



\$24.50 PSF
RENTAL RATE!

LIMITED TIME OFFER



MERIDIAN

2525 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





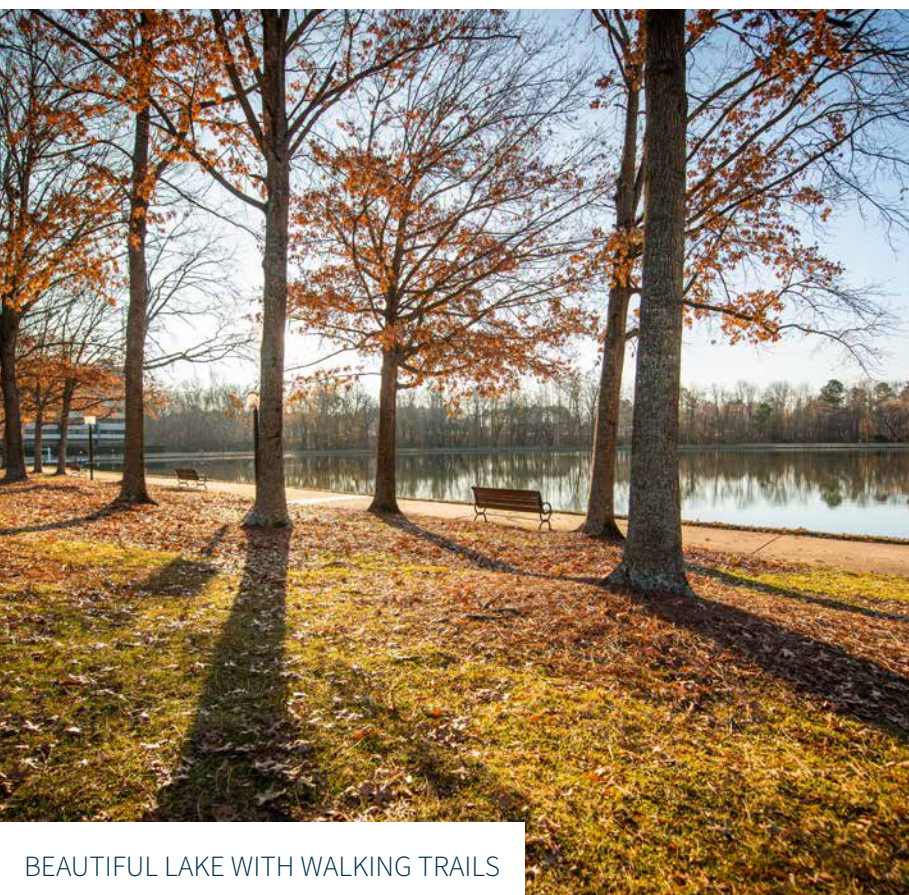
MULTI-VEHICLE SOLAR-POWERED ELECTRIC CAR CHARGING STATION



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



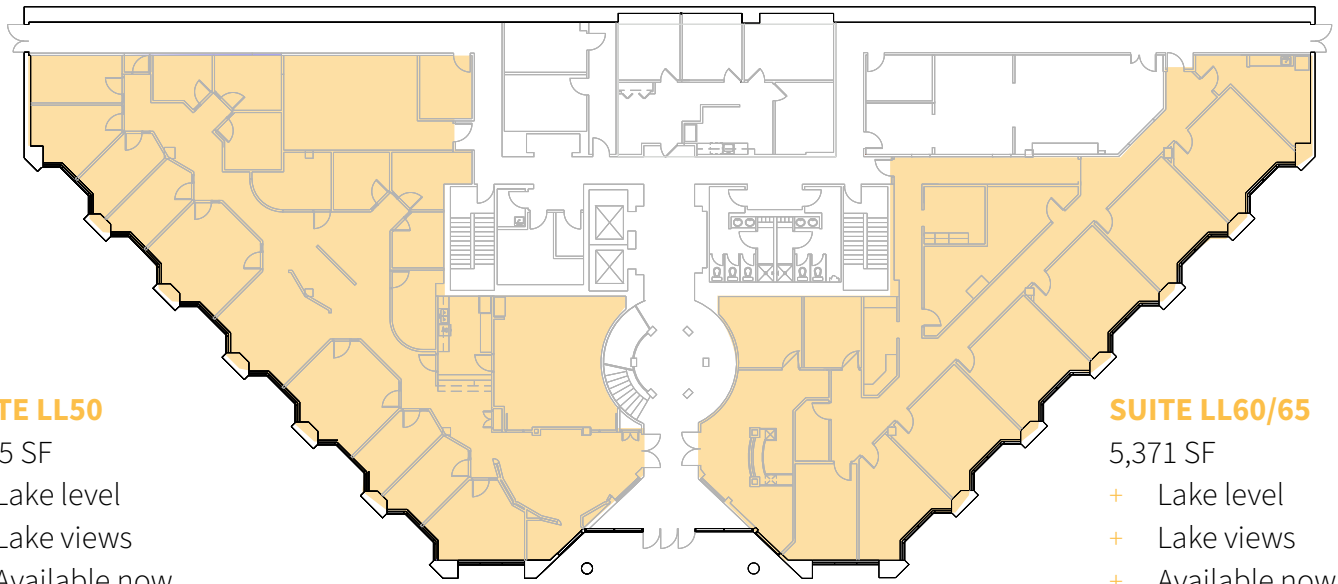
ON-SITE CAR DETAILING
SERVICES



PROFESSIONAL DRY
CLEANING AND TAILORING
SERVICES



MODERN, CLASS A WORKSPACES



SUITE LL50

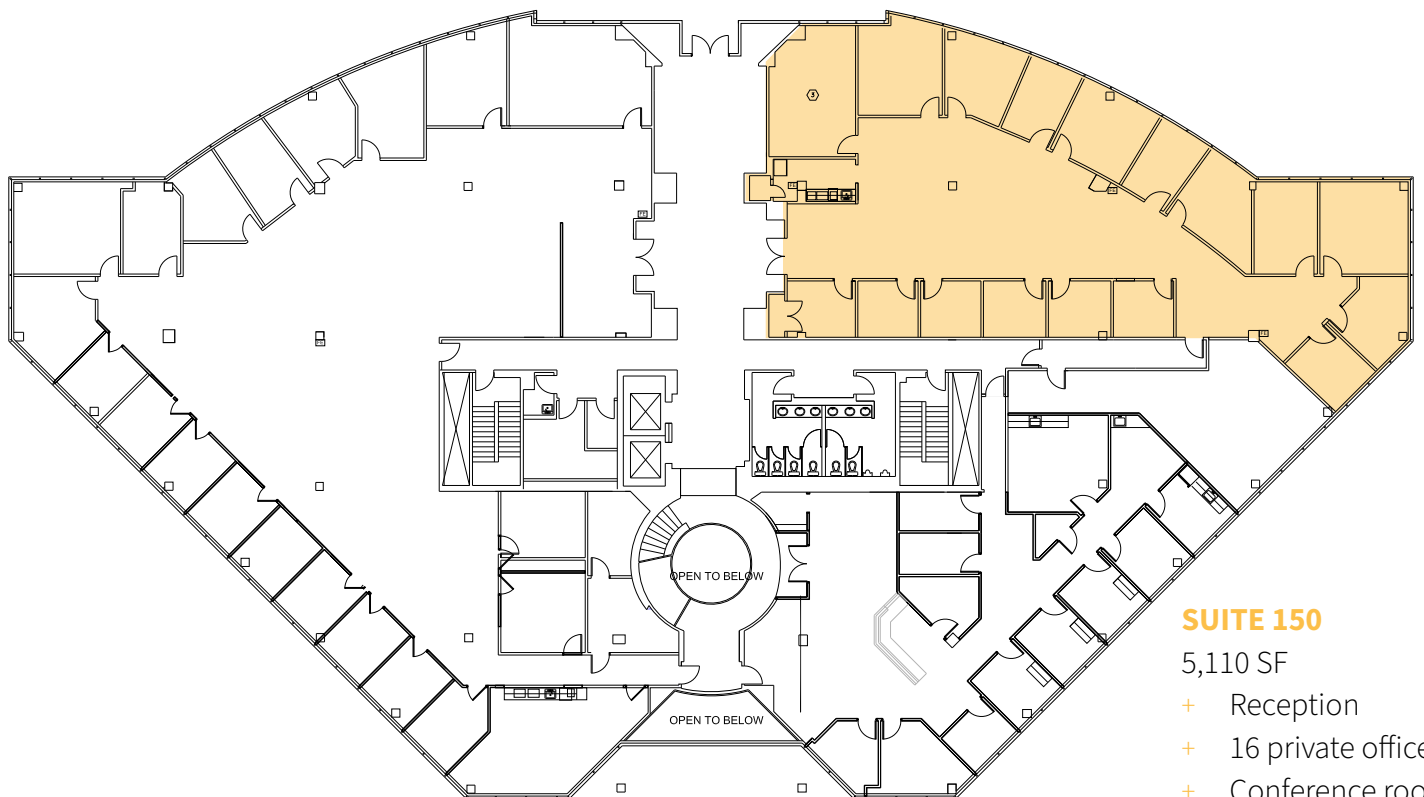
5,575 SF

- + Lake level
- + Lake views
- + Available now

SUITE LL60/65

5,371 SF

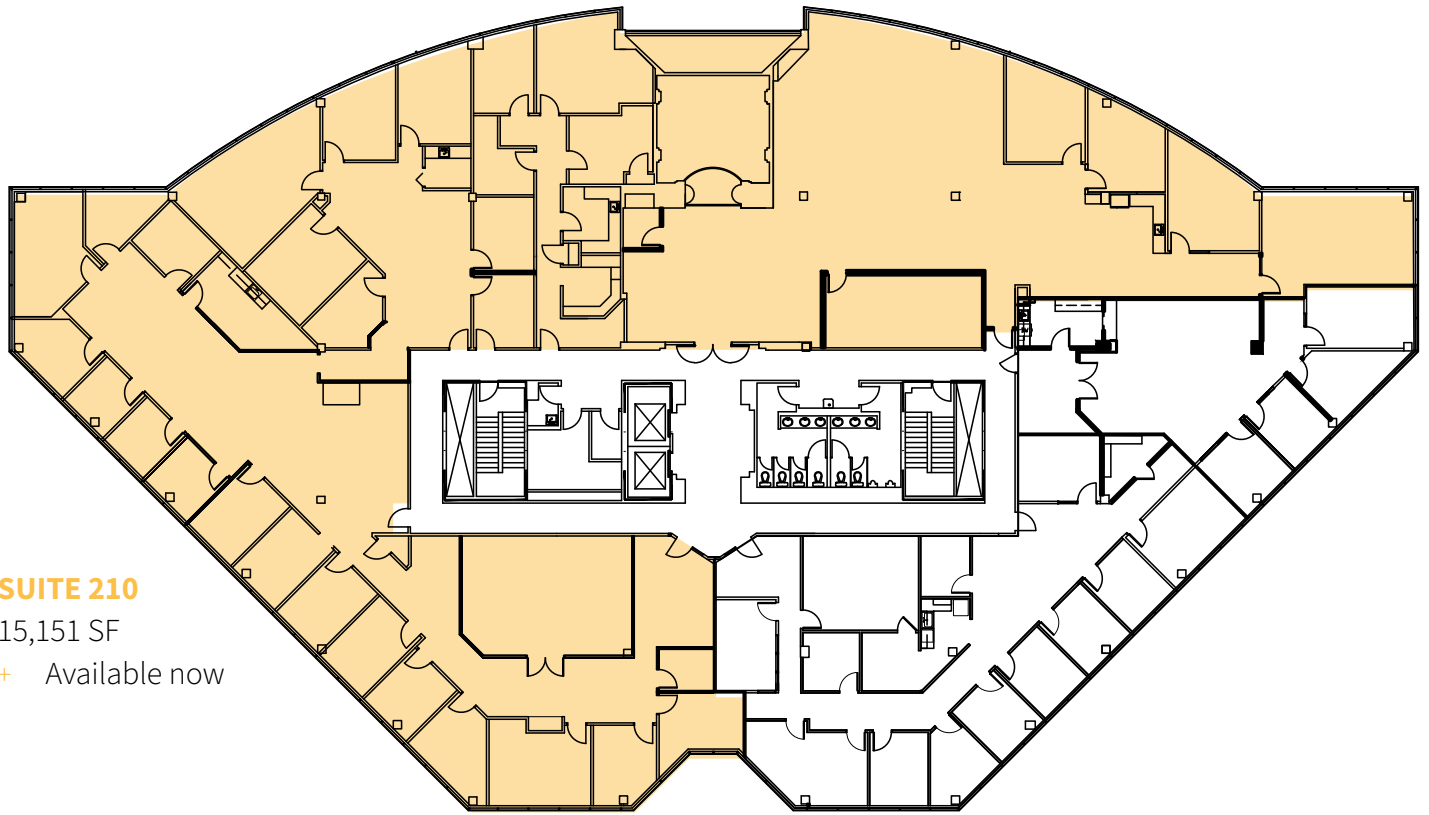
- + Lake level
- + Lake views
- + Available now



SUITE 150

5,110 SF

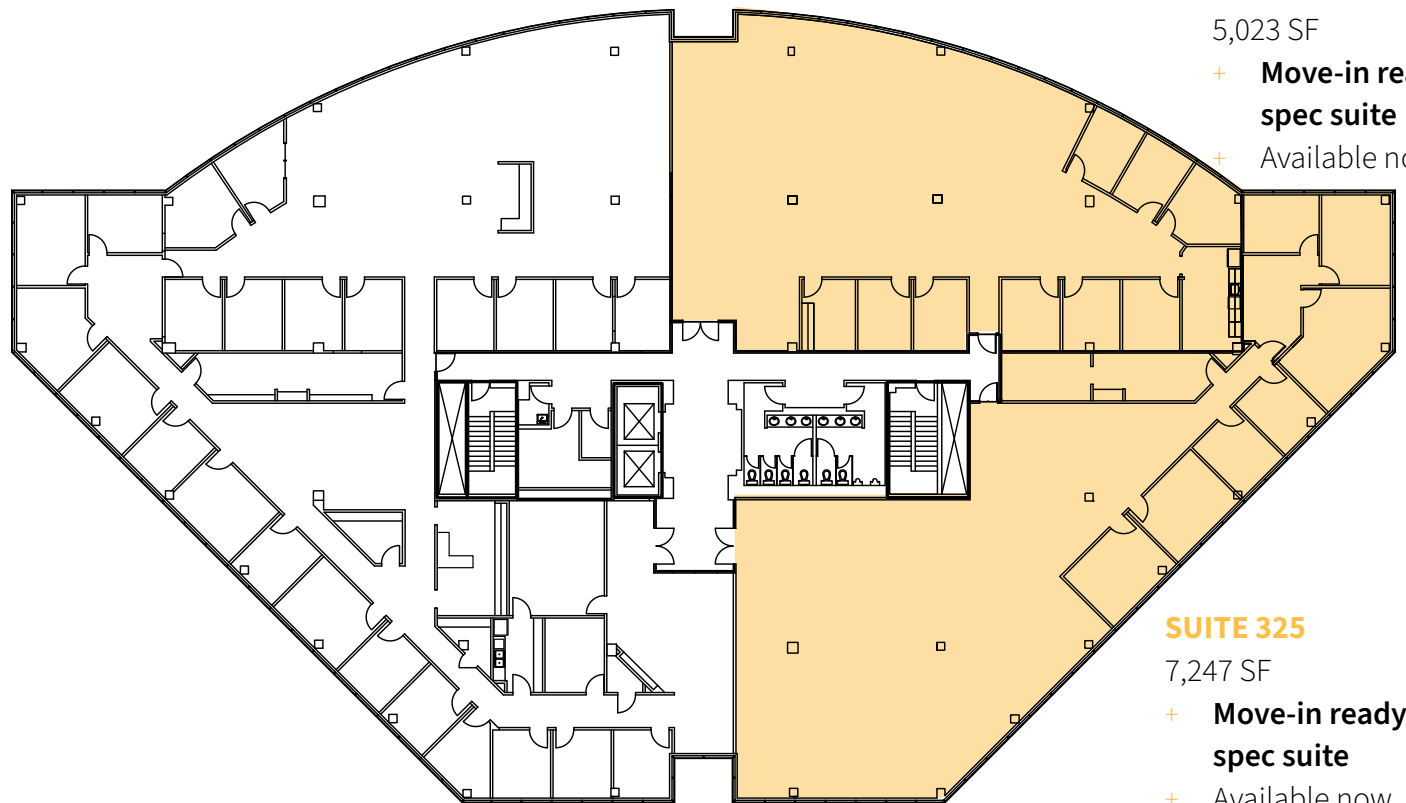
- + Reception
- + 16 private offices
- + Conference room
- + Break room
- + Storage and server rooms
- + Available now



SUITE 210

15,151 SF

+ Available now



SUITE 375

5,023 SF

+ **Move-in ready
spec suite**

+ Available now

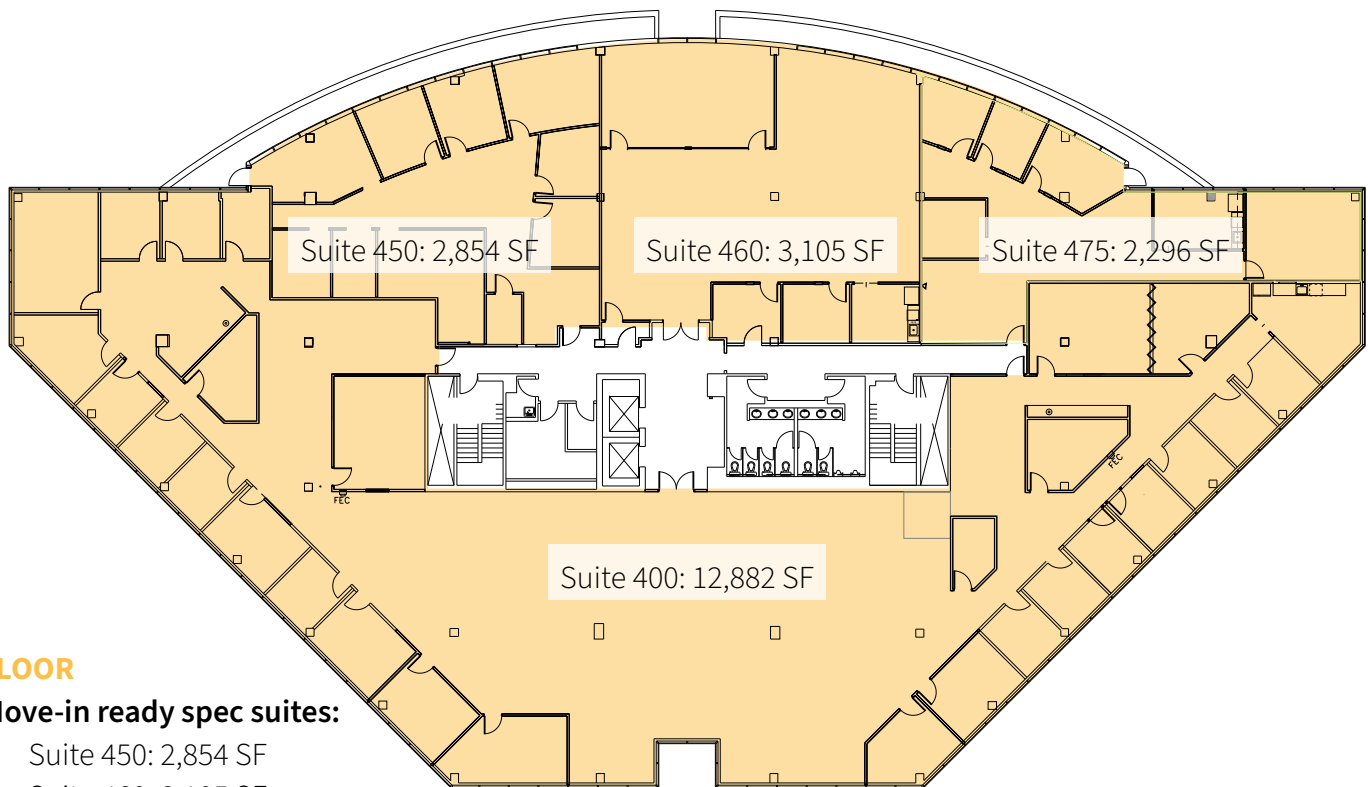
SUITE 325

7,247 SF

+ **Move-in ready
spec suite**

+ Available now

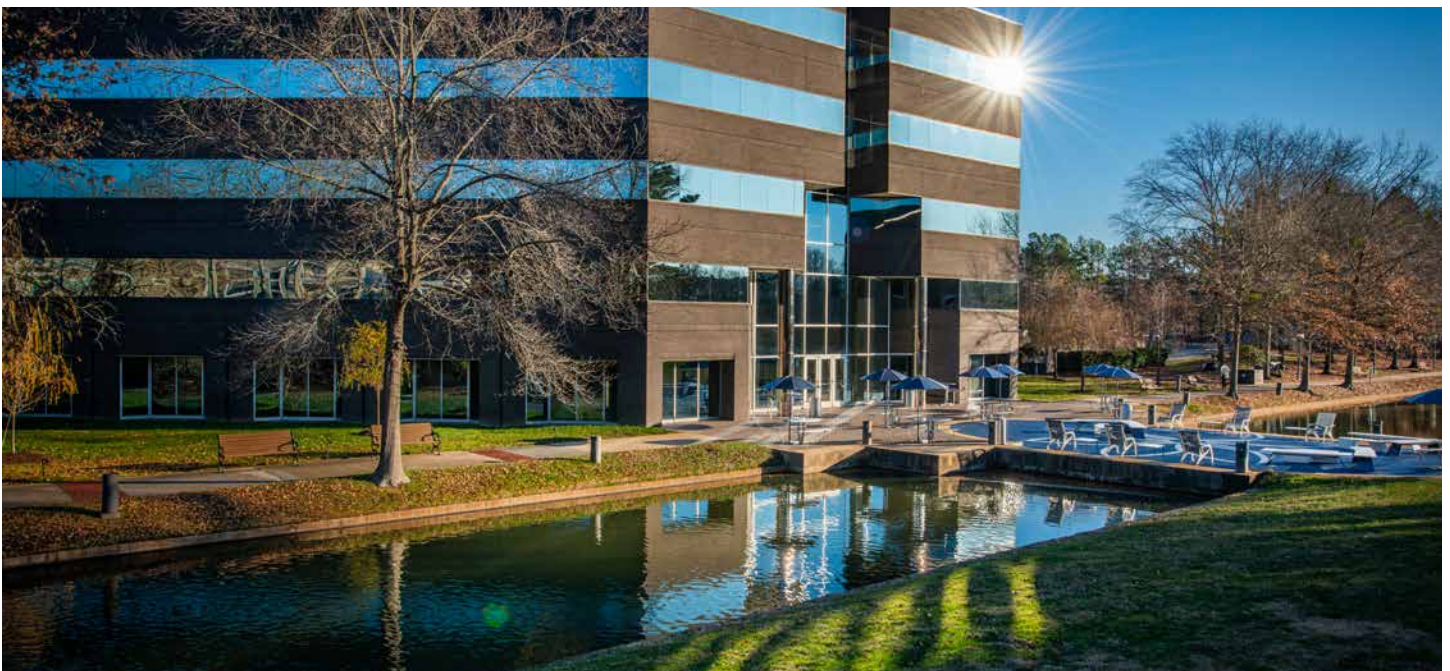
MODERN, CLASS A WORKSPACES



4TH FLOOR

+ Move-in ready spec suites:

- + Suite 450: 2,854 SF
- + Suite 460: 3,105 SF
- + Suite 475: 2,296 SF
- + Available now



SURROUNDED BY IT ALL

Duke UNIVERSITY DukeHealth

DOWNTOWN DURHAM
6.8 MI • 13 MIN DRIVE

STREETS AT SOUTHPOINT
(1.5M SF RETAIL)
8 MIN DRIVE



The Heights
at Meridian
Apartments

MERIDIAN

Double-
Tree
Suites

TO RDU AIRPORT
8.9 MI • 12 MIN DRIVE

53 RESTAURANTS WITHIN 3 MILES



NOTABLE AMENITIES WITHIN 3 MILES

THE STREETS
AT SOUTHPOINT

DOUBLETREE
by Hilton™

Boxyard
RTP



Harris Teeter
YOUR NEIGHBORHOOD MARKET

OFFICE FOR LEASE

PRIME LOCATION & ACCESSIBILITY





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DURHAM, NC 27713**



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