



FOUNDRY  
COMMERCIAL

> **2,649 - 41,671 SF** OFFICE SPACE AVAILABLE

**2510 MERIDIAN PARKWAY** DURHAM, NC 27713

> PARK OVERVIEW



- 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 (700,000 SF) 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



## > PARK AMENITIES



### ACCESSO CLUB

An exclusive amenities program offered to clients and business employees of Accesso. Perks are available at home or on the road, at any premier Accesso property.



### BEE DOWNTOWN

Proud Sponsor – Bee Downtown installs and maintains beehives in partnership with corporations to help rebuild healthy honey bee populations and pollinator habitat in urban environments.



### MERGE @ MERIDIAN

Featuring a tenant lounge, shared training/conference rooms, and a fitness center.

## ADDITIONAL AMENITIES



Lobby & Outdoor Wifi



Canteen  
Micro Marts  
& Vending



EV Charging  
Stations



Car  
Detailing

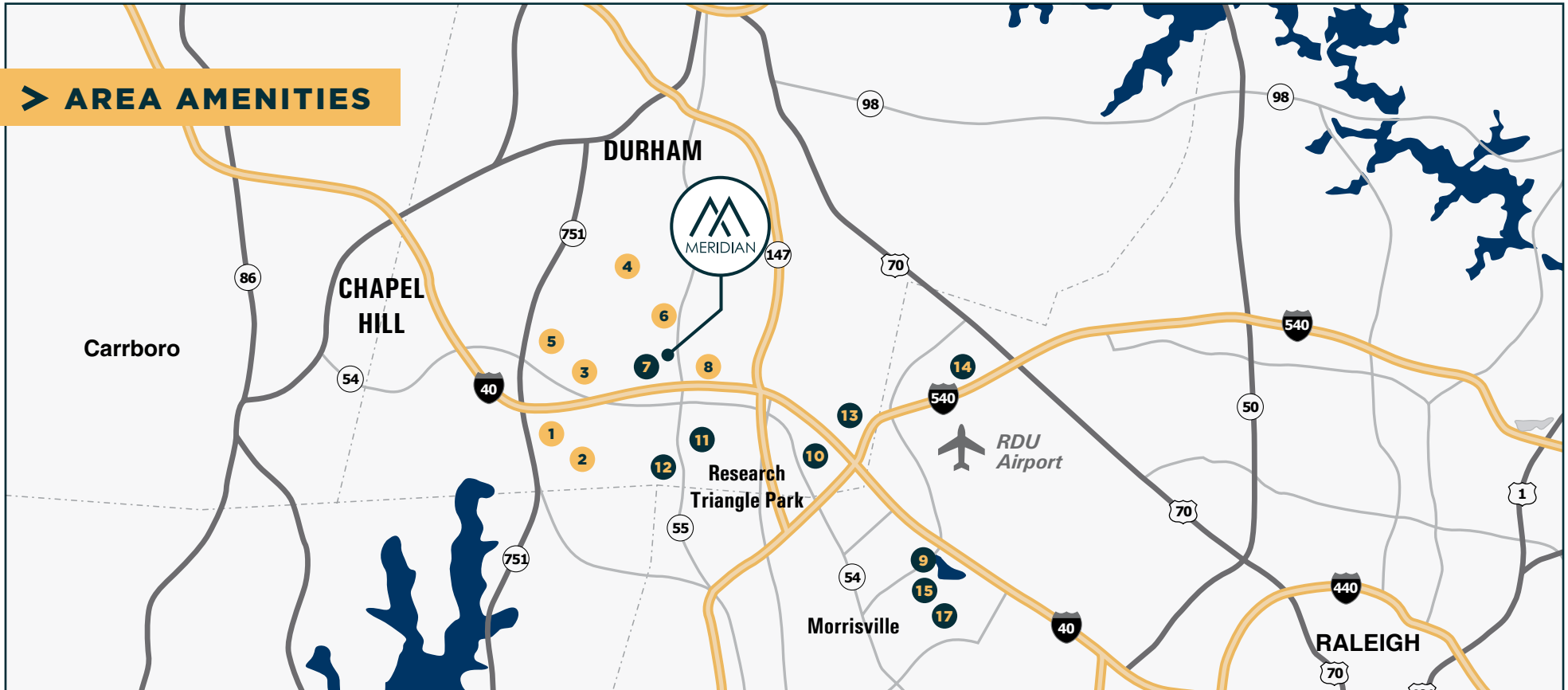


Dry Clean/  
Tailor Service

> BRAND NEW TENANT AMENITY CENTER



> 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
- Villa Italian Kitchen
- Zinburger

**Shopping**

- Amazon Pop-up
- Apple Store
- Anthropologie
- AT&T
- Barnes & Noble
- Belk

- Crate & Barrel
- Cole Haan
- CVS Pharmacy
- HomeGoods
- J. Crew
- Lululemon
- Macy's
- Microsoft
- Nordstrom
- Pottery Barn
- Restoration Hardware
- Sprint
- Sur La Table
- Verizon Wireless
- West Elm
- Williams-Sonoma

**2 SOUTHPOINT CROSSING**

**Restaurants**

- City Barbeque
- The Melting Pot

**Shopping**

- Walgreens

**3 RENAISSANCE CENTER**

**Restaurants**

- P.F. Chang's
- Ruth's Chris Steakhouse
- Starbucks

**Shopping**

- Best Buy
- REI

**4 SUTTON STATION**

**Restaurants**

- Bocci Trattoria & Pizzeria
- Dolce Café
- Nantucket Grill

**5 HOPE VALLEY COMMONS**

**Restaurants**

- Neo Japan
- Smoothie King

**6 HIGHWAY 55 CORRIDOR**

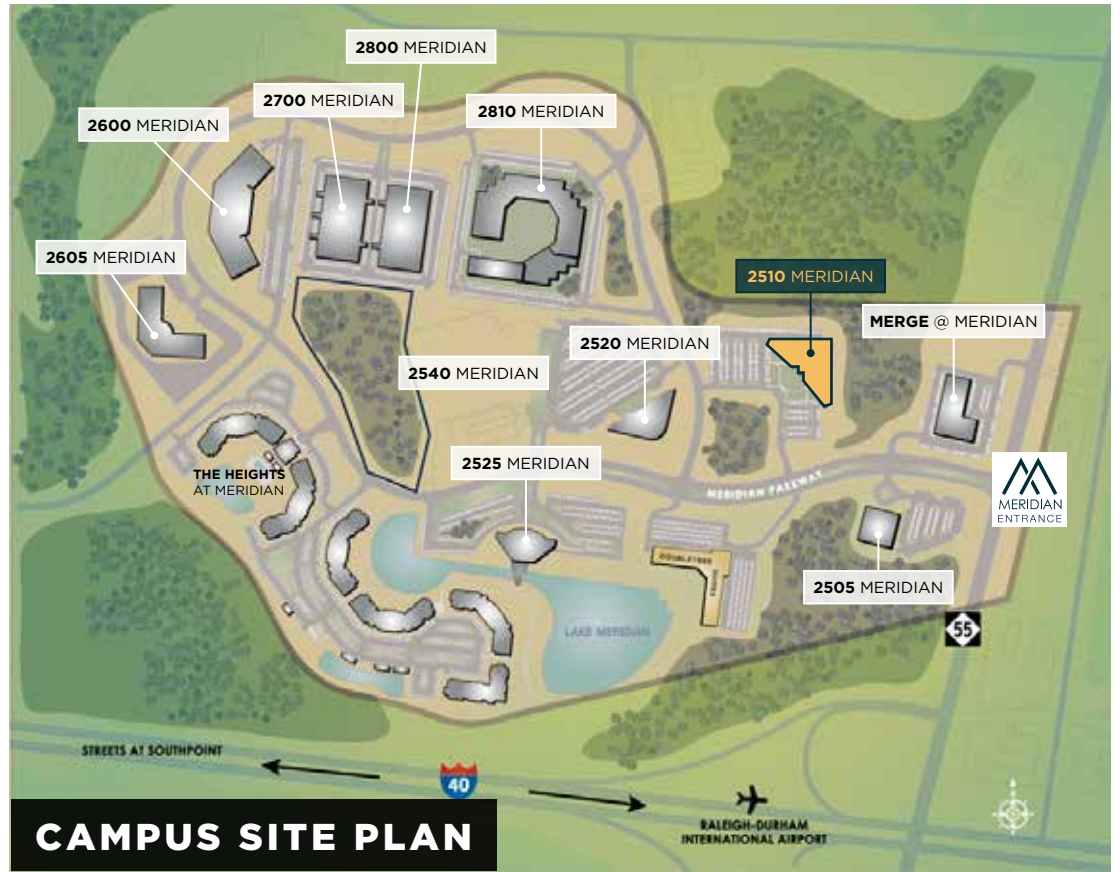
**Restaurants**

- Blue Ridge Deli & Café
- Bralie's Sports Bar
- Jimmy's Famous Hot Dogs
- Sansui Sushi Bar & Grill

**ACCOMODATIONS**

- 7** DoubleTree Suites
- 8** Comfort Inn
- 9** Courtyard Marriott
- 10** Extended Stay America
- 11** Residence Inn Marriott
- 12** Candlewood Suites
- 13** Hilton Garden Inn
- 14** Fairfield Inn
- 15** Hyatt Place
- 16** Hampton Inn
- 17** Holiday Inn

> BUILDING OVERVIEW



**FEATURES**

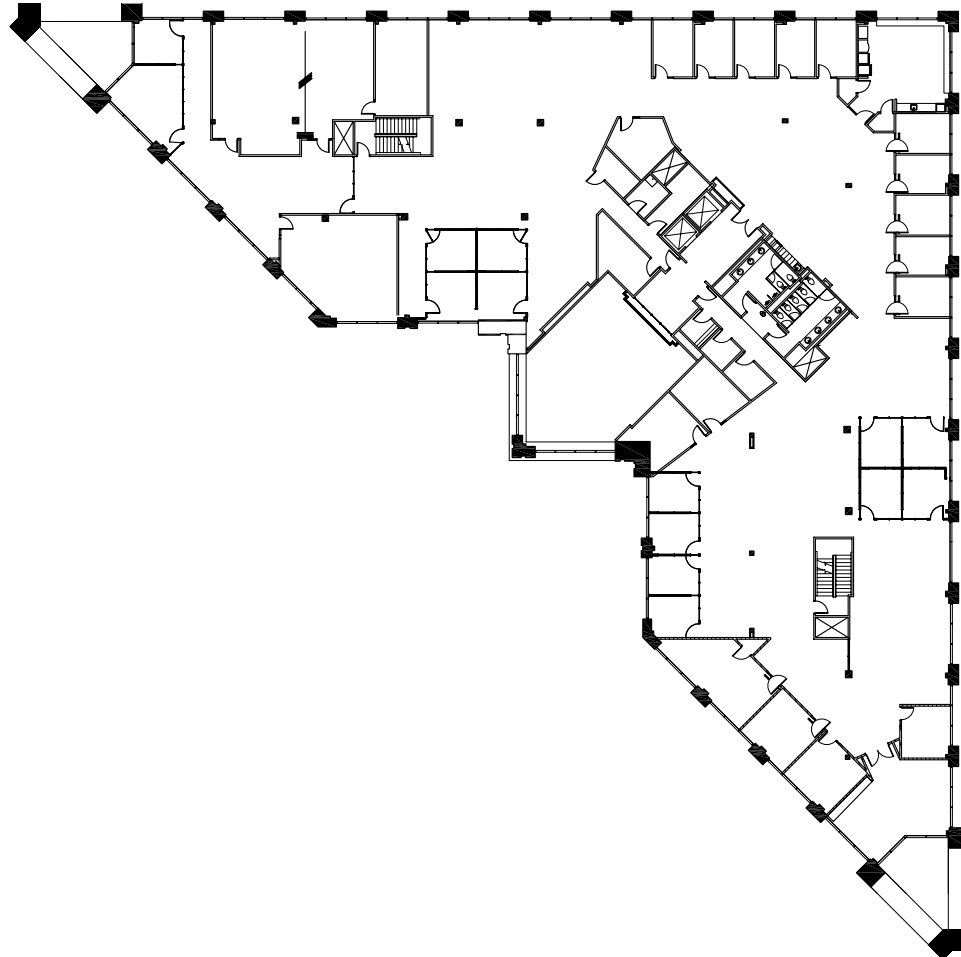
<b>PROPERTY TYPE</b>	Office
<b>LOCATION</b>	2510 Meridian Parkway, Durham, NC
<b>BUILDING SIZE</b>	64,688 SF
<b>FLOORS</b>	Three (3)
<b>LEASING RATE</b>	\$26.50/SF Full Service
<b>PARKING</b>	3.8/1,000 SF
<b>AVAILABILITIES</b>	Suite 200 - 21,226 SF
	Suite 310 - 2,649 SF (spec space)

- Beautiful, corporate office campus (700,000 SF) offering an exceptional tenant experience with a robust onsite amenity package and ultimate expansion opportunity across multiple buildings
- Well-capitalized, responsive ownership with a customer-centric approach
- Recently renovated two-story atrium style lobby consisting of marble and granite flooring with modern lobby finishes and lighting
- Above market parking ratio
- Excellent access within Meridian Park
- Upgraded LED lighting in common areas

> AVAILABILITES

**SECOND FLOOR**

SUITE 200 | 21,226 SF



**// JORDAN BETZ**

919.830.5060

[jordan.betz@foundrycommercial.com](mailto:jordan.betz@foundrycommercial.com)

**// JOHN KELLY**

919.987.1005

[john.kelly@foundrycommercial.com](mailto:john.kelly@foundrycommercial.com)

**// PATRICK BLACKLEY**

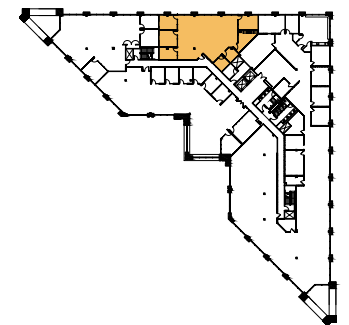
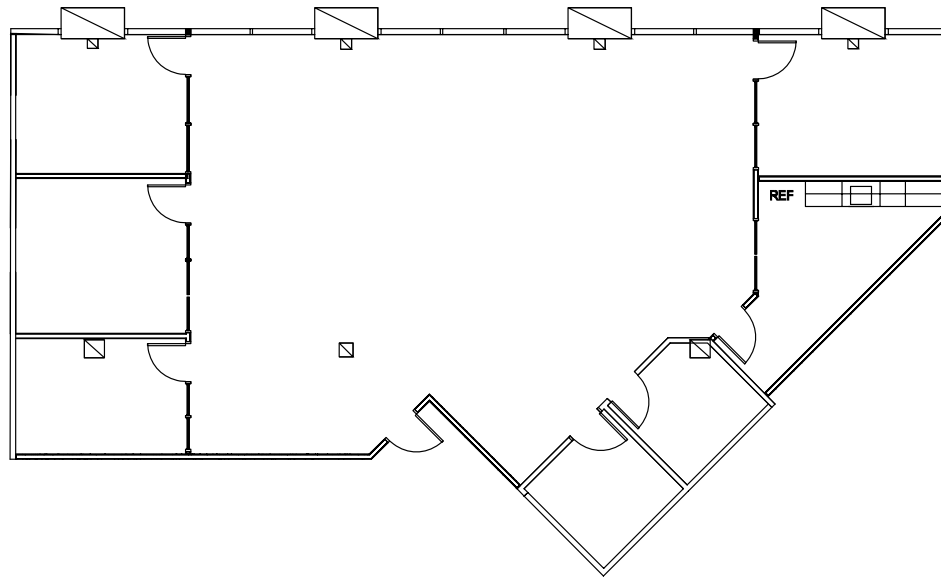
919.987.2912

[patrick.blackley@foundrycommercial.com](mailto:patrick.blackley@foundrycommercial.com)

> **AVAILABILITES** NEWLY COMPLETED MODERN SPEC SUITE AVAILABLE NOW

**THIRD FLOOR**

SUITE 310 | 2,649 SF



// **JORDAN BETZ**

919.830.5060

[jordan.betz@foundrycommercial.com](mailto:jordan.betz@foundrycommercial.com)

// **JOHN KELLY**

919.987.1005

[john.kelly@foundrycommercial.com](mailto:john.kelly@foundrycommercial.com)

// **PATRICK BLACKLEY**

919.987.2912

[patrick.blackley@foundrycommercial.com](mailto:patrick.blackley@foundrycommercial.com)



LEASED BY

**FOUNDRY**  
COMMERCIAL

OWNED & MANAGED BY

 **accesso**

**JORDAN BETZ**

JORDAN.BETZ@FOUNDRYCOMMERCIAL.COM

**919.830.5060**

**JOHN KELLY, SIOR**

JOHN.KELLY@FOUNDRYCOMMERCIAL.COM

**919.987.1005**

**PATRICK BLACKLEY**

PATRICK.BLACKLEY@FOUNDRYCOMMERCIAL.COM

**919.987.2912**

**FOUNDRY COMMERCIAL**

2301 SUGAR BUSH ROAD

SUITE 220

RALEIGH, NC 27612

FOUNDRYCOMMERCIAL.COM

