

# 2530 MERIDIAN

2530 MERIDIAN PARKWAY DURHAM, NC 27713

±3,079 - 14,730 SF CLASS A OFFICE SPACE FOR LEASE

### PROPERTY FEATURES

- 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 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



**LOBBY**

### PROPERTY HIGHLIGHTS

- Renovations complete to include a new Tenant Amenity Lounge
- Attractive, modern lobby and extensive building glass-line with full height exposure
- Efficient, rectangular floor plates at +/- 27,000 SF
- Convenient parking at 4.1/1,000



**TENANT AMENITY LOUNGE**

FOR MORE INFORMATION, PLEASE CONTACT:

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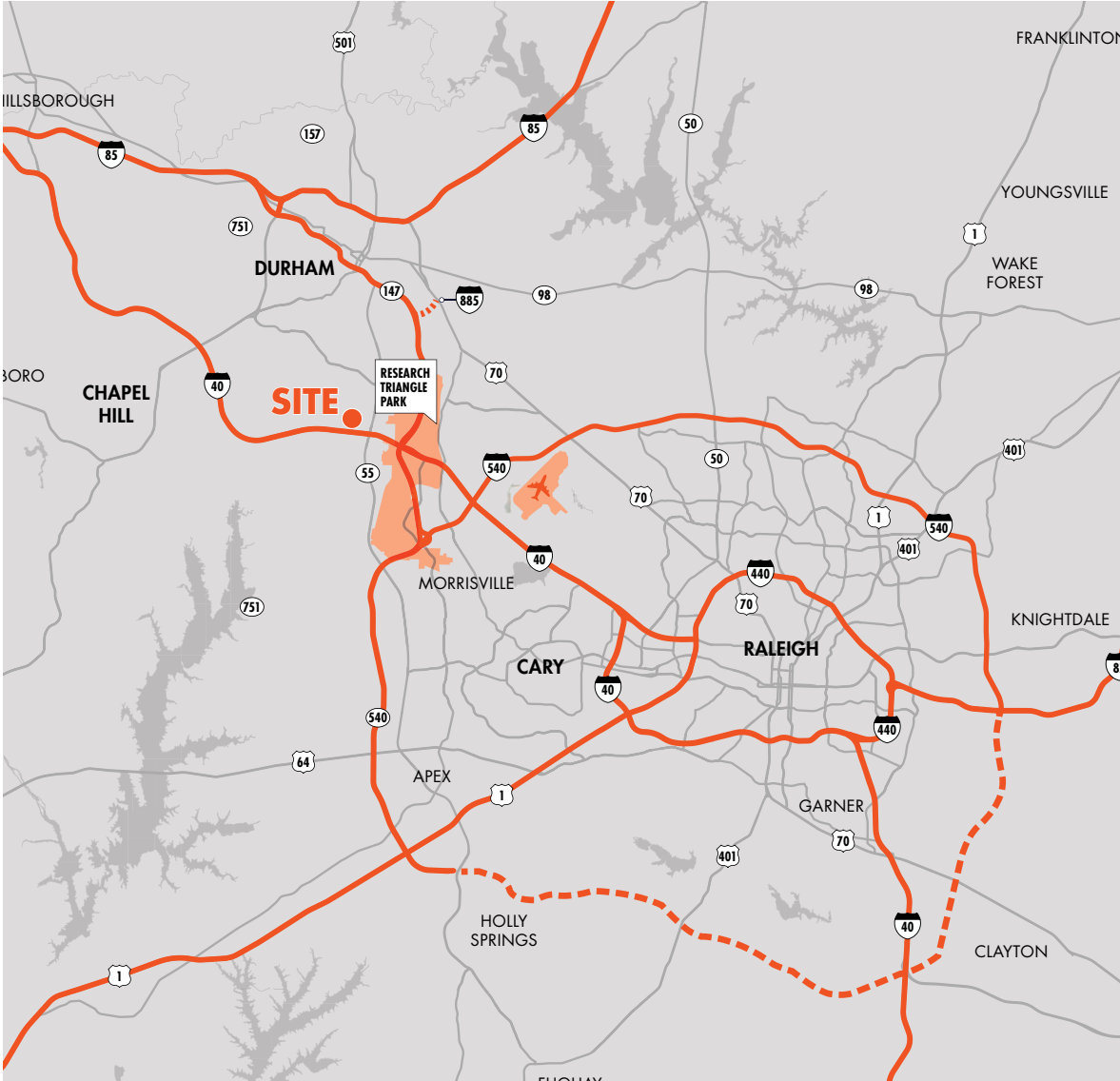
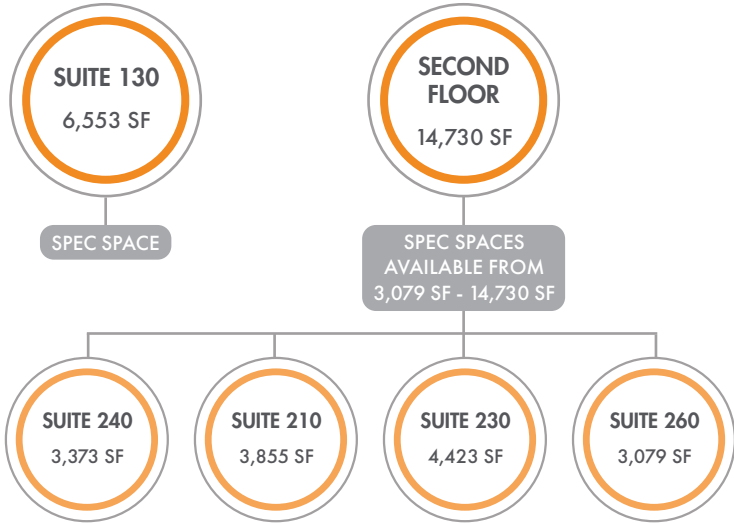
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BUILDING FEATURES	
PROPERTY TYPE	Class A Office
LOCATION	2530 Meridian Parkway, Durham, NC
BUILDING SIZE	105,182 SF
FLOORS	Four (4)
LEASE RATE	\$26.50/SF Full Service
PARKING	4.1/1,000 SF

AVAILABLE SPACE



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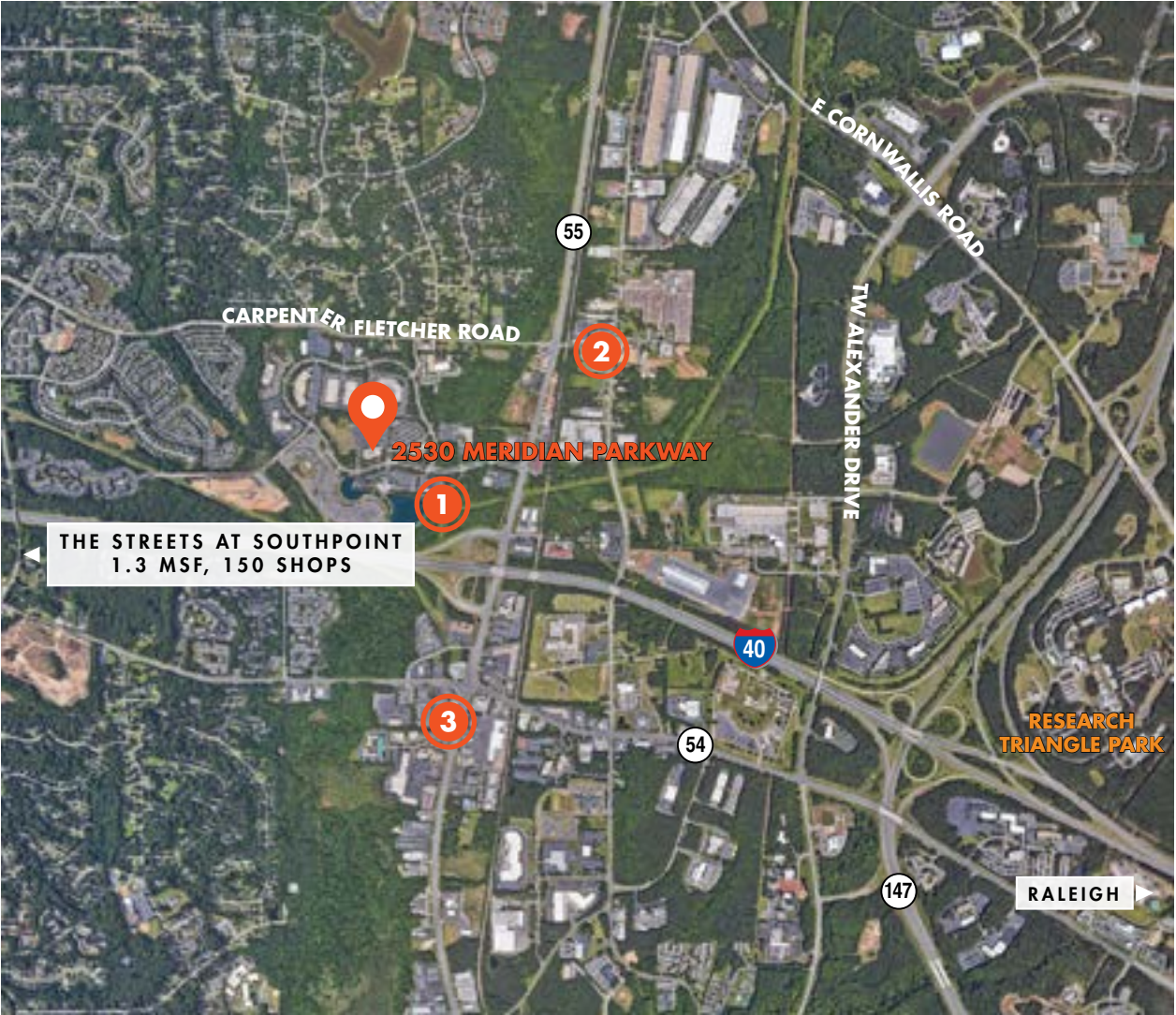
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NEARBY AMENITIES



**1 MERIDIAN PARKWAY**  
 ≤ 1.0 MILES

- Chef Chick's Bakery
- Tobacco Wood Brewery
- DoubleTree Suites
- Fit Lab Studios

**2 NC HIGHWAY 55 W & MERIDIAN PARKWAY**  
 ≤ 1.6 MILES

- |                     |                               |
|---------------------|-------------------------------|
| Jimmy's Hot Dogs    | Sansui Sushi Bar & Grill      |
| Bralie's Sports Bar | State Employee's Credit Union |
| Hardee's            |                               |

**3 NC HIGHWAY 55 E & MERIDIAN PARKWAY**  
 ≤ 1.9 MILES

- |                    |               |
|--------------------|---------------|
| Courtyard Marriott | McDonald's    |
| Chick-fil-A        | Big Lots      |
| Pizza Hut          | Subway        |
| AutoZone           | Food Lion     |
| Walgreens          | Cook Out      |
| China Express      | Papa John's   |
| Arby's             | Golden Corral |
| Bojangles          | Domino's      |
| Taco Bell          | CVS           |
| Wendy's            |               |

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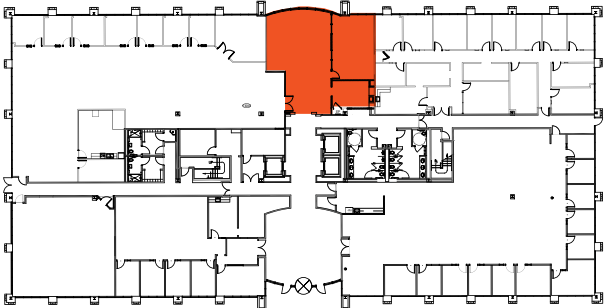
TENANT AMENITY LOUNGE



FRESH VENDING



CONFERENCE ROOM



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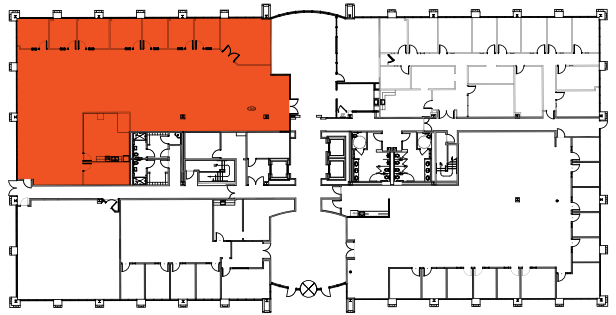
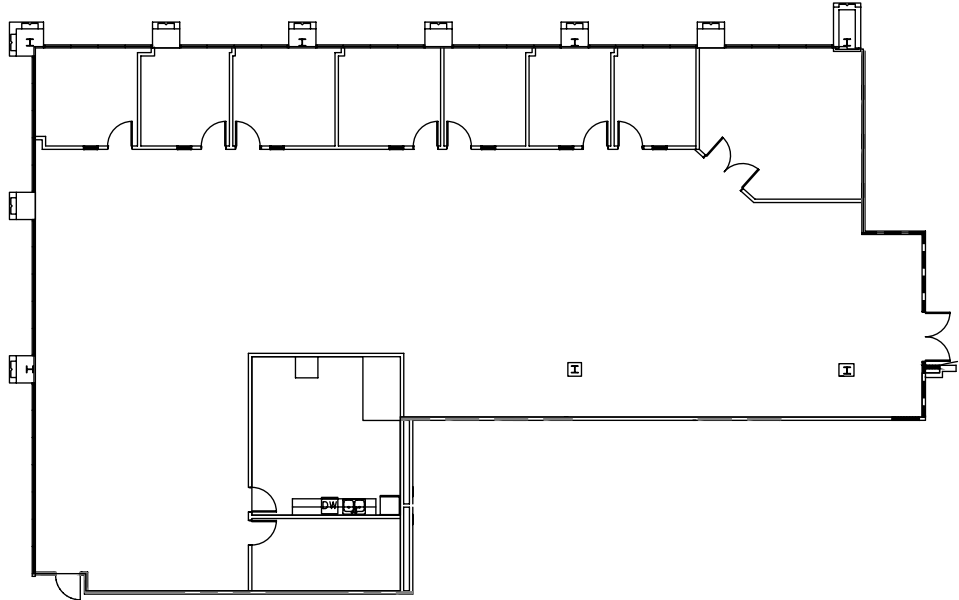
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# FLOOR PLAN

SUITE 130  
6,553 SF AVAILABLE

MOVE-IN READY



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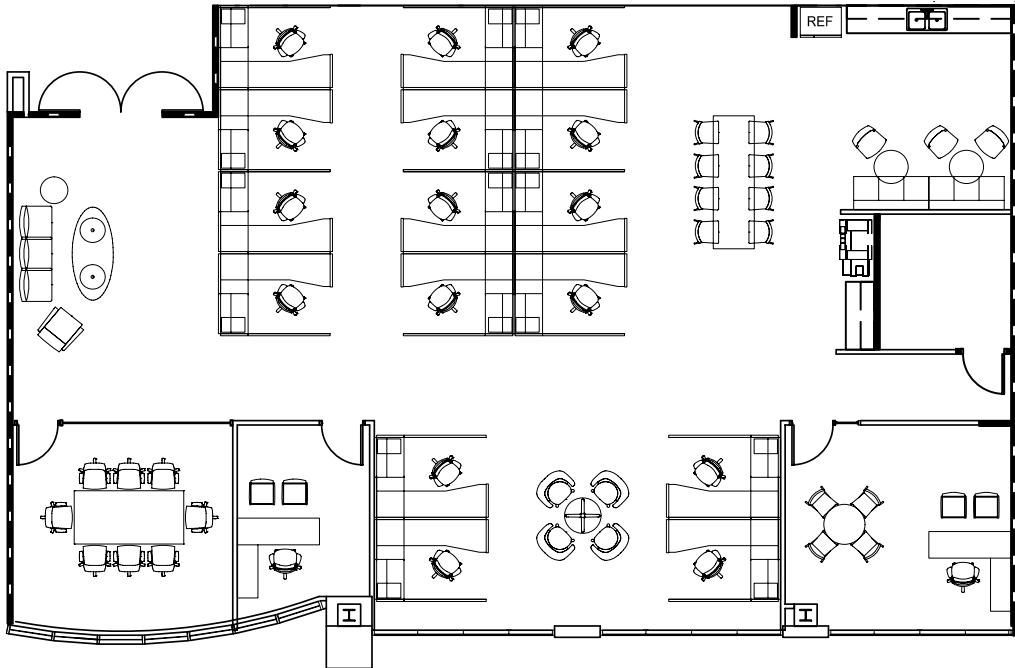
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# FLOOR PLAN

SUITE 210

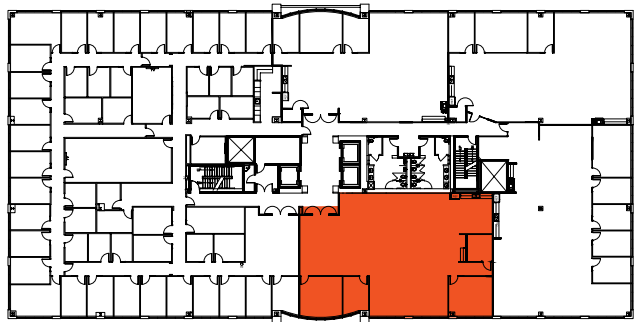
3,855 SF AVAILABLE

MOVE-IN READY



\*Furniture shown for conceptual purposes

Can combine with Suites 230, 240, & 260 for a total of 14,730 SF



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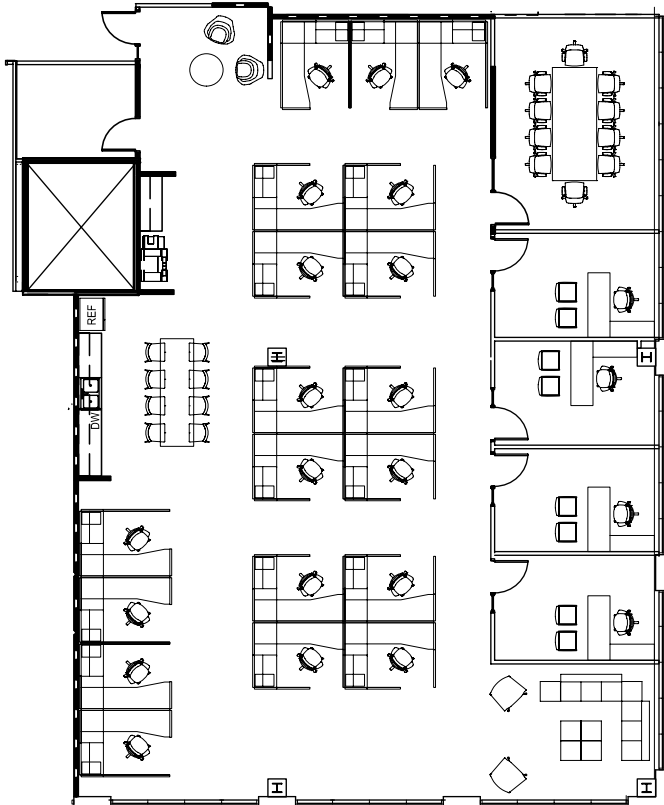
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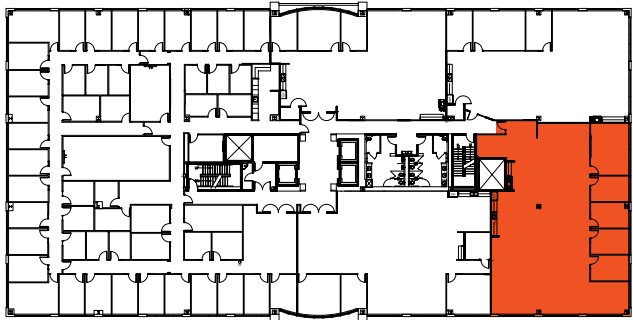
SUITE 230

4,423 SF AVAILABLE



*\*Furniture shown for conceptual purposes*

Can combine with Suites 210, 240, & 260 for a total of 14,730 SF



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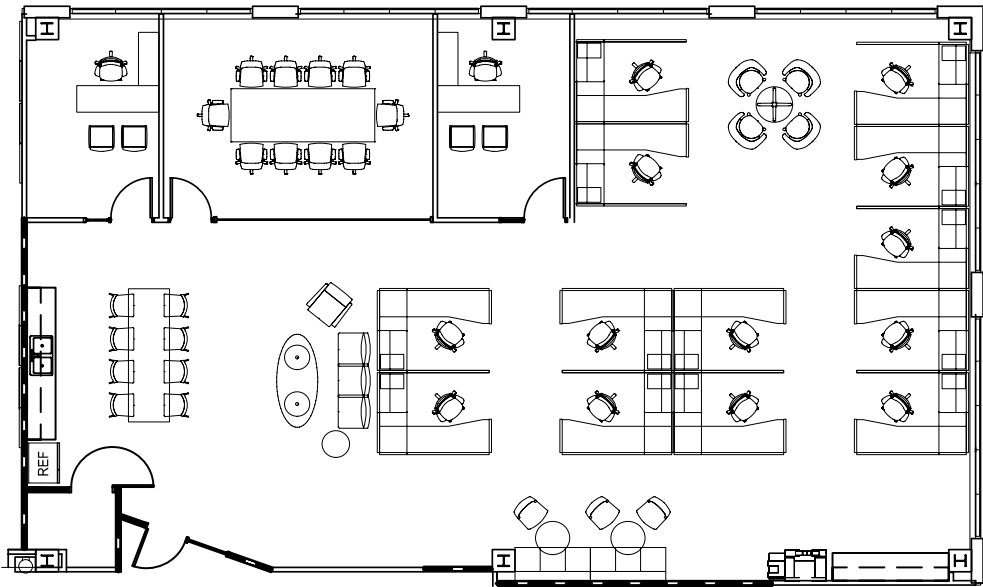
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# FLOOR PLAN

SUITE 240  
3,373 SF AVAILABLE

MOVE-IN READY



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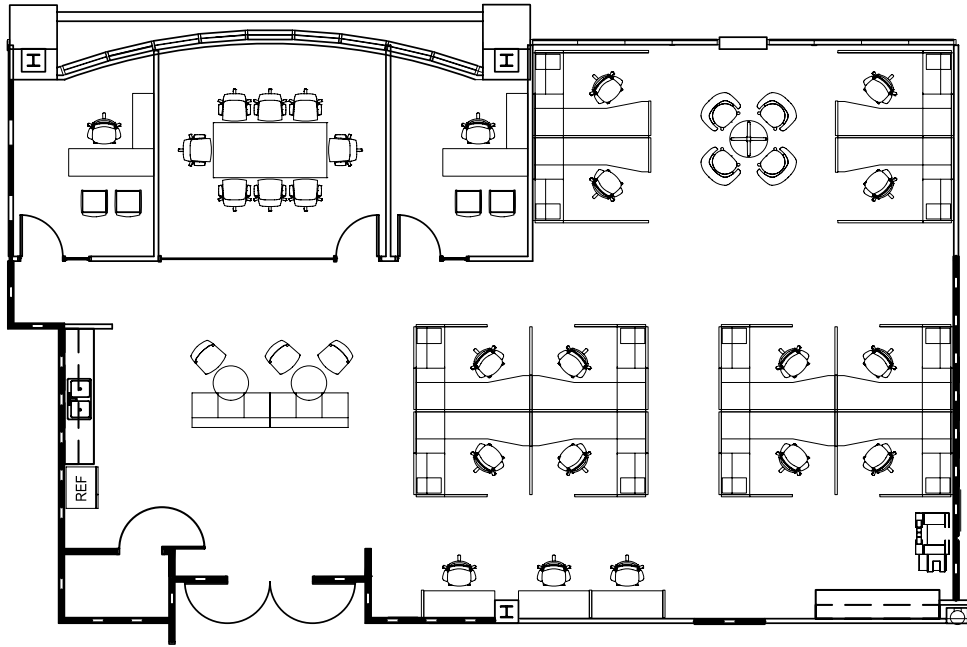
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# FLOOR PLAN

SUITE 260  
3,079 SF AVAILABLE

MOVE-IN READY



\*Furniture shown for conceptual purposes  
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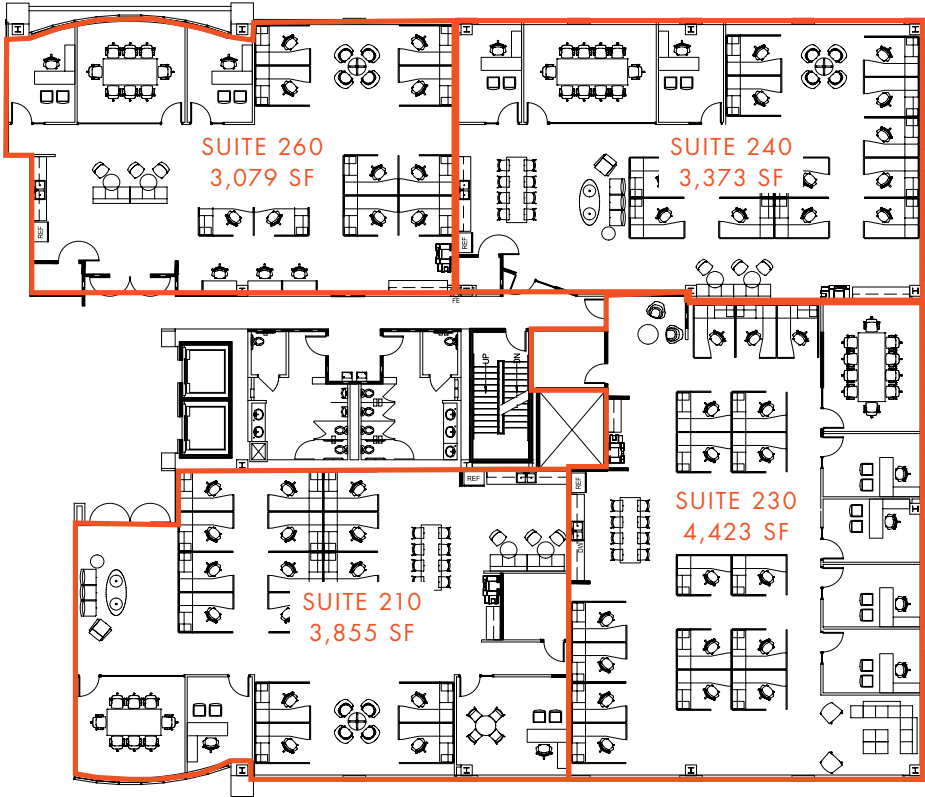
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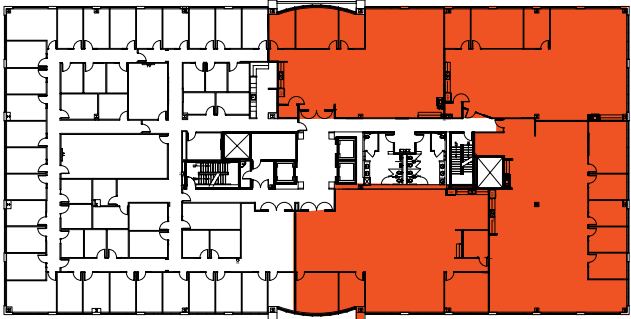
# FLOOR PLAN

SECOND FLOOR

14,730 SF AVAILABLE



\*Furniture shown for conceptual purposes



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