




2605 MERIDIAN PARKWAY  
DURHAM, NC 27713

 **accesso**

**CBRE**

TRANSFORMED FOR SUCCESS

# ELEVATING THE OFFICE CAMPUS EXPERIENCE

- + 700,000 SF campus featuring lush landscaping, walking trails, a 7-acre lake, and outdoor picnic areas
- + Prime location at I-40 and Highway 55 in Durham, offering easy access to RTP, Downtown Durham, RDU Airport, and nearby amenities nodes
- + Proactive, tenant-focused ownership with strong financial backing
- + Recent significant investment into Meridian's tenant experience and on-site amenities
- + Full-service Doubletree Suites Hotel with restaurant, pool, and fitness center on-site
- + Surrounded by 1,300 multifamily units and single-family communities, reflecting thriving residential growth
- + Over 2.0 million SF of high-quality retail options within a 3-mile radius





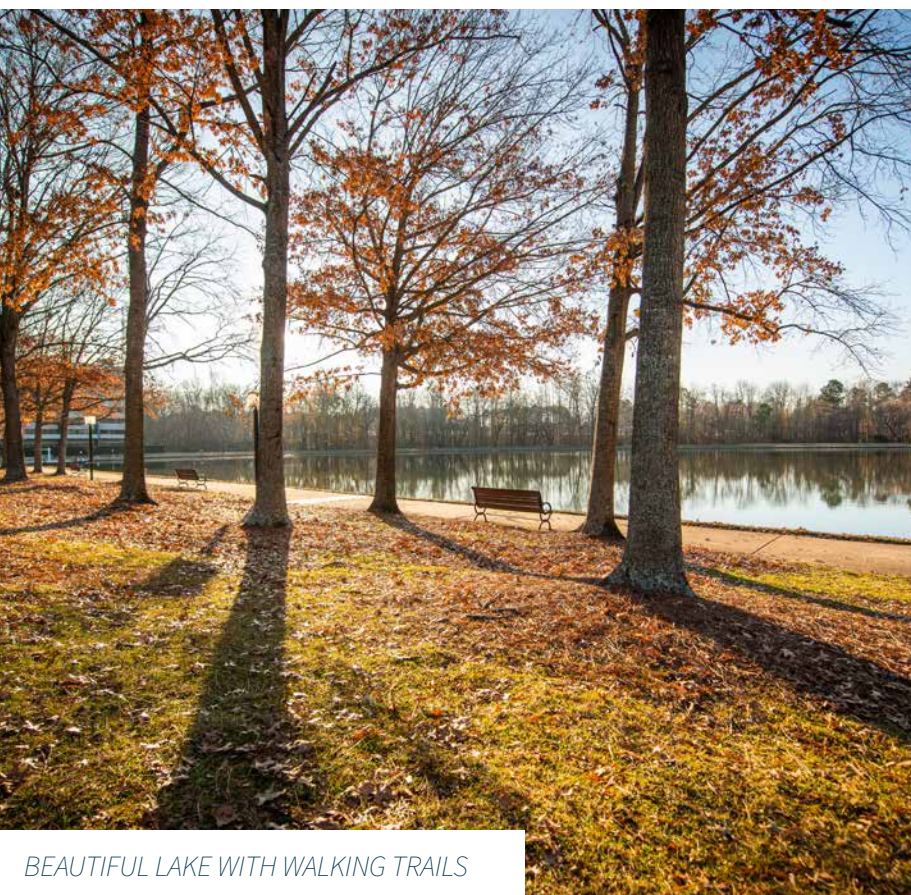
*MULTI-VEHICLE SOLAR-POWERED ELECTRIC CAR CHARGING STATION*



*MODERN DESIGN & RENOVATIONS*



*OUTDOOR PUBLIC SPACES*



*BEAUTIFUL LAKE WITH WALKING TRAILS*



*ON-SITE FITNESS CENTER,  
SHOWERS, AND LOCKERS*



TRANSFORMING WITH TOMORROW'S WORKSPACE

# TOP OF MIND EXPERIENCES FOR TENANTS

## ACCESSO CLUB

*An exclusive amenities program tailored for Accesso clients and their employees, offering benefits both at home and on the go across all prime Accesso properties.*



## BEE DOWNTOWN

*Supporting Bee Downtown as a Proud Sponsor, we collaborate to establish and sustain beehives in partnership with corporations, fostering the resurgence of robust honey bee populations and pollinator habitats in urban settings.*

## MERGE @ MERIDIAN

*Introducing Merge @ Meridian, featuring a luxurious tenant lounge, shared training and conference rooms, as well as a state-of-the-art fitness center.*



TENANT LOUNGE AND SHARED CONFERRING





WIRELESS CONNECTIVITY IN  
LOBBY AND OUTDOORS



CONVENIENT MICRO  
MARKETS AND VENDING



ELECTRIC VEHICLE (EV)  
CHARGING STATIONS



ON-SITE CAR DETAILING  
SERVICES



PROFESSIONAL DRY  
CLEANING AND TAILORING  
SERVICES



MODERN, CLASS A WORKSPACES

SUITE 120

5,877 SF

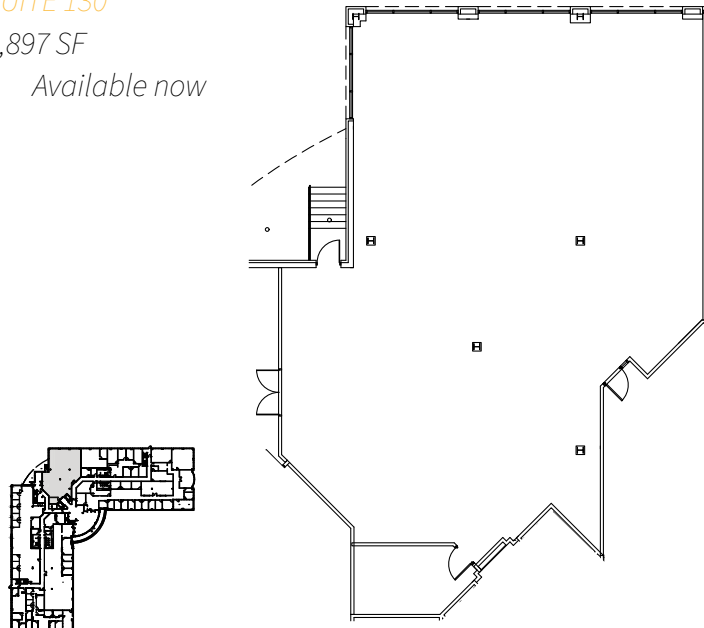
+ Available now



SUITE 130

3,897 SF

+ Available now

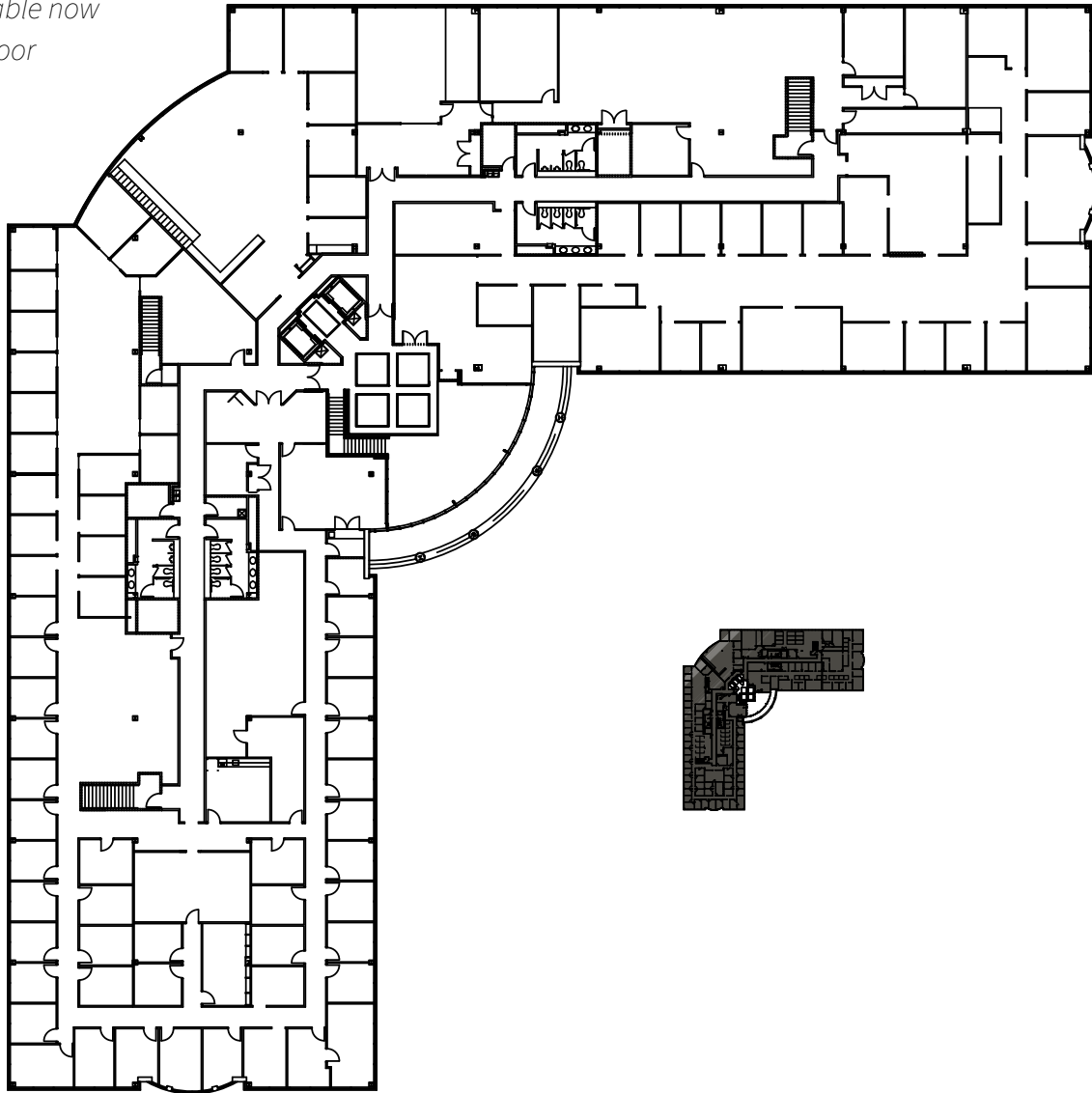


*SUITE 200*

39,613 SF

+ Available now

+ Full floor



OFFICE FOR LEASE

SURROUNDED BY IT ALL



**DOWNTOWN DURHAM**  
6.8 MI • 13 MIN DRIVE

**STREETS AT SOUTHPPOINT**  
(1.5M SF RETAIL)  
8 MIN DRIVE

The Heights  
at Meridian  
Apartments



**TO RDU AIRPORT**  
8.9 MI • 12 MIN DRIVE

53 RESTAURANTS WITHIN 3 MILES



NOTABLE AMENITIES WITHIN 3 MILES

**THE STREETS  
AT SOUTHPPOINT**



# PRIME LOCATION & ACCESSIBILITY



OFFICE FOR LEASE



2605 MERIDIAN PARKWAY  
DURHAM, NC 27713

2605



**CBRE**

*BRAD CORSMEIER*  
Executive Vice President  
T +1 919 831 8236  
[brad.corsmeier@cbre.com](mailto:brad.corsmeier@cbre.com)

*BRIAN CARR, CCIM*  
Executive Vice President  
T + 919 831 8256  
[brian.carr@cbre.com](mailto:brian.carr@cbre.com)

*CHRISTIAN SLOAN*  
Associate  
T +1 919 831 8181  
[christian.sloan@cbre.com](mailto:christian.sloan@cbre.com)

©2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE.