

PALLADIAN CORPORATE CENTER

220 & 240 LEIGH FARM ROAD
DURHAM, NC 27707

1,458 UP TO 51,905 RSF AVAILABLE AT PALLADIAN II

INNOVATUS
CAPITAL PARTNERS, LLC

AREP
American Real Estate Partners

FOUNDRY
COMMERCIAL

PALLADIAN CORPORATE CENTER

TWO BEST-IN-CLASS OFFICE ASSETS

Palladian Corporate Center offers two institutionally maintained assets with attractive, high-quality construction situated on 12.4 beautifully landscaped acres. The center is conveniently located between the Durham and Chapel Hill markets. These Class A assets feature well-landscaped exteriors and attractive concrete and glass facades in a picturesque suburban mixed-use setting. Efficient floor plates, superior glass lines, and quality interior finishes help consistently retain existing tenants and attract new tenants to the assets.

Premier retail amenities within a 3-mile radius including The Streets at Southpoint, Meadowmont Village, Renaissance Village, and New Hope Commons

Live-work-play destination Chapel Hill ranks as one of the most affluent areas in the southeast

Running / walking trail on-site with showers and lockers

0.5 mile from historical Leigh Farm Park with greenway trails, disc golf courses, and picnic tables

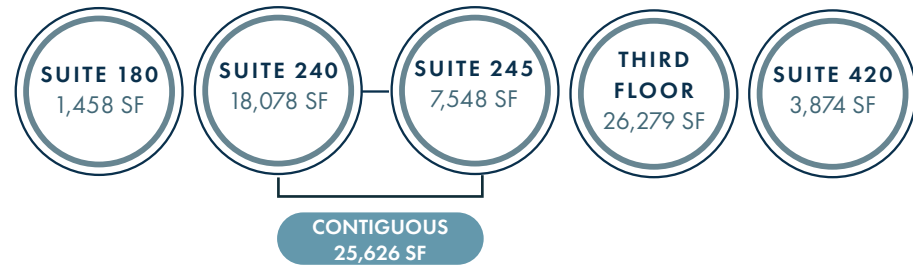
Energy Star Certified & WELL Health-Safety Certified



PROPERTY HIGHLIGHTS



AVAILABLE SPACE



BUILDING	PALLADIAN II
PROPERTY TYPE	CLASS A OFFICE
ADDRESS	240 LEIGH FARM ROAD DURHAM, NC 27707
YEAR BUILT	2007
BUILDING SIZE	100,546 SF
PARKING	4 PER 1,000 SF PARKING RATIO
RATE	\$31.00 PSF, FULL SERVICE + COMPETITIVE TI PACKAGES



PROPERTY PHOTOS


PROPERTY PHOTOS



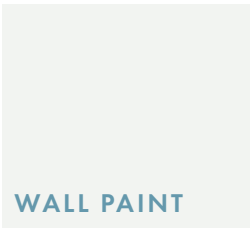
AMENITY SPACE ADDITION

The Palladian Corporate Center amenity space addition (delivering in 2024) will provide a space on the first floor that will allow for groups to congregate and enjoy amenities including a fitness center, a 40 person reconfigurable meeting/training room with catering capabilities and a coffee bar with a lounge. Visually, the space will be full of natural light, lighter in tone with woods, and colors, but warm and modern, taking cues from the building’s architectural feel.


FINISHES



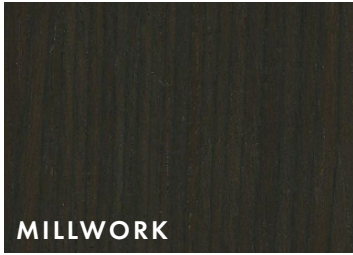
MOSAIC TILE




WALL PAINT




ACCENT PAINT



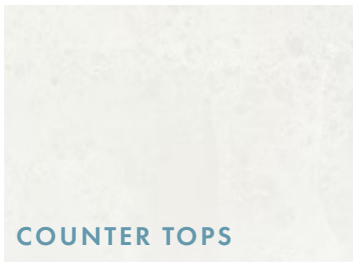
MILLWORK




CONCRETE FLOOR




ACCENT PAINT



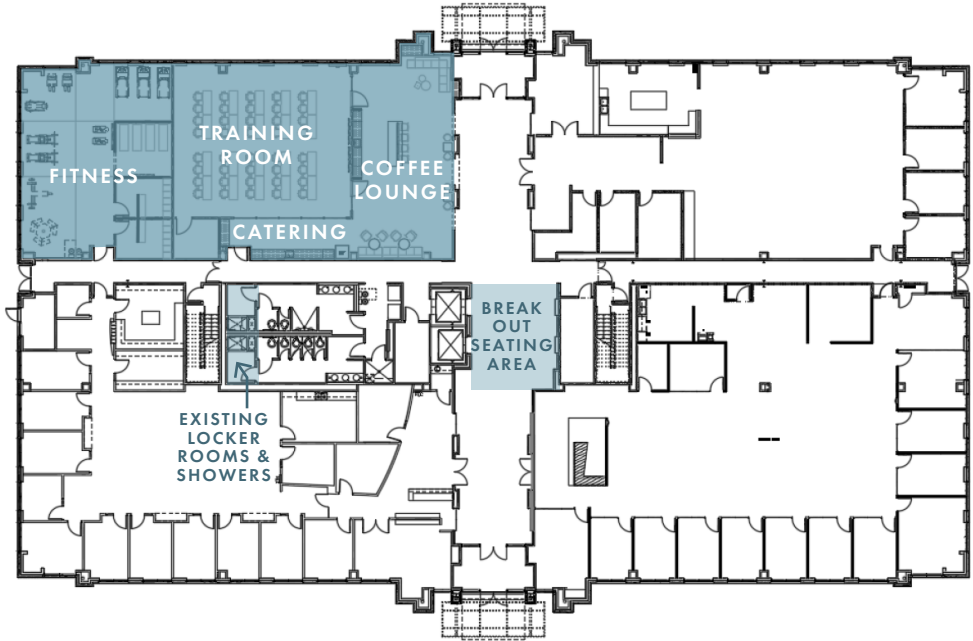
COUNTER TOPS




TRAINING ROOM CARPET

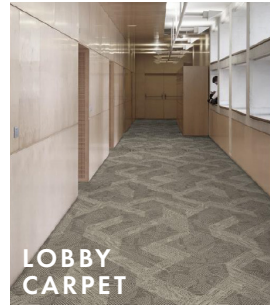


AREA RUG




LOBBY







LOBBY CARPET




PLANK FLOORS




SEATING AREA CARPET

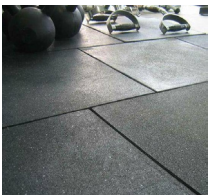


FLOOR TILE





FITNESS ROOM





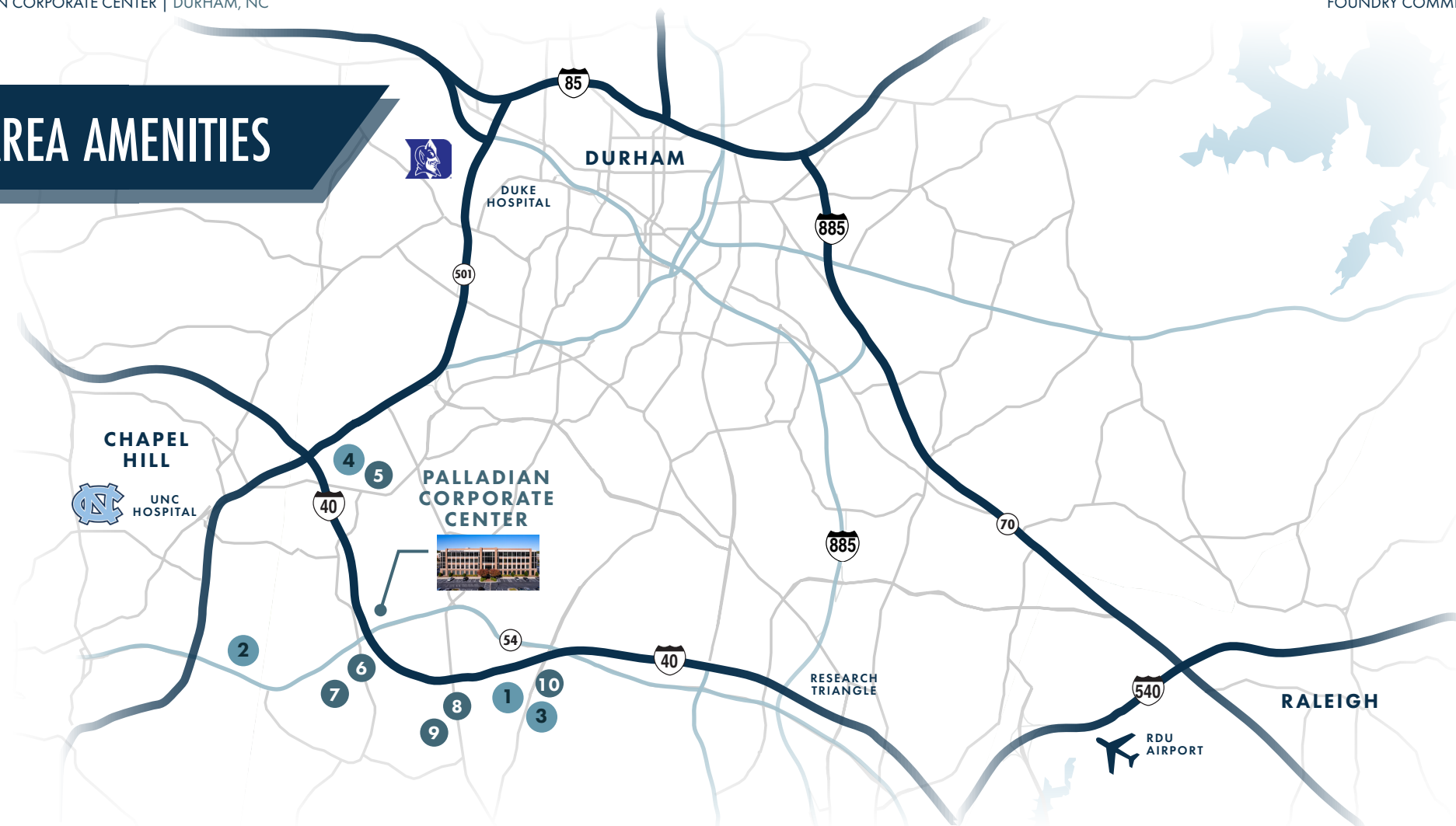








AREA AMENITIES



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
Starbucks
Uncle Julio's

Shopping

Apple Store
Anthropologie
AT&T
Barnes & Noble
Belk
Crate & Barrel
Cole Haan
CVS Pharmacy
HomeGoods
J. Crew
Lululemon

Macy's
Microsoft
Nordstrom
Pottery Barn
Sprint
Verizon Wireless
West Elm
Williams-Sonoma

2 MEADOWMONT VILLAGE

Restaurants

Brixx
Lime & Lemon
Shopping
Harris Teeter

3 RENAISSANCE CENTER

Restaurants

P.F. Chang's
Ruth's Chris Steakhouse
Ted's Montana Grill

Shopping

Best Buy
REI

4 NEW HOPE COMMONS

Restaurants

I Love NY Pizza
Jason's Deli
Philly Steak Factory

Shopping

Ashley Furniture Home
Barnes & Noble
Bath & Body Works
Best Buy
Burlington
Dollar Tree
Five Below

GameStop
GNC
Marshalls
Men's Warehouse
Michaels
Old Navy
Party City
Walmart

ACCOMMODATIONS

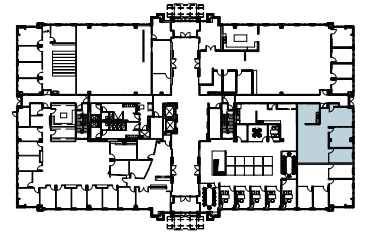
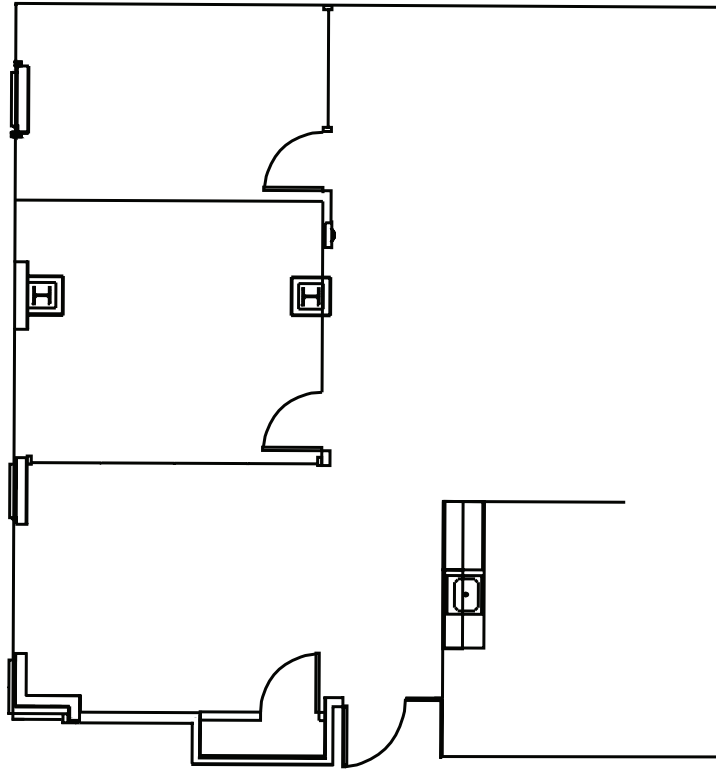
- 5 SPRINGHILL MARRIOTT
- 6 HAMPTON INN & SUITES
- 7 HOLIDAY INN EXPRESS
- 8 FAIRFIELD MARRIOTT
- 9 HYATT PLACE
- 10 HILTON GARDEN INN

AVAILABILITIES

FIRST FLOOR

SUITE 180 | 1,458 SF

AVAILABLE IMMEDIATELY



PATRICK BLACKLEY

919.274.9323

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JANE DOGGETT, CCIM

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JOHN KELLY, SIOR

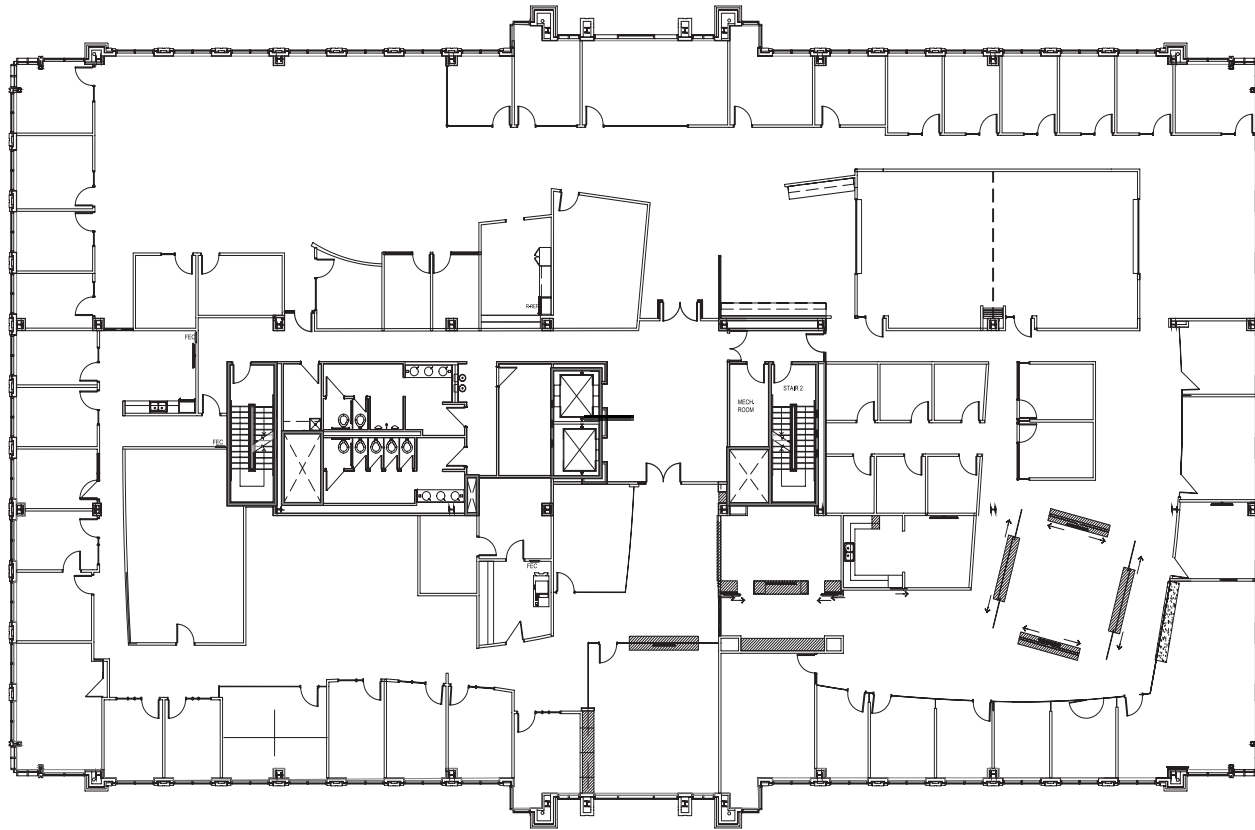
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AVAILABILITIES

SECOND FLOOR

25,626 SF (DIVISIBLE)



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AVAILABILITIES

SUITE 240

18,078 SF



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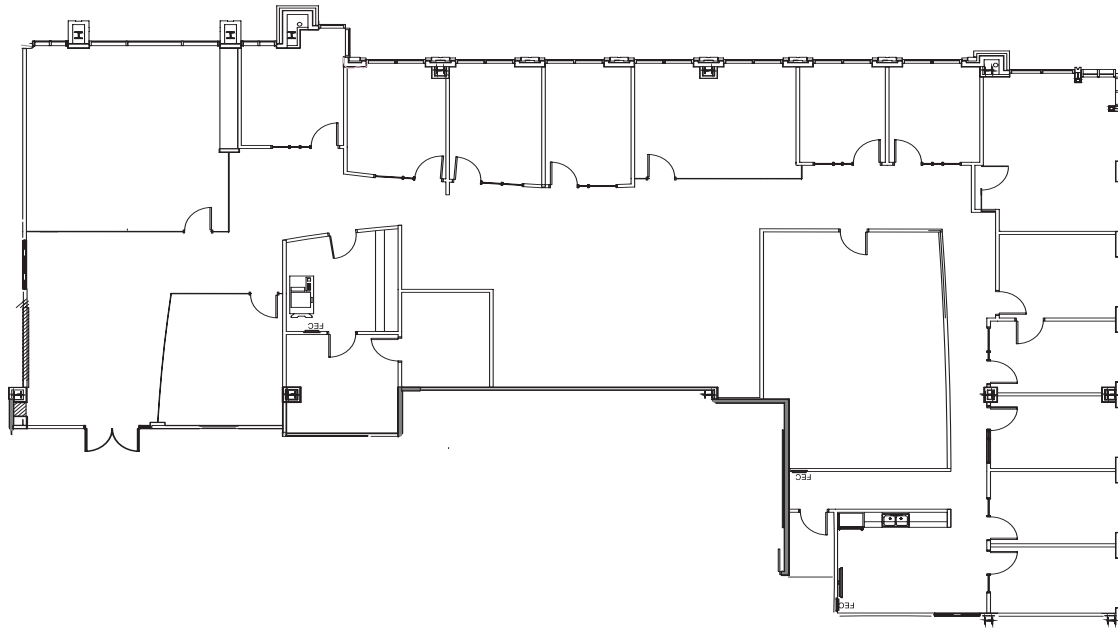
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AVAILABILITIES

SUITE 245

7,548 SF



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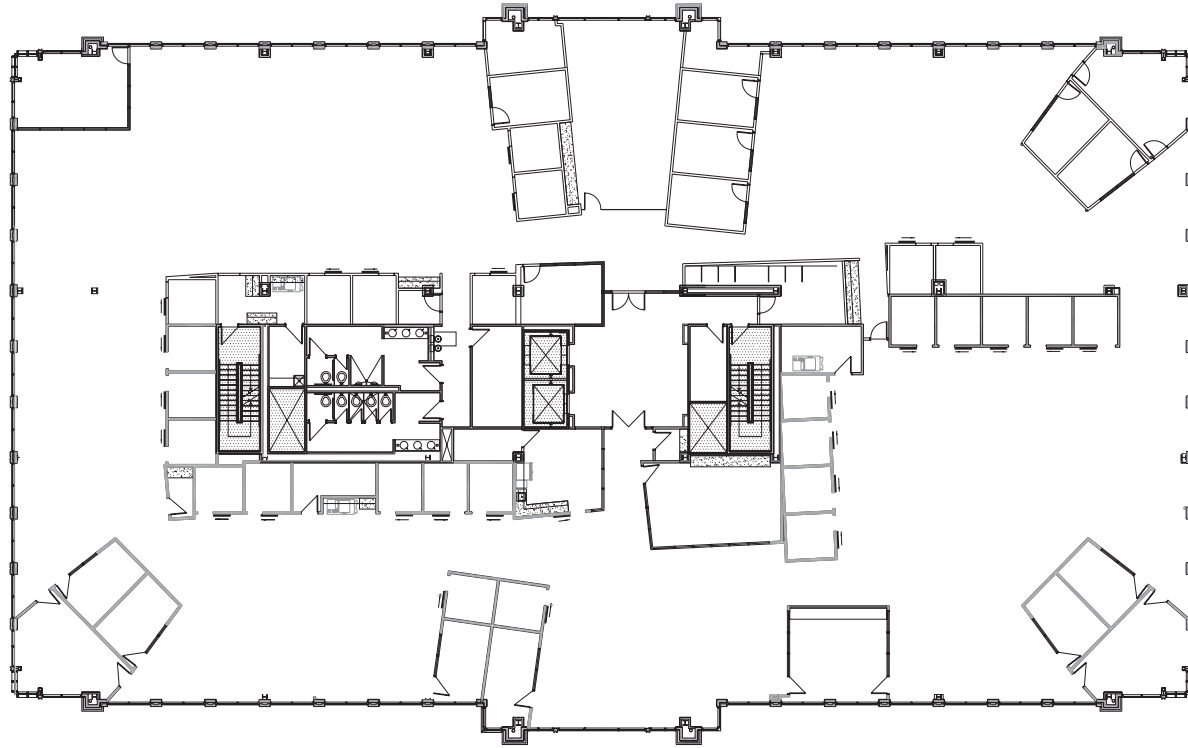
john.kelly@foundrycommercial.com

AVAILABILITIES

THIRD FLOOR

26,279 SF

AVAILABLE IMMEDIATELY



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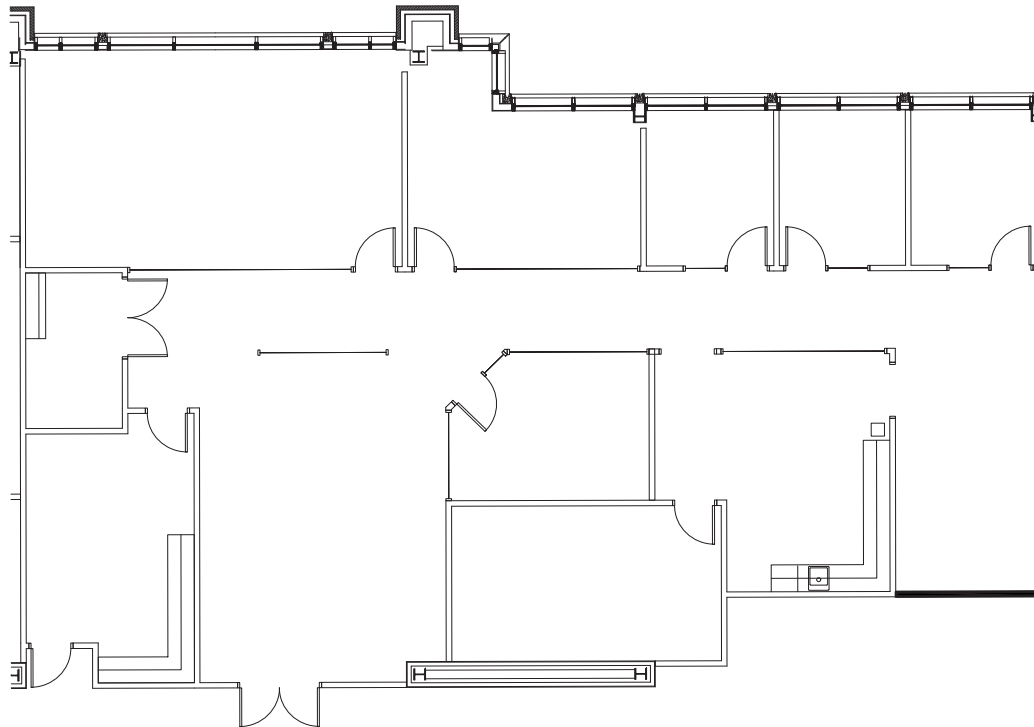
john.kelly@foundrycommercial.com

AVAILABILITIES

SUITE 420

3,874 SF

AVAILABLE IMMEDIATELY



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FOUNDRY COMMERCIAL

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SUITE 220

RALEIGH, NC 27612

FOUNDRYCOMMERCIAL.COM

LEASED BY

FOUNDRY
COMMERCIAL

OWNED BY

INNOVATUS
CAPITAL PARTNERS, LLC

MANAGED BY

AREP

American Real Estate Partners