

# 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

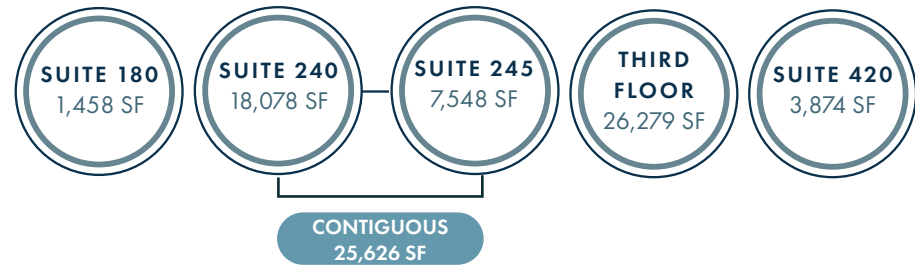
Energy Star Certified & WELL Health-Safety Certified



# 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

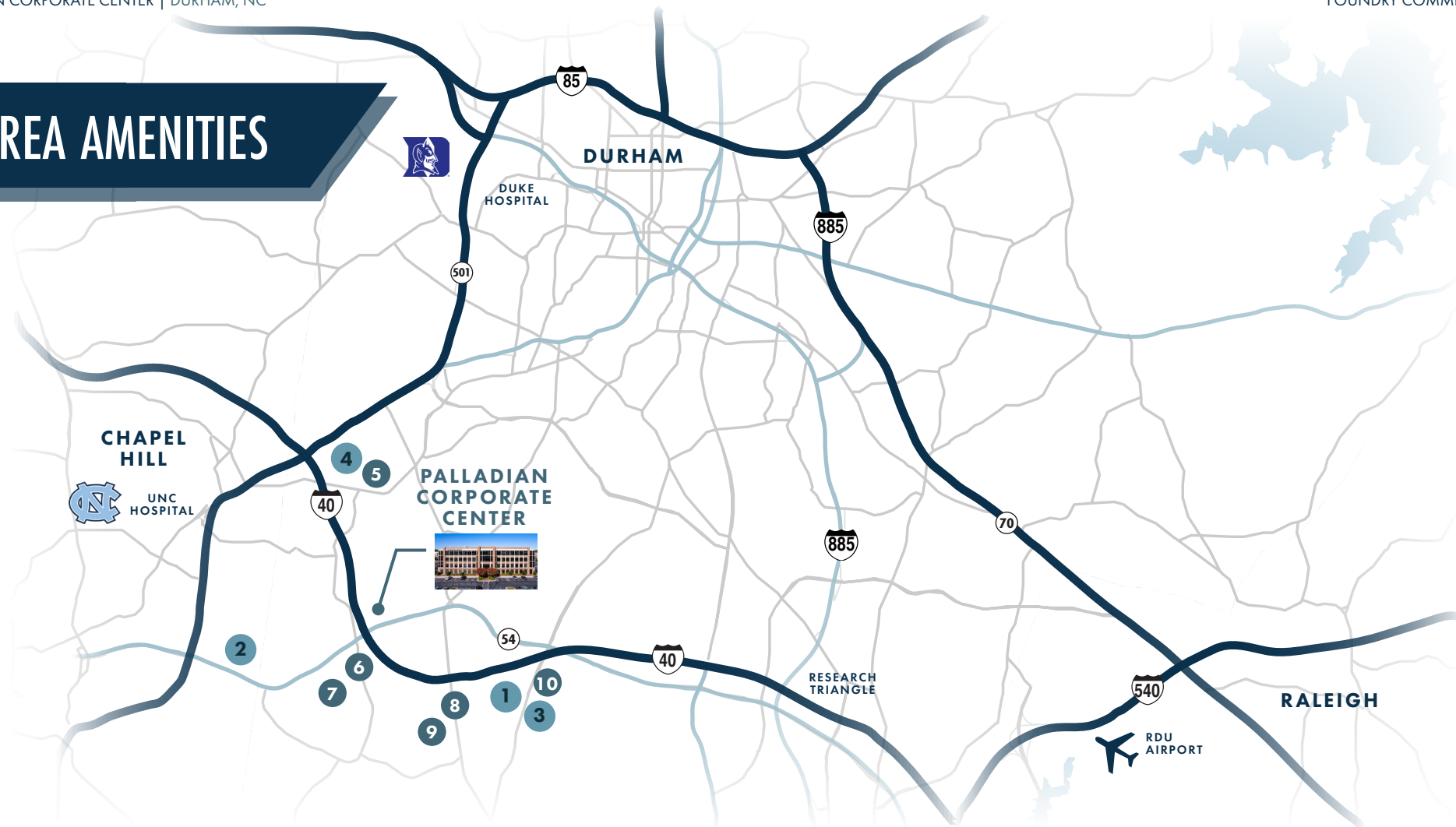


# PROPERTY PHOTOS

# PROPERTY PHOTOS



# 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

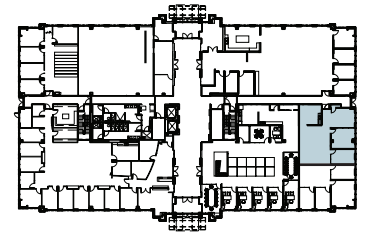
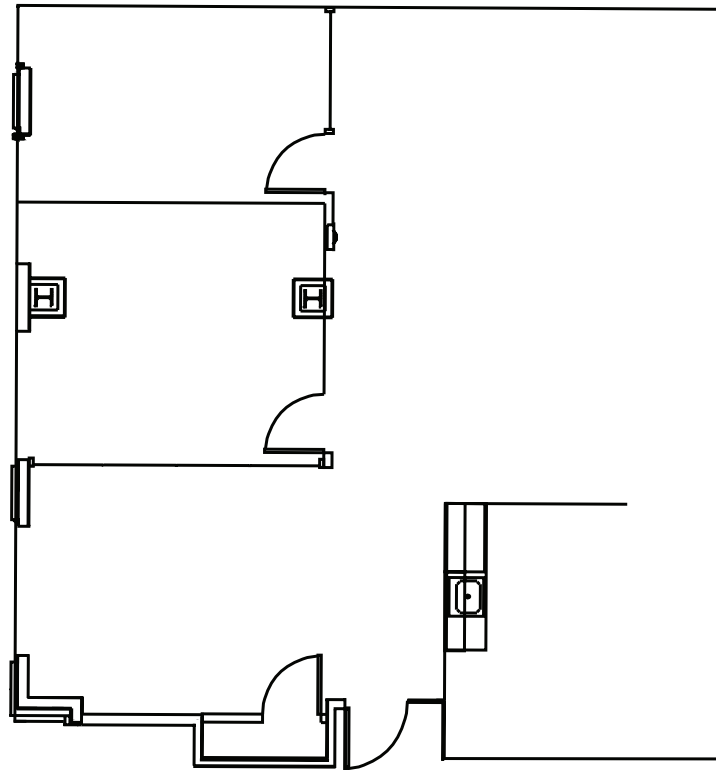
## ACCOMMODATIONS

- 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  
patrick.blackley@foundrycommercial.com

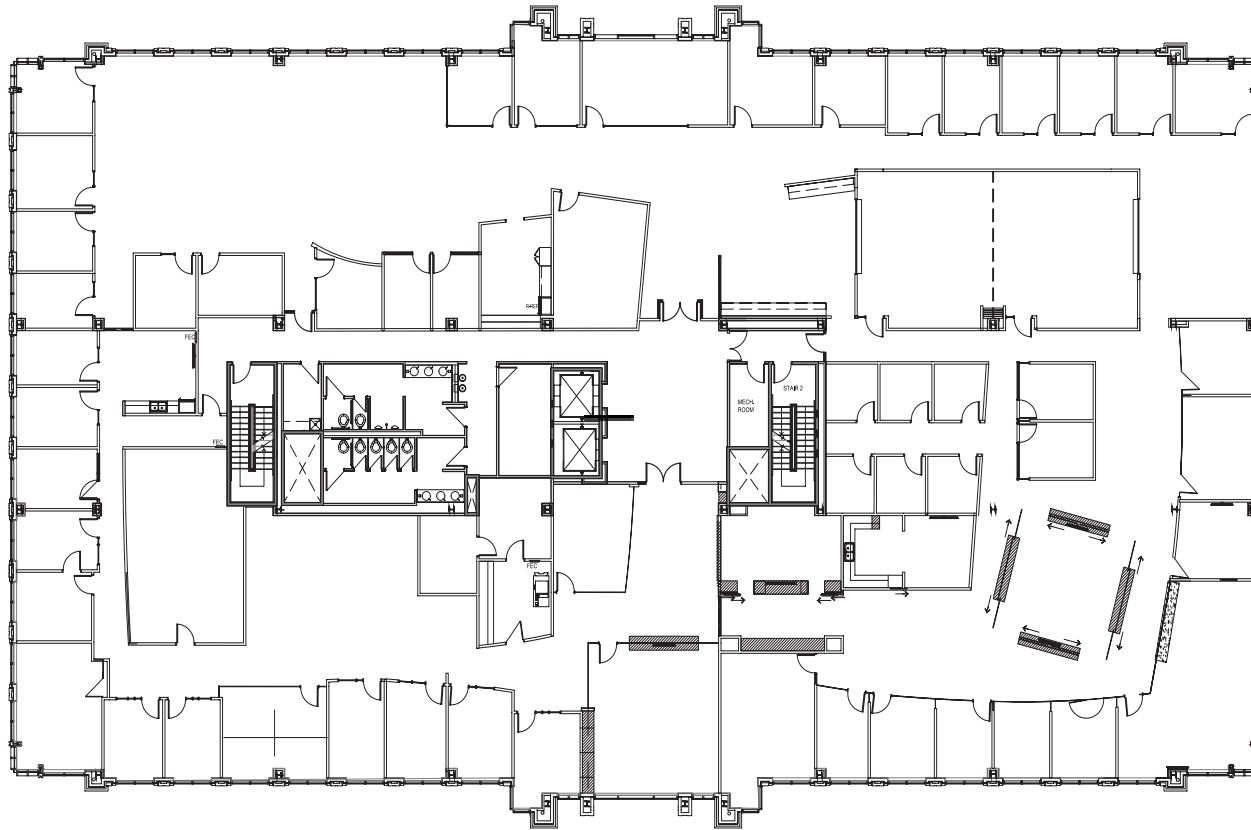
**JANE DOGGETT, CCIM**  
919.625.8828  
jane.doggett@foundrycommercial.com

**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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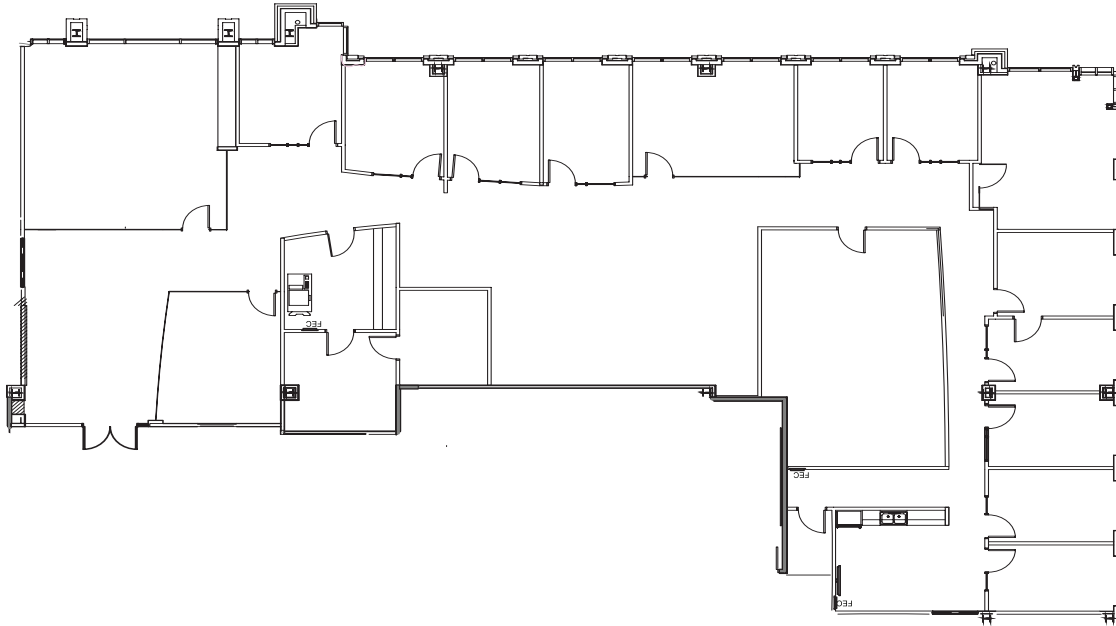
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# AVAILABILITIES

## SUITE 245

7,548 SF



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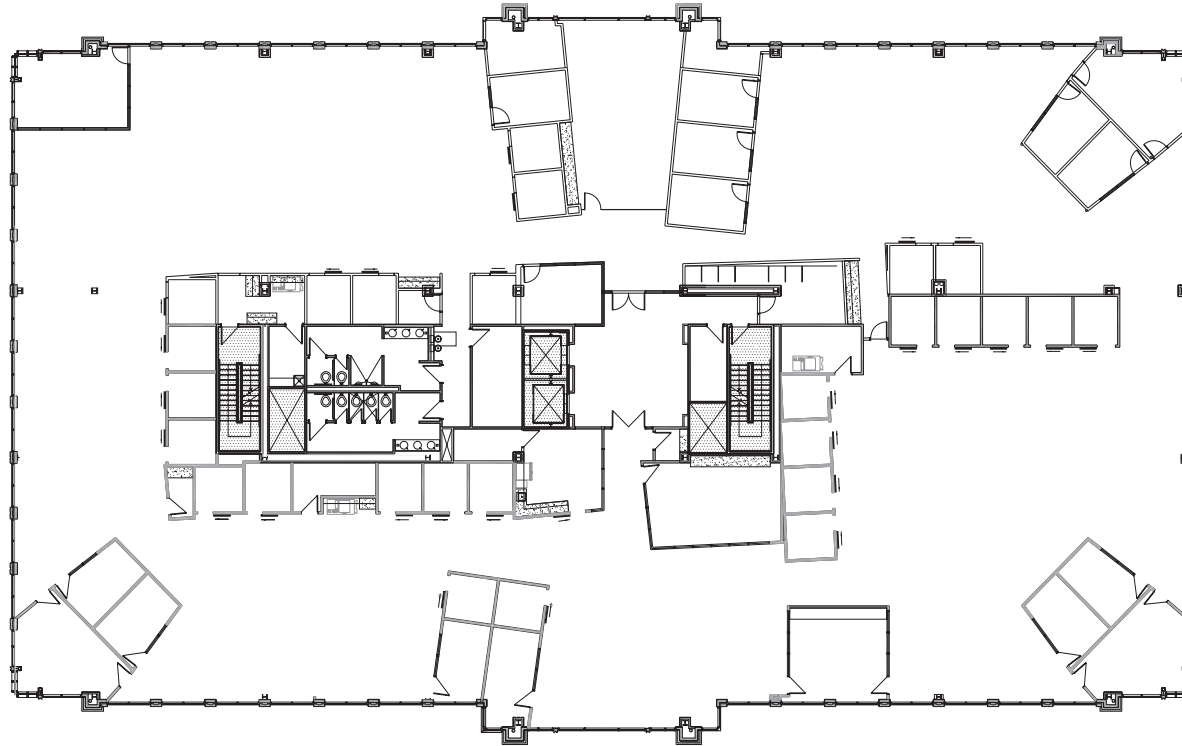
john.kelly@foundrycommercial.com

# AVAILABILITIES

## THIRD FLOOR

26,279 SF

AVAILABLE IMMEDIATELY



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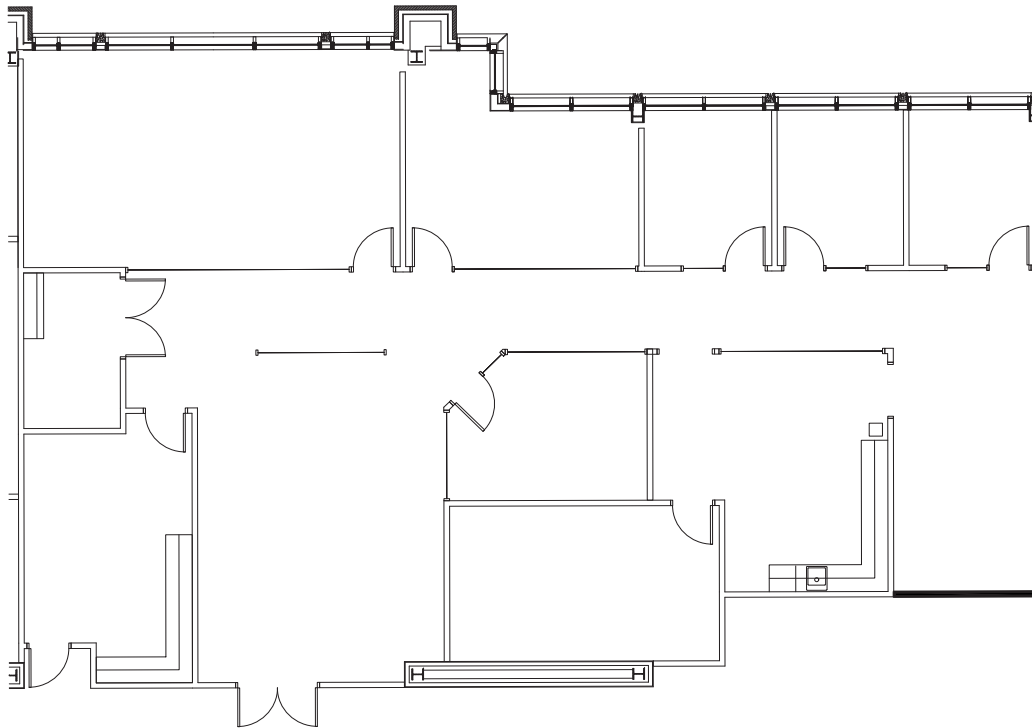
john.kelly@foundrycommercial.com

# AVAILABILITIES

## SUITE 420

3,874 SF

AVAILABLE IMMEDIATELY



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**FOUNDRY COMMERCIAL**

2301 SUGAR BUSH ROAD

SUITE 220

RALEIGH, NC 27612

FOUNDRYCOMMERCIAL.COM

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LEASED BY

**FOUNDRY**  
COMMERCIAL

OWNED BY

**INNOVATUS**  
CAPITAL PARTNERS, LLC

MANAGED BY

**AREP**

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