



FOUNDRY
COMMERCIAL

MERIDIAN
2530 MERIDIAN PARKWAY

DURHAM, NORTH CAROLINA 27713

CLASS A OFFICE SPACE FOR LEASE

±1,883 - 14,730 SF

2530 MERIDIAN PARKWAY

CLASS A OFFICE SPACE FOR LEASE



LOCATION & NEARBY AMENITIES

- 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

BUILDING FEATURES

- Renovations complete to include a new first floor amenity suite
- 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

For more information, please contact:

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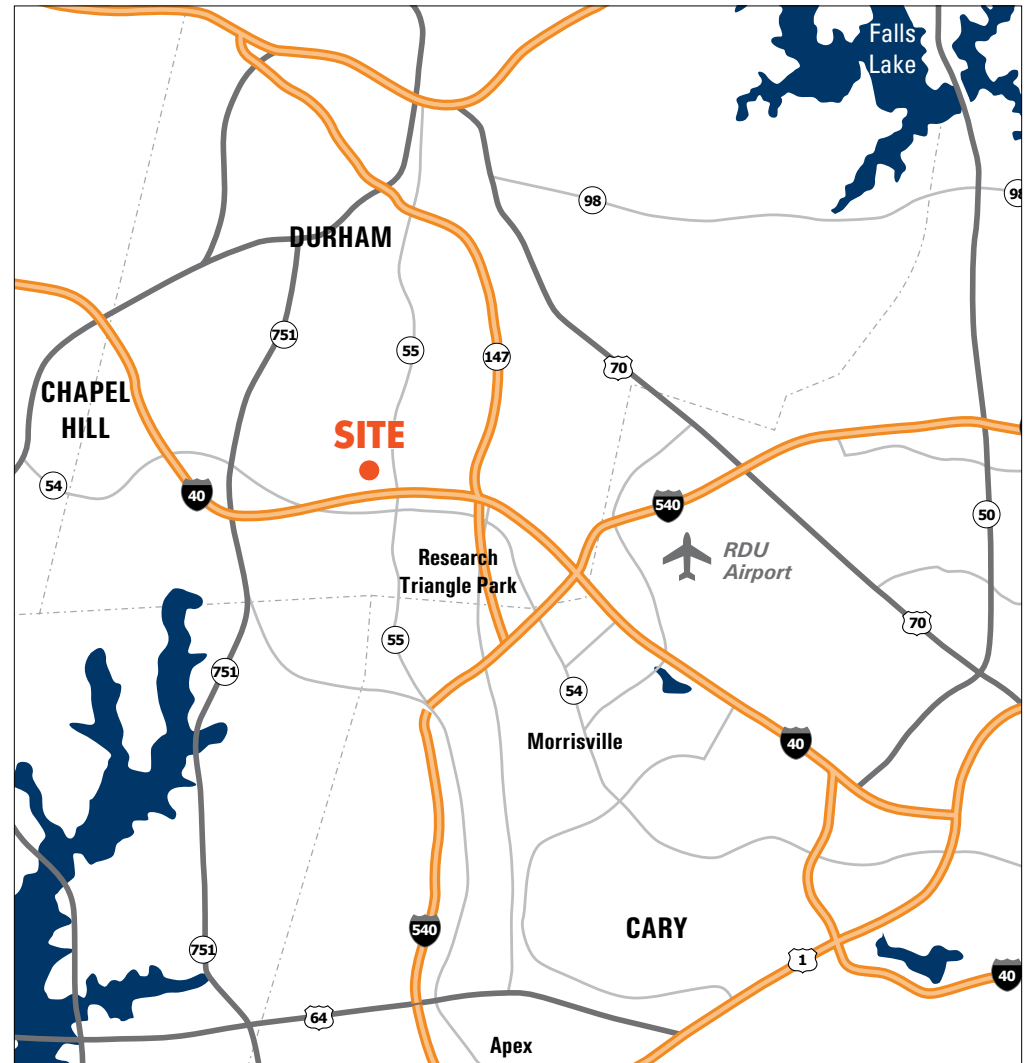
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BUILDING STATS

PROPERTY TYPE	Class A Office		
LOCATION	2530 Meridian Parkway, Durham, NC		
BUILDING SIZE	105,182 SF		
FLOORS	Four (4)		
LEASING RATE	\$26.50/SF Full Service		
PARKING	4.1/1,000 SF		
AVAILABLE SPACE	Suite 105:	6,629 SF	SPEC SPACE
	Suite 130:	6,553 SF	SPEC SPACE
	Suite 150:	1,883 SF	
	Suite 250:	14,730 SF	



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1 MERIDIAN PARKWAY ≤ 1.0 MILES

Cafe Meridian & Catering Co
DoubleTree Suites
South Durham CrossFit

2 NC HIGHWAY 55 W & MERIDIAN PARKWAY ≤ 1.6 MILES

Jimmy's Hot Dogs	Red Roof Inn
Bralie's Sports Bar	Sansui Sushi Bar & Grill
Hardee's	State Employee's Credit Union

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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CLASS A OFFICE SPACE FOR LEASE

FIRST FLOOR AMENITY SUITE

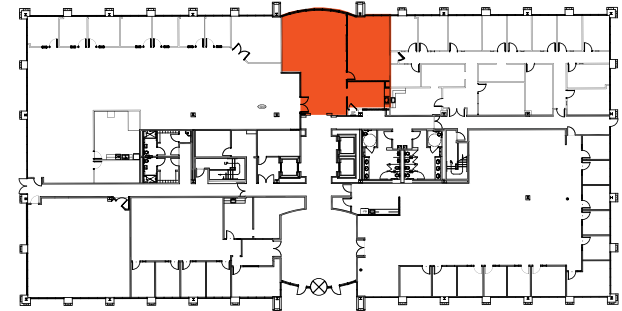
SOCIAL HUB



FRESH VENDING



CONFERENCE ROOM



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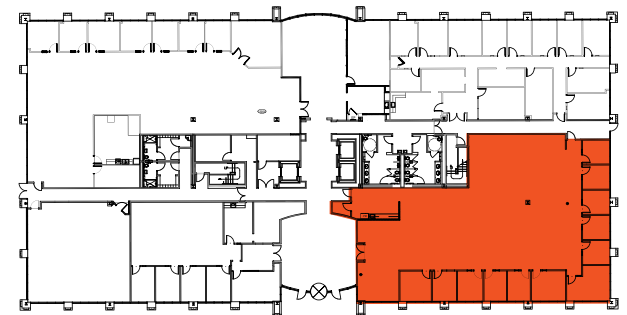
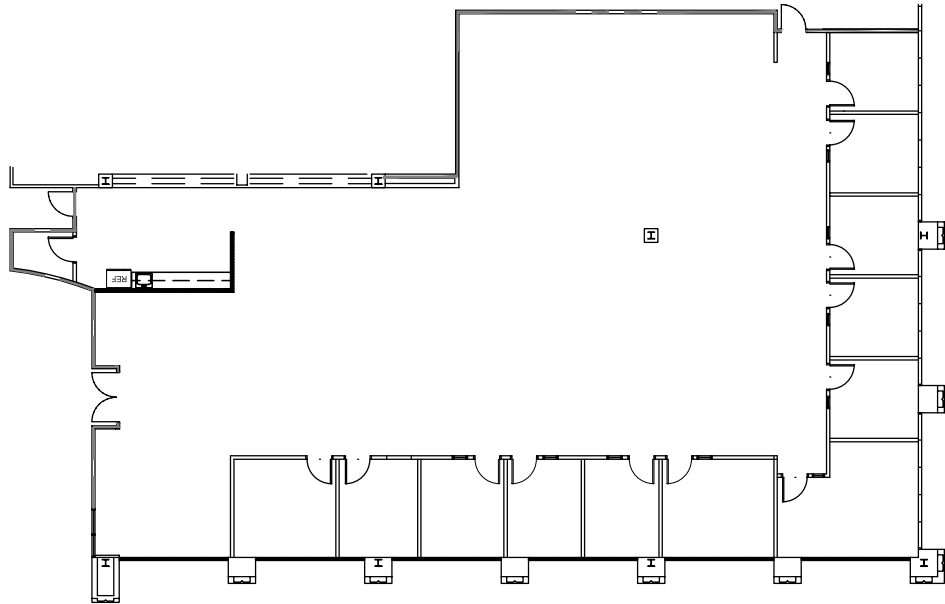
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2530 MERIDIAN PARKWAY

CLASS A OFFICE SPACE FOR LEASE

FIRST FLOOR

SUITE 105 | ±6,629 SF



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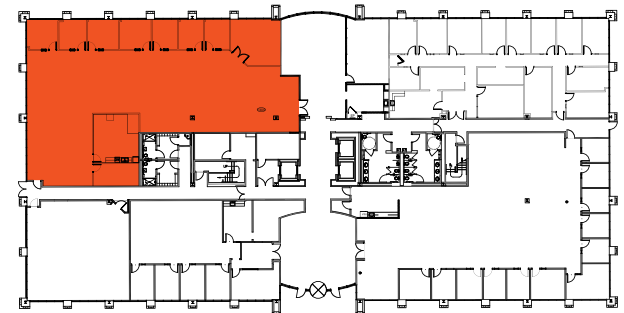
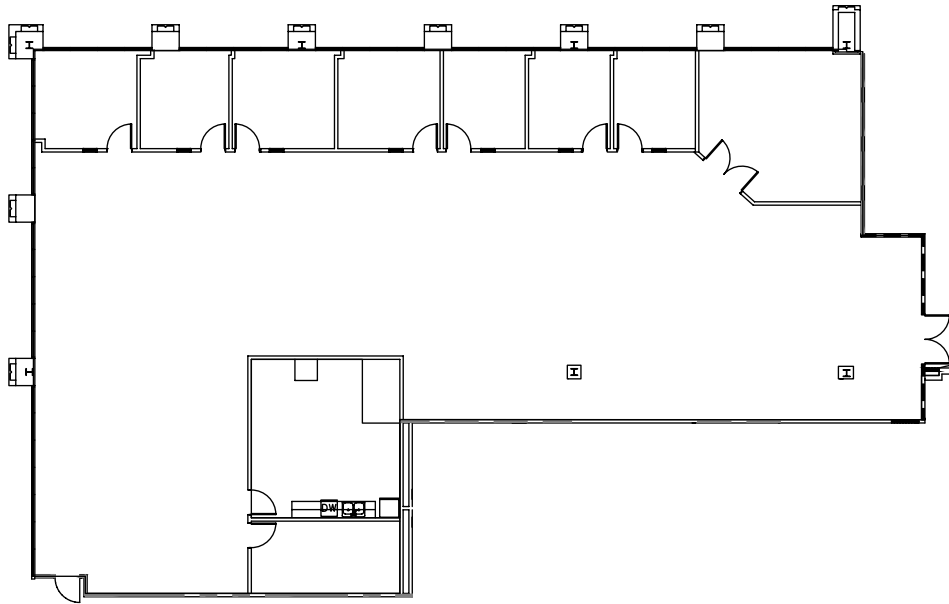
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2530 MERIDIAN PARKWAY

CLASS A OFFICE SPACE FOR LEASE

FIRST FLOOR

SUITE 130 | ±6,553 SF



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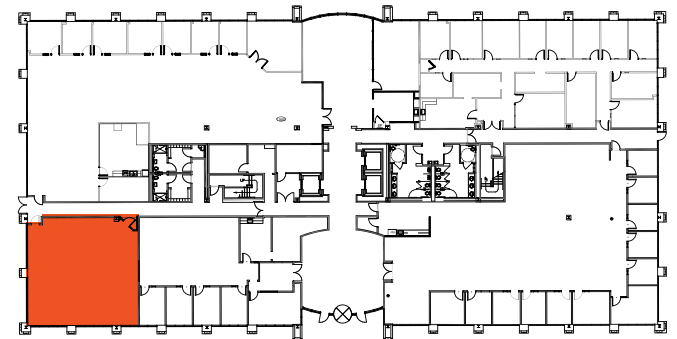
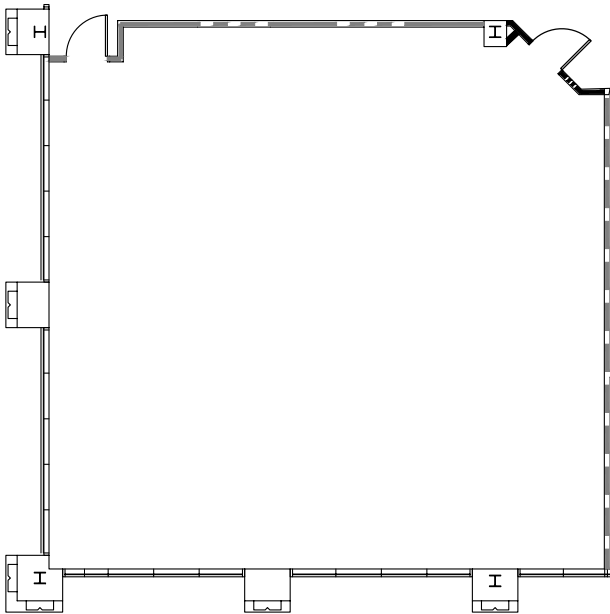
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2530 MERIDIAN PARKWAY

CLASS A OFFICE SPACE FOR LEASE

FIRST FLOOR

SUITE 150 | ±1,883 SF



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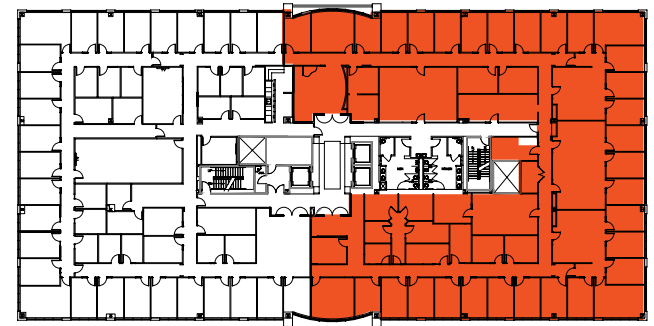
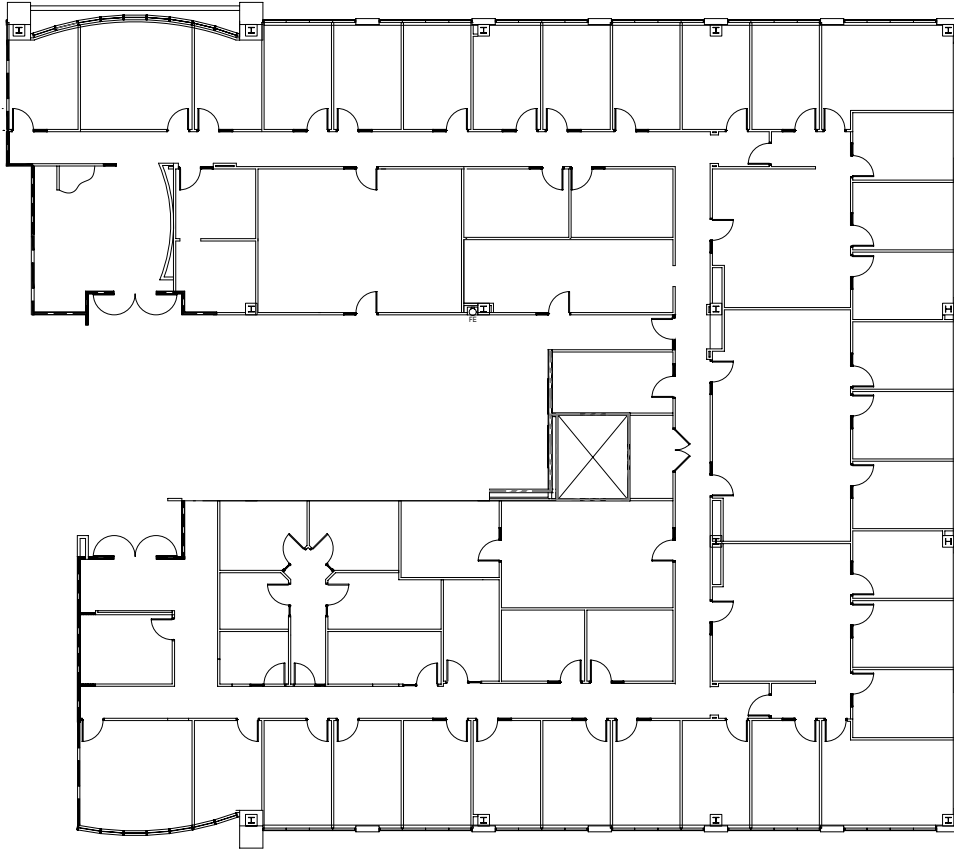
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2530 MERIDIAN PARKWAY

CLASS A OFFICE SPACE FOR LEASE

SECOND FLOOR

SUITE 250 | ±14,730 SF



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