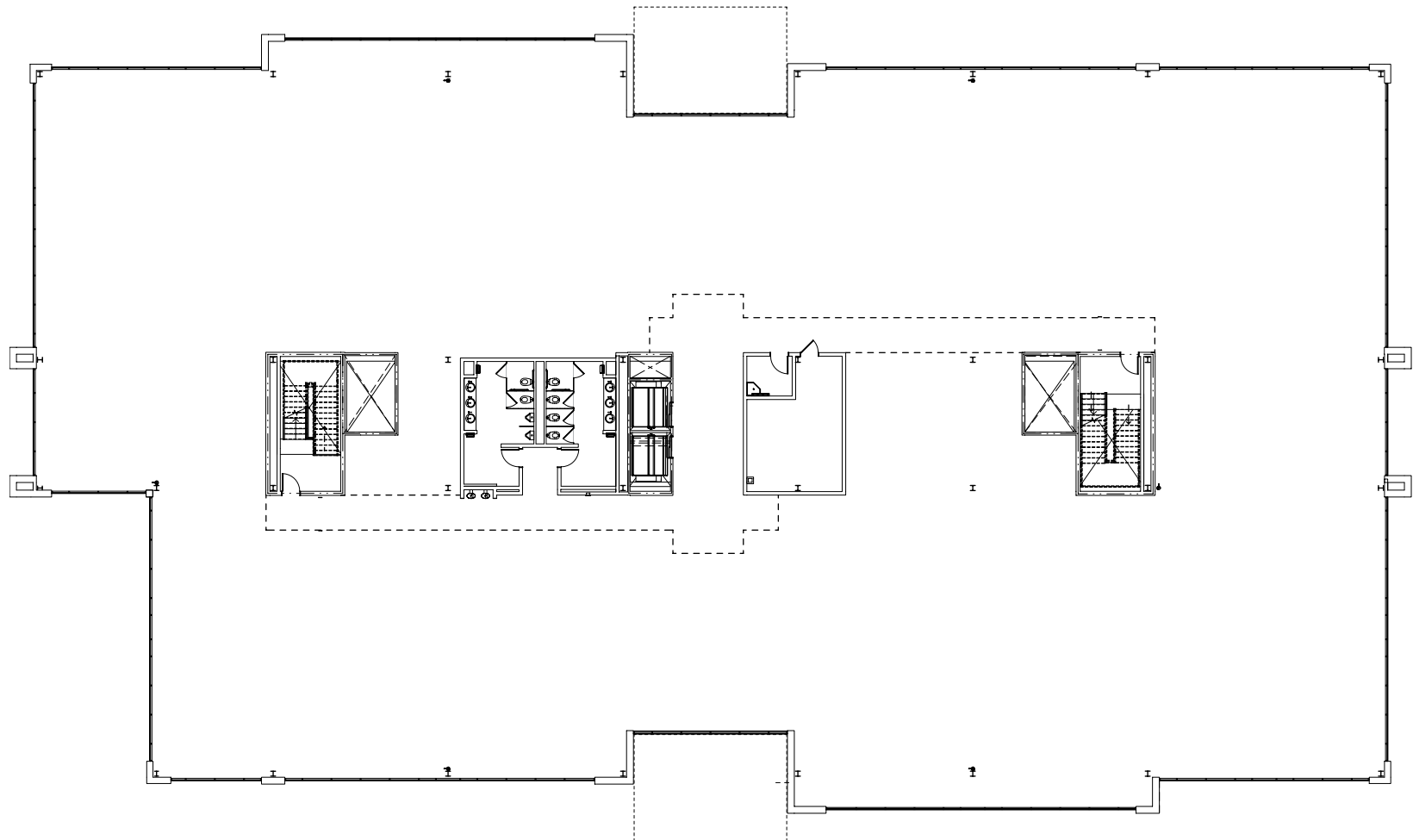
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AVAILABILITIES

SECOND FLOOR

27,861 SF



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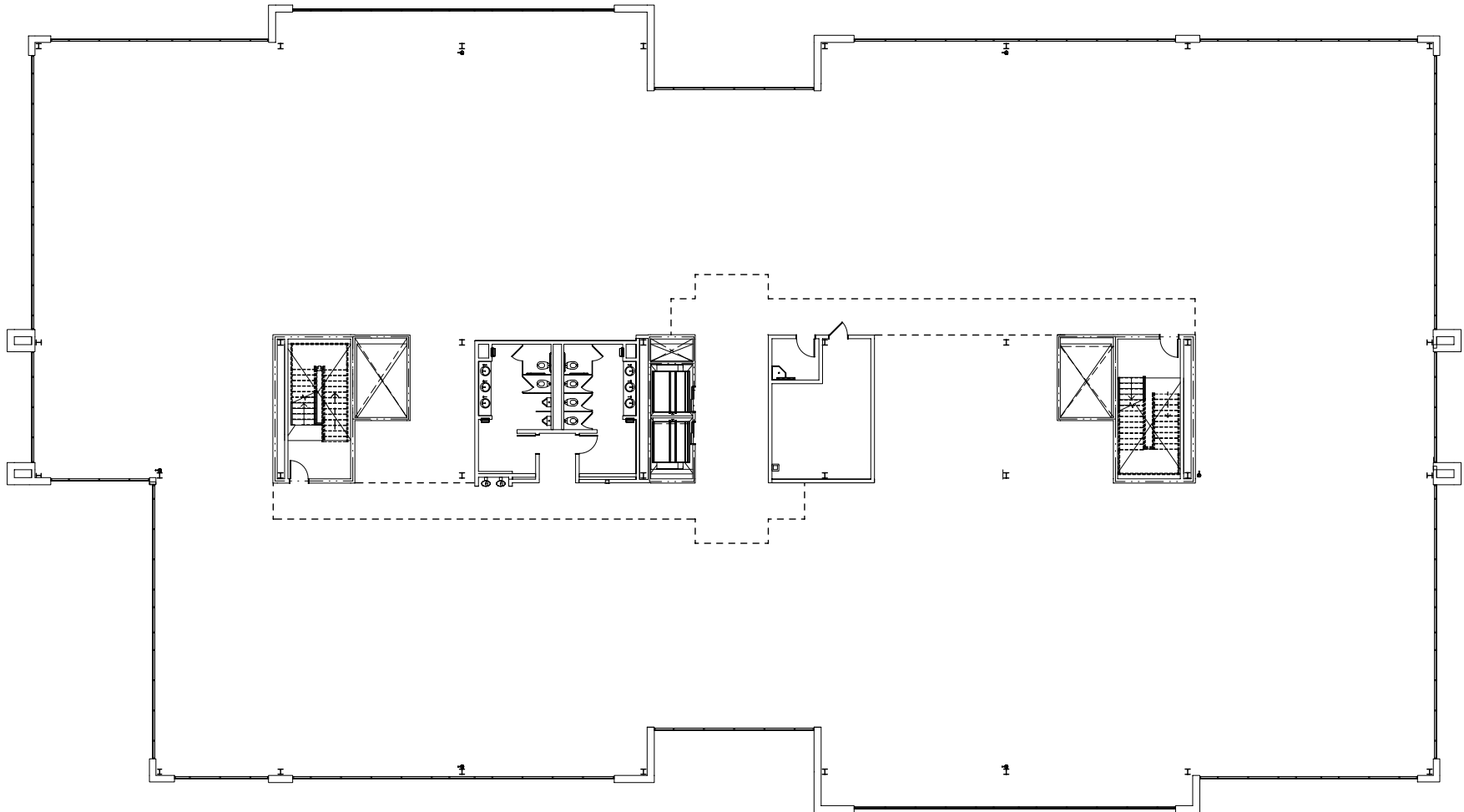
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AVAILABILITIES

THIRD FLOOR

27,861 SF



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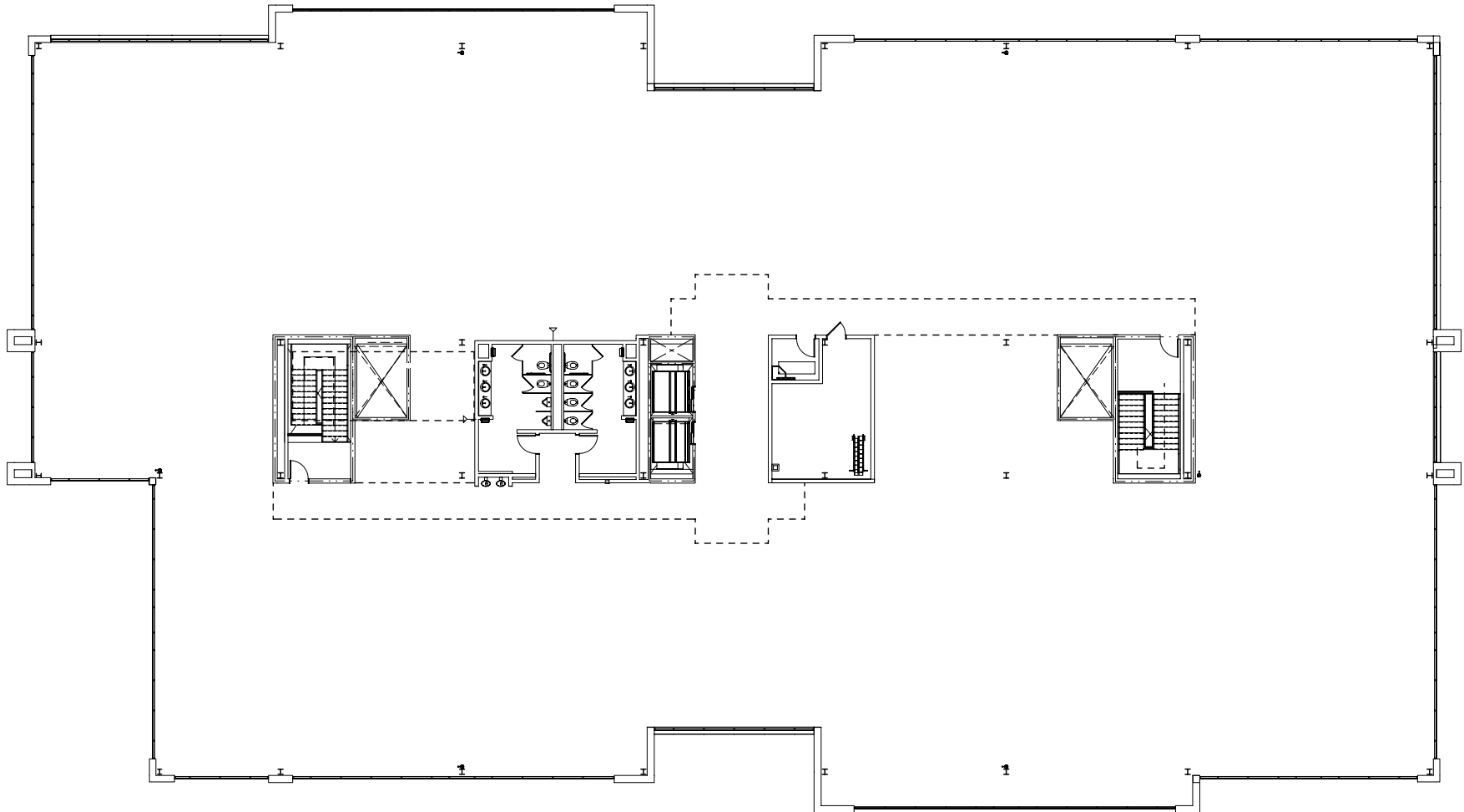
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AVAILABILITIES

FOURTH FLOOR

28,288 SF



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 **accesso**

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