



MERIDIAN



 **accesso**

**FOUNDRY**  
COMMERCIAL

**> 5,293 - 6,096 SF OFFICE SPACE AVAILABLE**

**2810 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



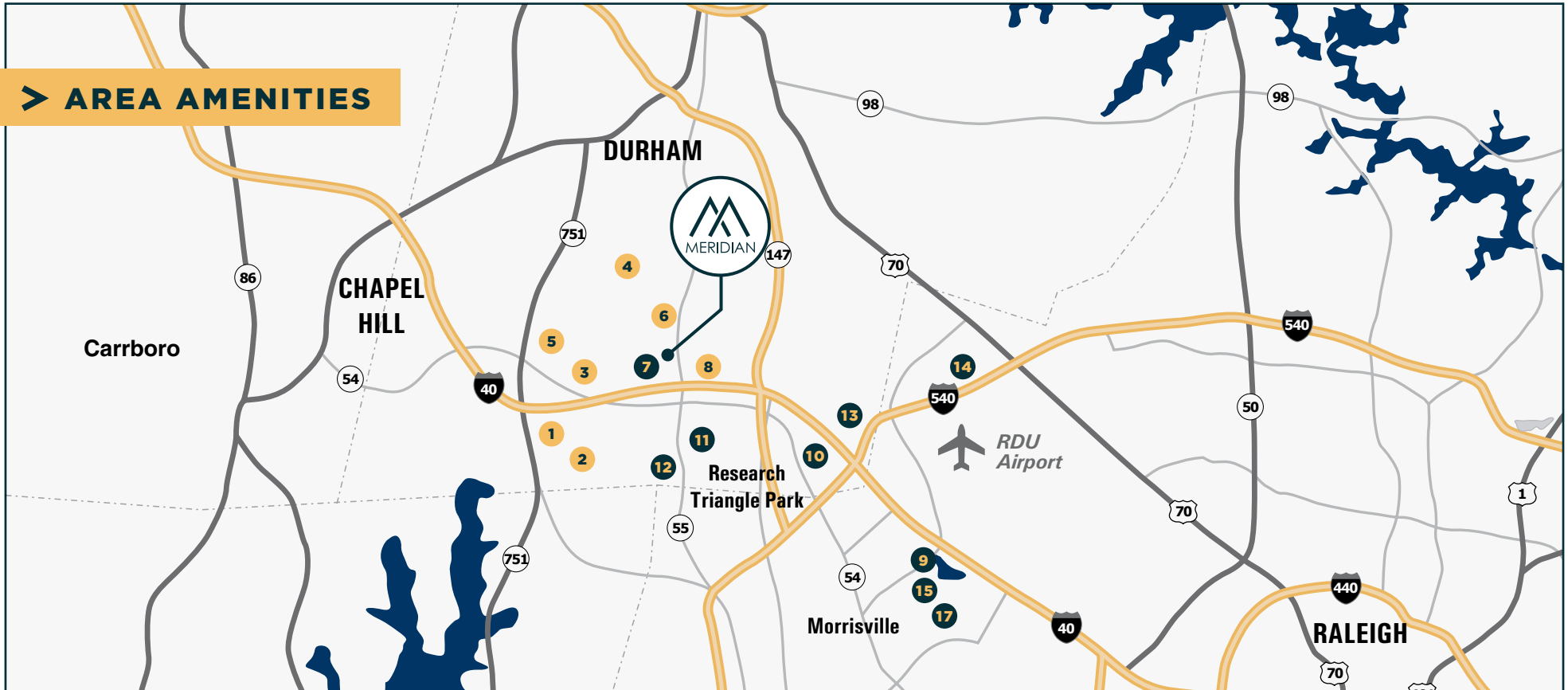
Dry Clean/  
Tailor Service



> 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**

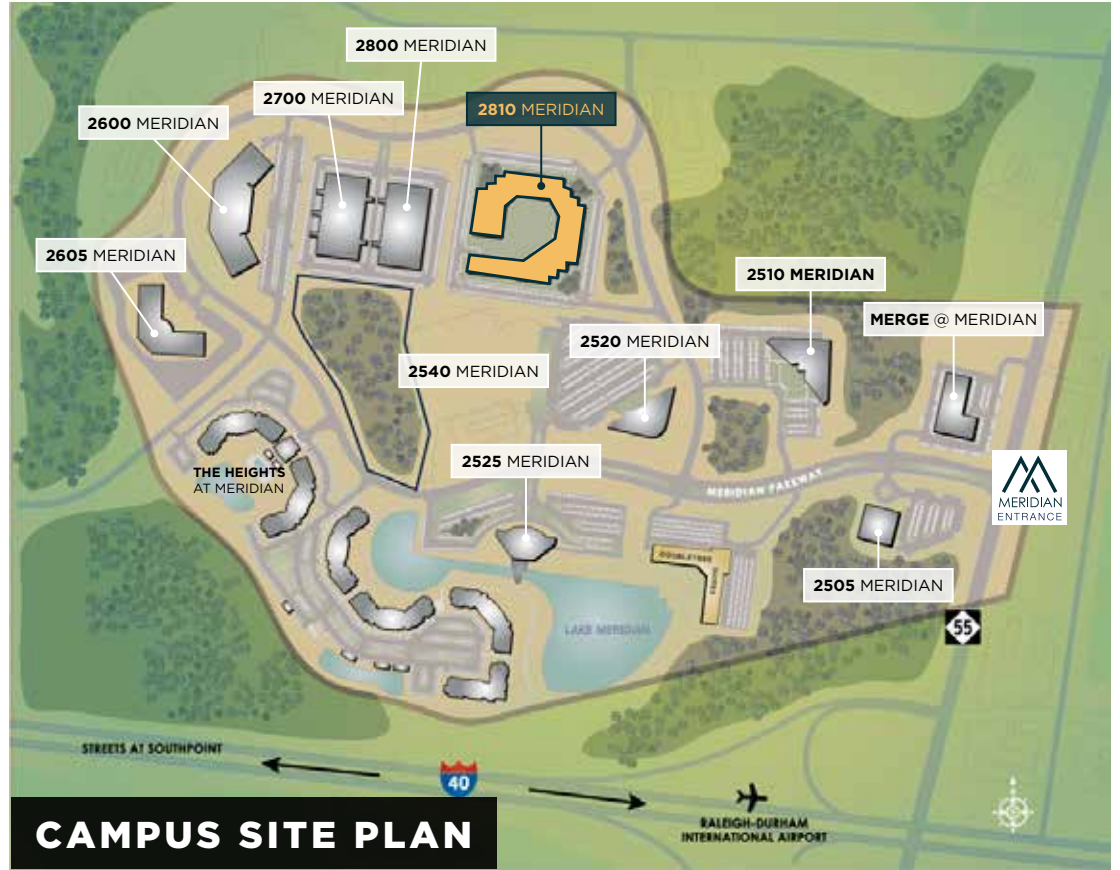
- Blue Ridge Deli & Café
- Bralie's Sports Bar
- Jimmy's Famous Hot Dogs
- Sansui Sushi Bar & Grill
- Tobacco Wood Brewing Co.

**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



CAMPUS SITE PLAN

FEATURES

<b>PROPERTY TYPE</b>	Office
<b>LOCATION</b>	2810 Meridian Parkway, Durham, NC
<b>BUILDING SIZE</b>	100,878 SF
<b>FLOORS</b>	One (1)
<b>PARKING</b>	3.7/1,000 SF
<b>LEASE RATE</b>	\$16.50 NNN
<b>AVAILABLE SUITES</b>	
Suite 100	6,096 SF (Available 9/1/22)
Suite 125	6,001 SF
Suite 152	5,293 SF

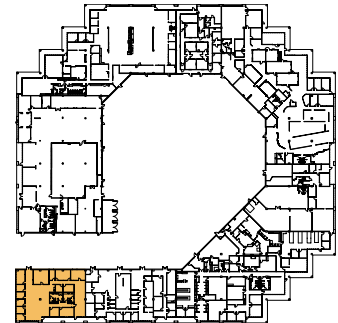
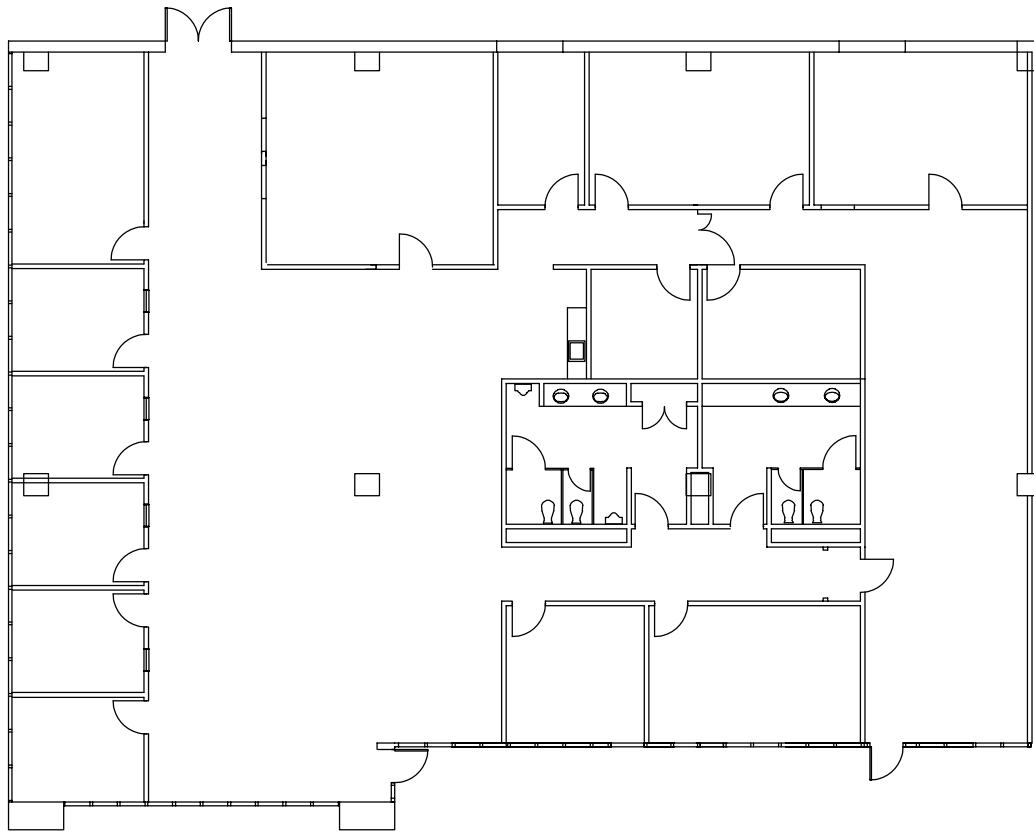
- Life science/lab space with extensive infrastructure in-place
- Beautiful, corporate office campus (700,000 SF) offering an exceptional tenant experience with a robust onsite amenity package and ultimate expansion opportunity across multiple buildings
- Well-capitalized, responsive ownership with a customer-centric approach
- Single-story full-service office space
- High ceilings
- Efficient layouts
- Great glass line
- Creative office feel

## AVAILABILITIES

### FIRST FLOOR

SUITE 100 | 6,096 SF

Available 9/1/22



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// JOHN KELLY, SIOR

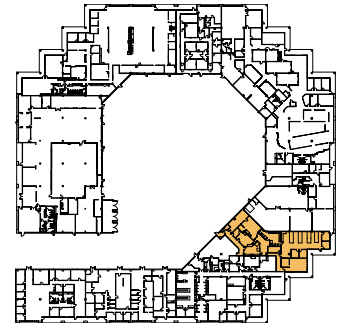
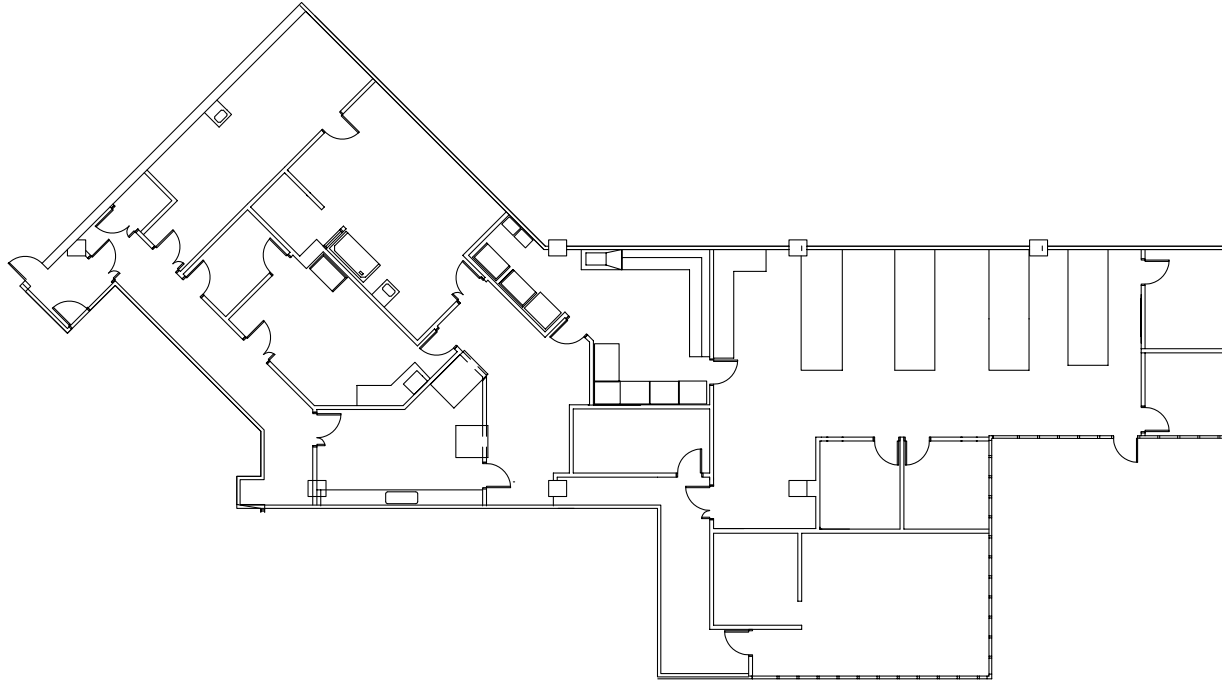
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## AVAILABILITIES

### FIRST FLOOR

SUITE 125 | 6,001 SF  
(8+ year minimum lease term)



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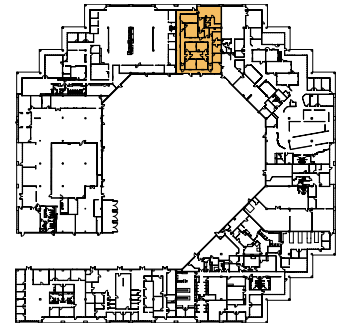
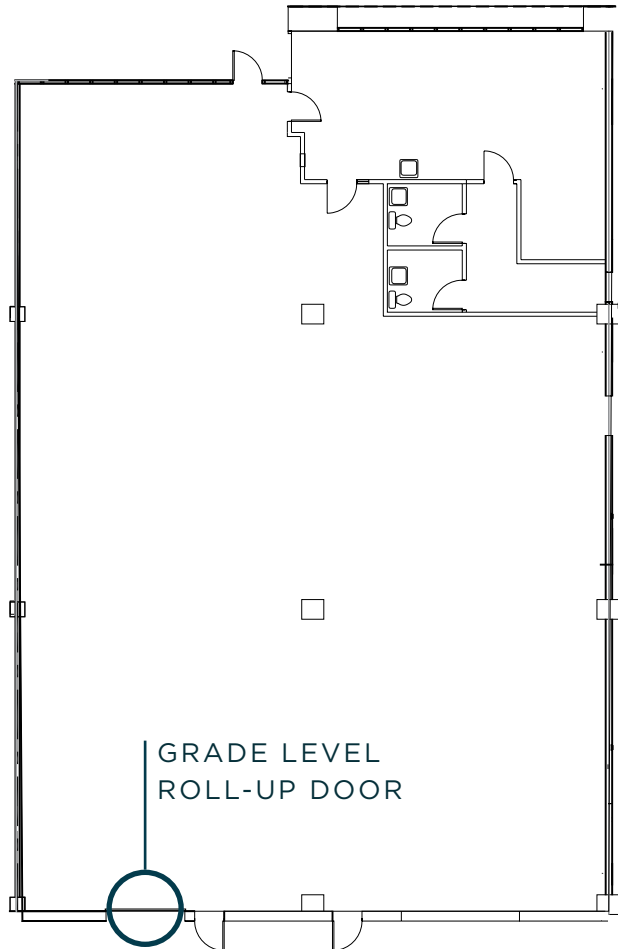
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## AVAILABILITIES

### FIRST FLOOR

SUITE 152 | 5,293 SF



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**FOUNDRY**  
COMMERCIAL

OWNED & MANAGED BY

 **accesso**

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