PALLADIAN CORPORATE CENTER

220 LEIGH FARM ROAD
DURHAM, NC 27707



25,116 UP TO 100,464 RSF AVAILABLE AT PALLADIAN I

INNOVATUS
CAPITAL PARTNERS, LLC

AREP
American Real Estate Partners

FOUNDRY
COMMERCIAL

PALLADIAN CORPORATE CENTER

TWO BEST-IN-CLASS OFFICE 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





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REIMAGINE EDUCATIONAL SPACE

TWO BEST-IN-CLASS OFFICE ASSETS

Palladian Corporate Center offers large contiguous floor plates, exceptional parking, modern building systems and immediate occupancy—making it an ideal solution for charter schools, educational organizations, workforce training programs and institutional users seeking high-quality space between Durham and Chapel Hill.



WHY IT WORKS:

- **Large floor plates up to 26,000 SF**
- **Flexible layouts for classrooms, labs & administration**
- **Abundant parking for staff, students & visitors**
- **Modern HVAC & life safety systems**
- **Immediate occupancy**
- **High quality infrastructure without new construction**

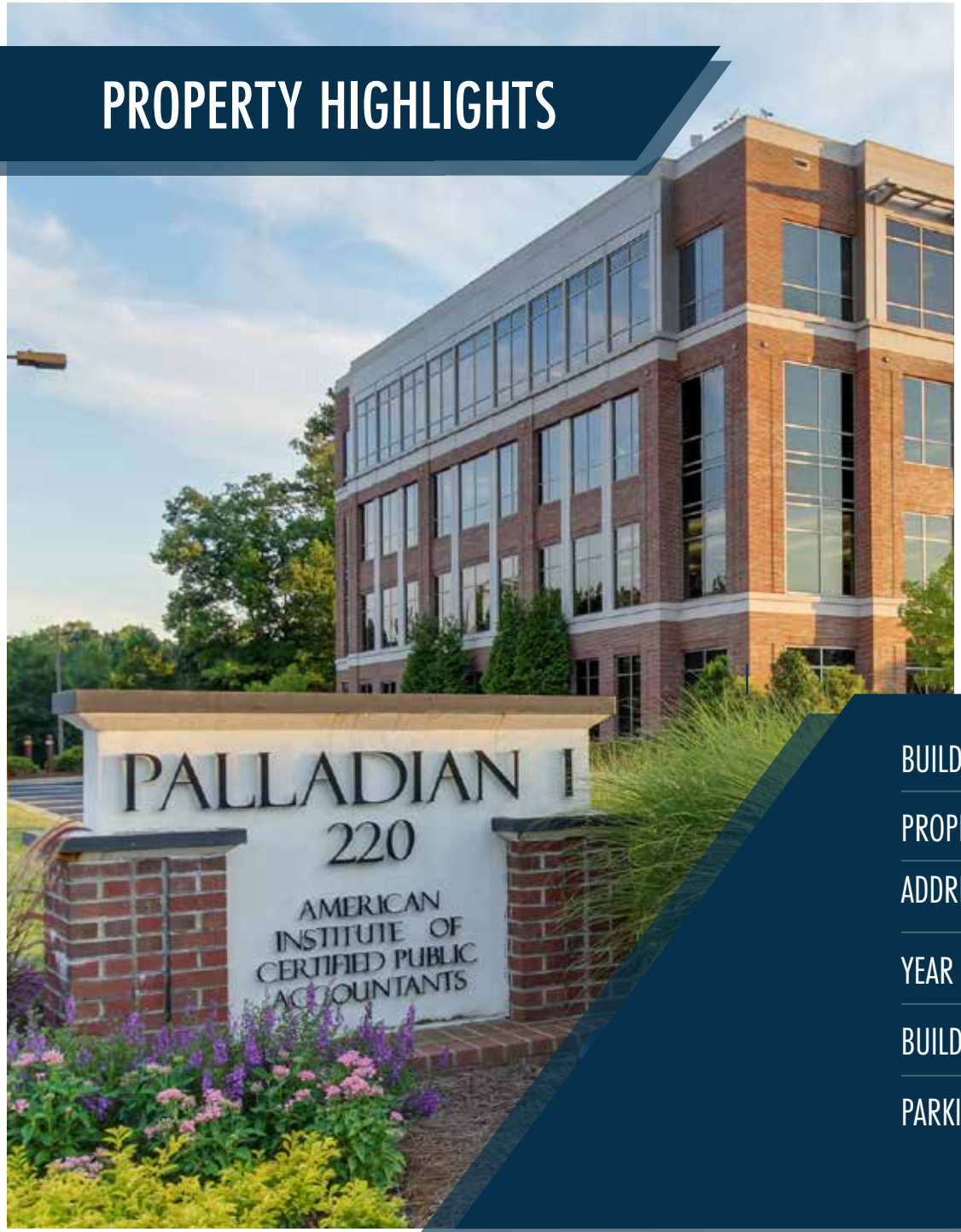
IDEAL USES

- **Charter Schools**
- **Private Schools**
- **Workforce Development**
- **Adult Education**
- **Early College Programs**
- **Educational Administration**
- **Nonprofit Educational Organizations**

- Modern Class A environment significantly newer than many existing school facilities
- Located between Durham and Chapel Hill with regional accessibility

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PROPERTY HIGHLIGHTS



AVAILABLE SPACE

- **FIRST FLOOR** 25,116 SF
- **SECOND FLOOR** 25,116 SF
- **THIRD FLOOR** 25,116 SF
- **FOURTH FLOOR** 25,116 SF

WHOLE BUILDING CONTIGUOUS
100,464 SF

BUILDING	PALLADIAN I
PROPERTY TYPE	CLASS A OFFICE
ADDRESS	220 LEIGH FARM ROAD | DURHAM, NC 27707
YEAR BUILT	2007
BUILDING SIZE	100,546 SF
PARKING	4 PER 1,000 SF PARKING RATIO

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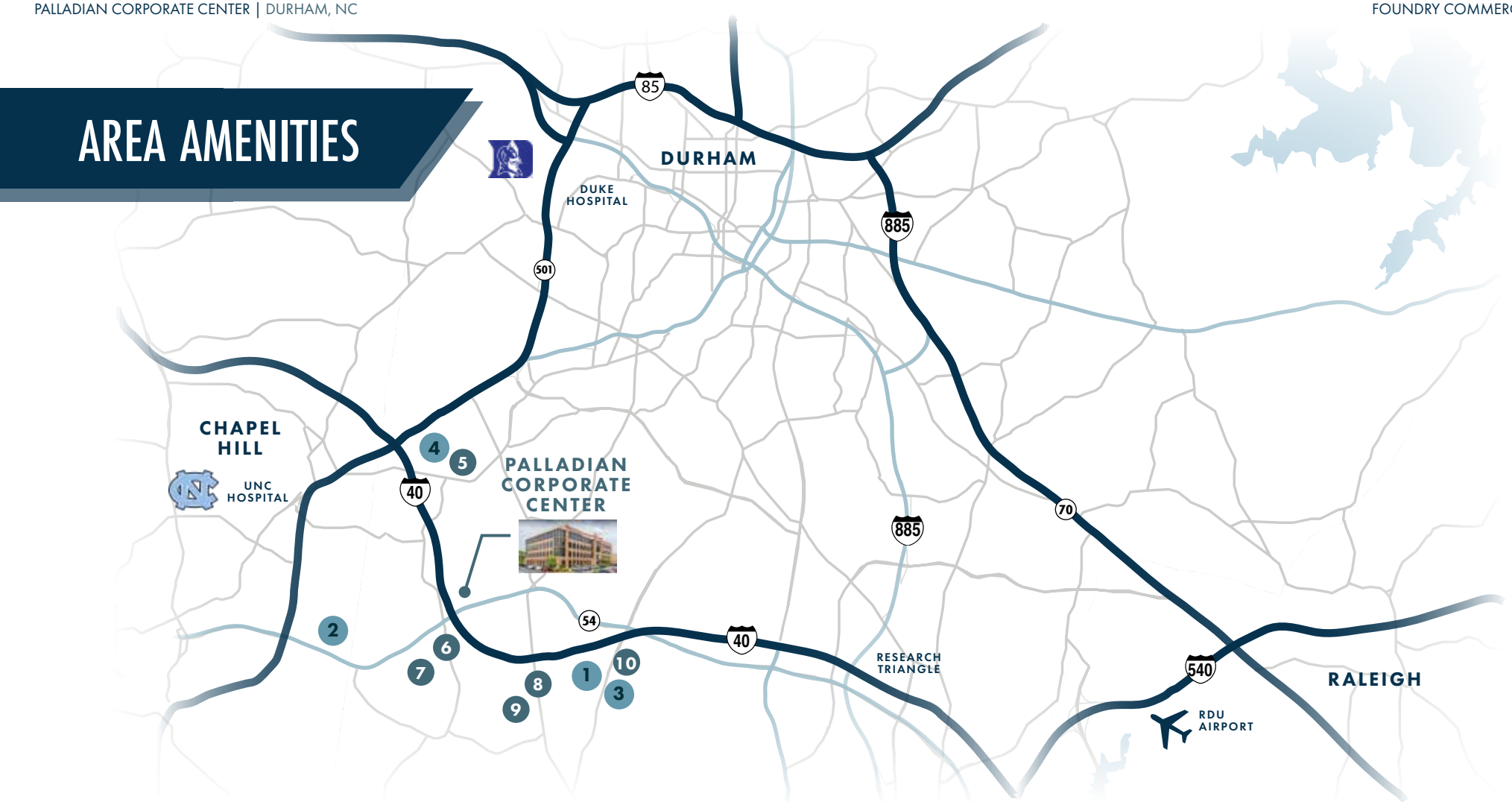




PROPERTY PHOTOS

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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

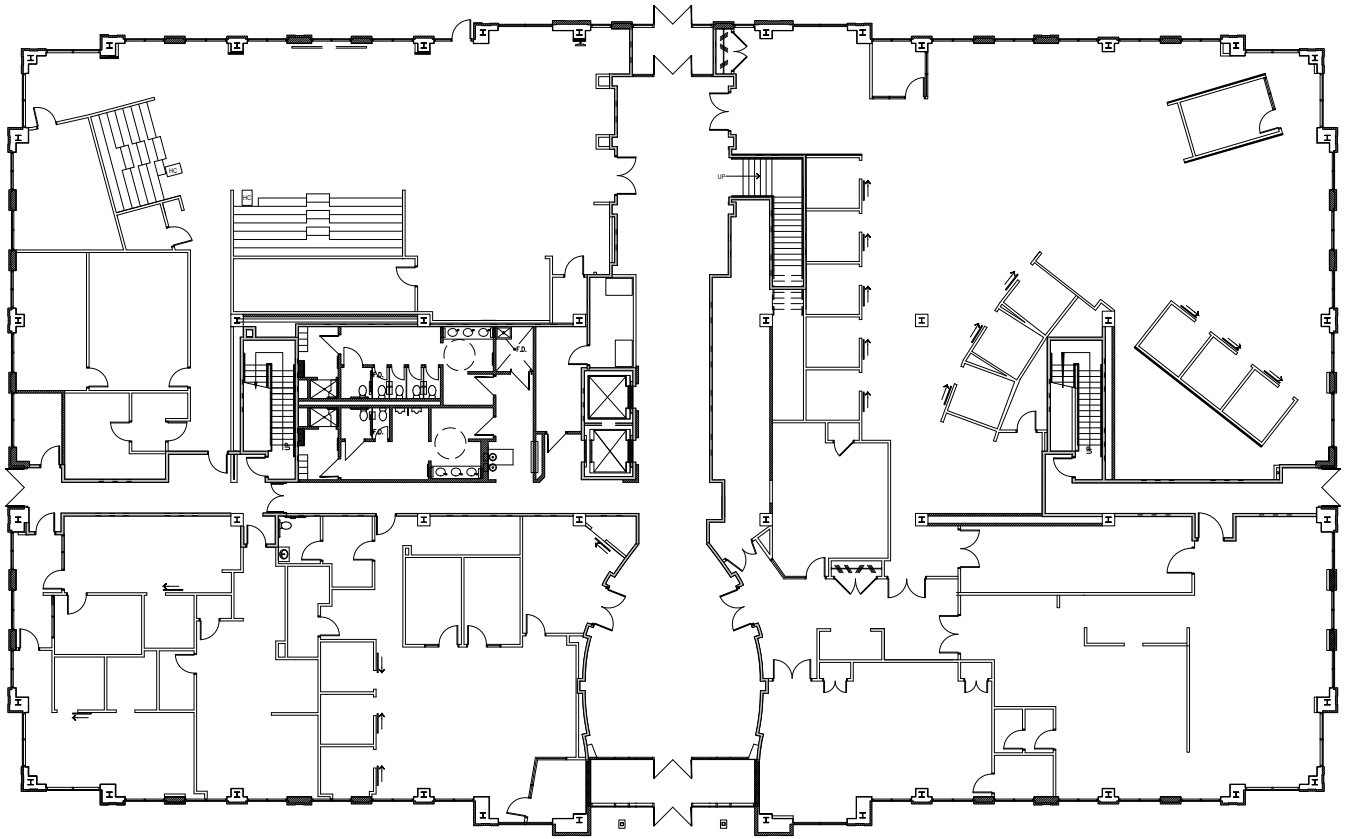
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PALLADIAN I

FIRST FLOOR

25,116 SF

AVAILABLE IMMEDIATELY



PATRICK BLACKLEY
919.274.9323
patrick.blackley@foundrycommercial.com

JANE DOGGETT, CCIM
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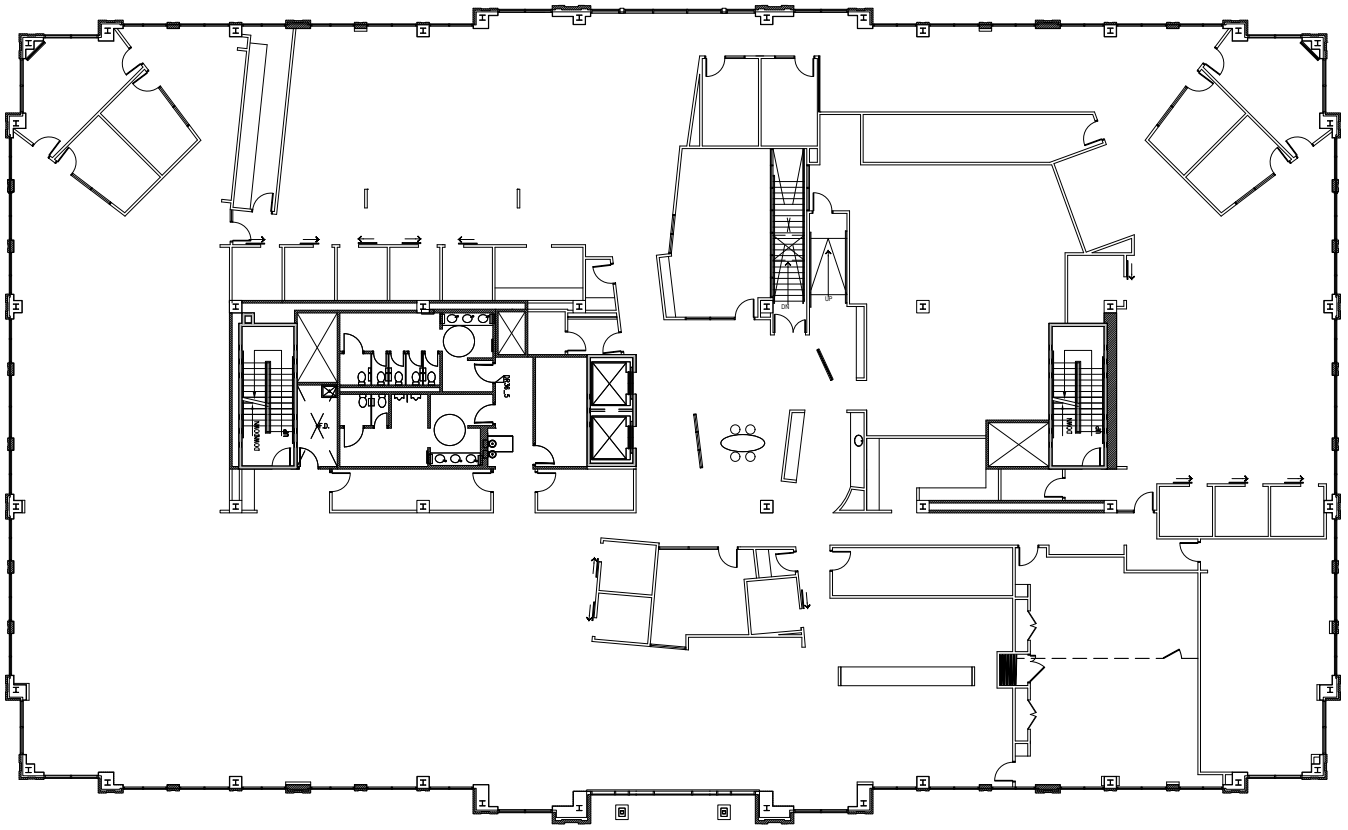
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PALLADIAN I

SECOND FLOOR

25,116 SF

AVAILABLE IMMEDIATELY



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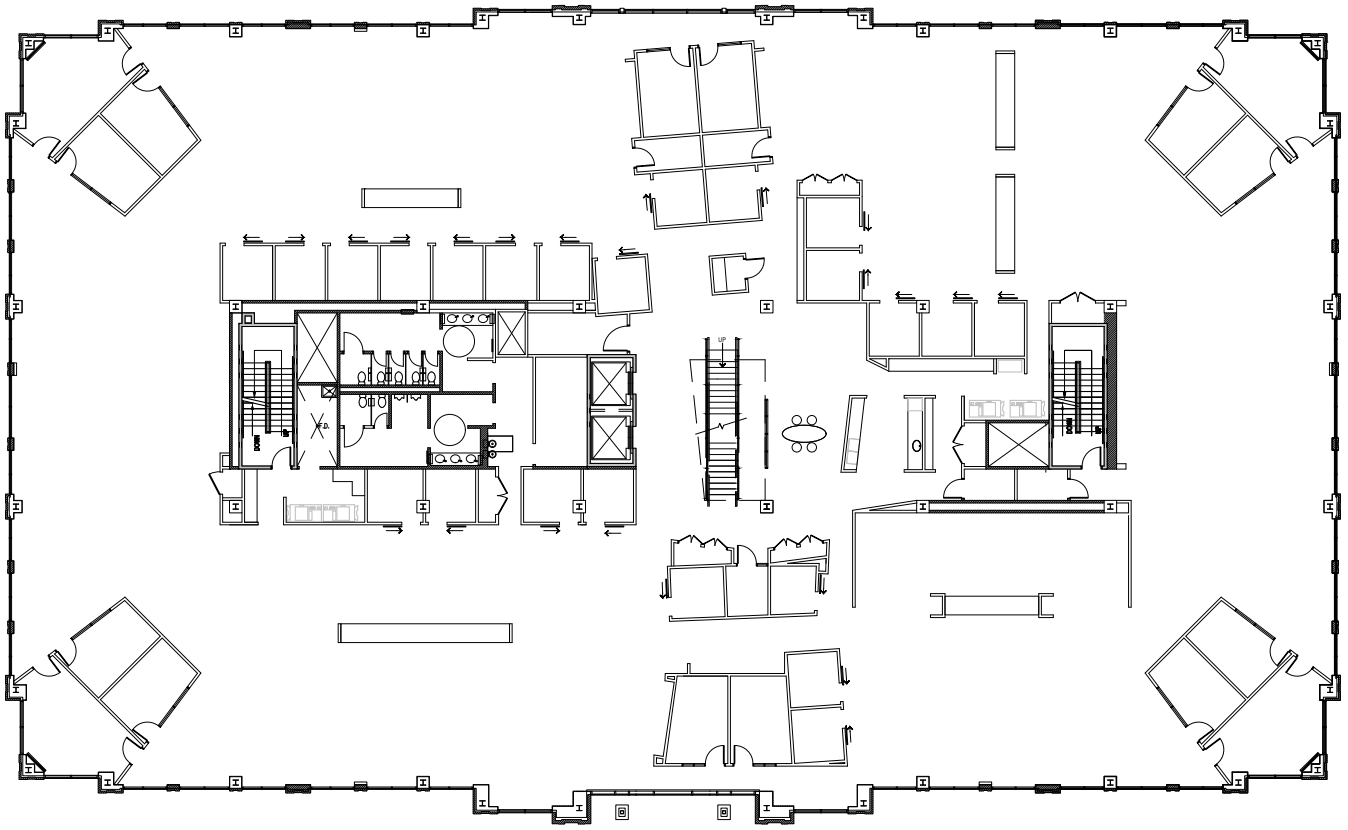
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PALLADIAN I

THIRD FLOOR

25,116 SF

AVAILABLE IMMEDIATELY



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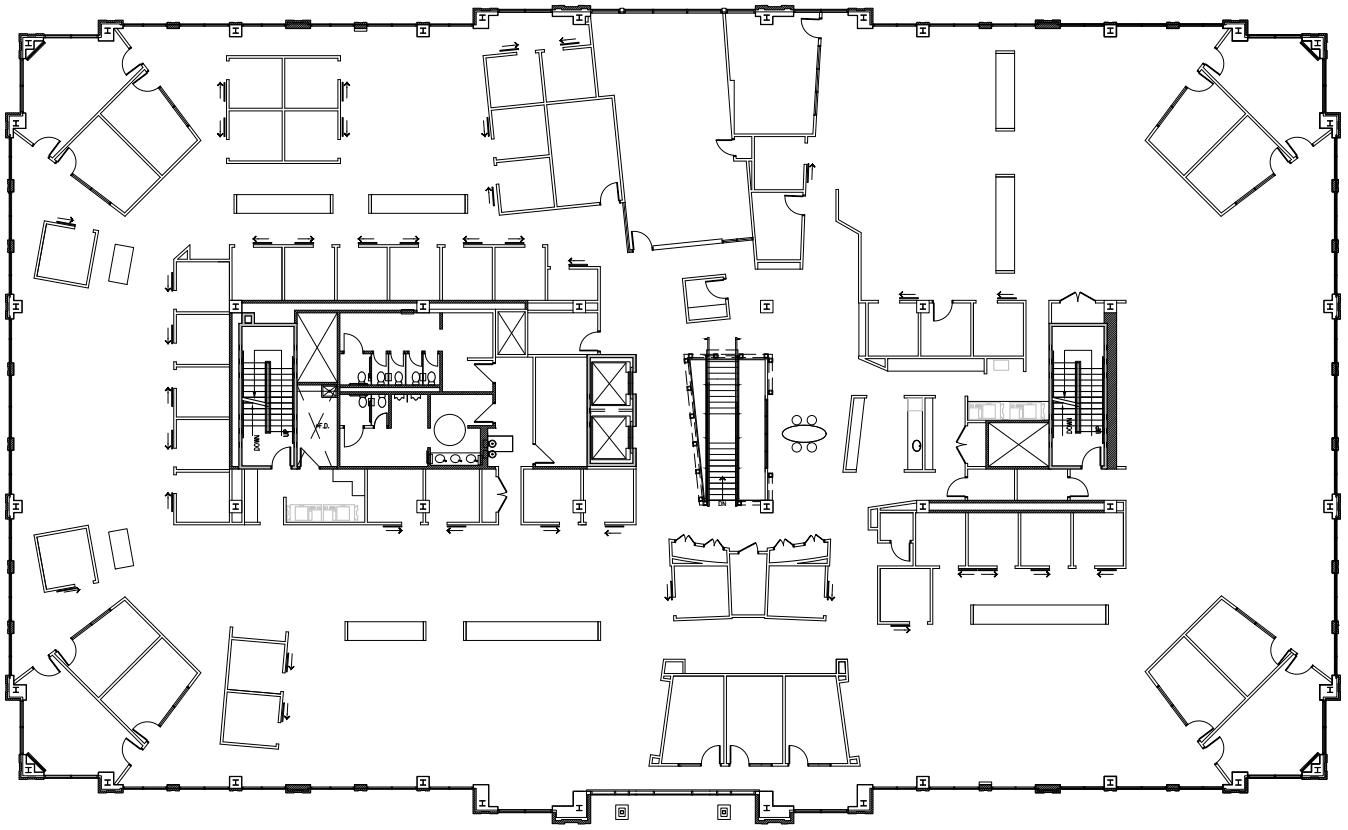
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AVAILABILITIES

FOURTH FLOOR

25,116 SF

AVAILABLE IMMEDIATELY



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