

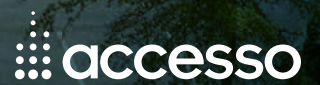


\$24.50 PSF  
RENTAL RATE!

LIMITED TIME OFFER



2520 MERIDIAN PARKWAY  
DURHAM, NC 27713





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







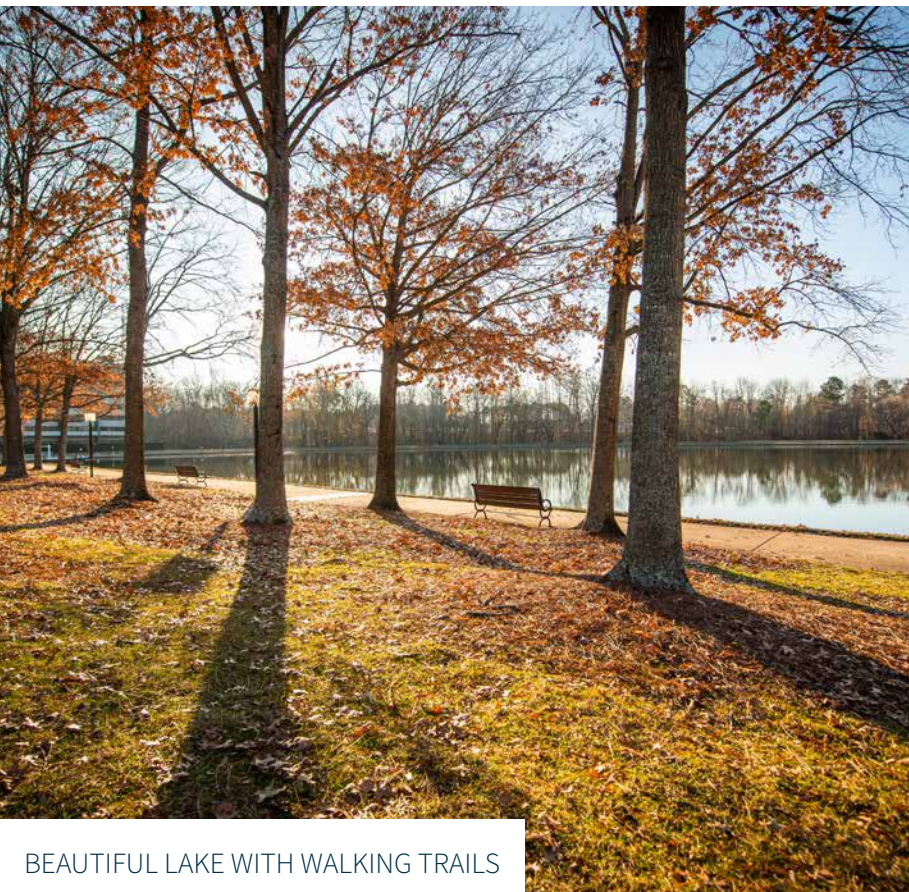
MULTI-VEHICLE SOLAR-POWERED ELECTRIC CAR CHARGING STATION



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 CONFERENCING







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

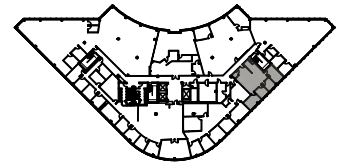
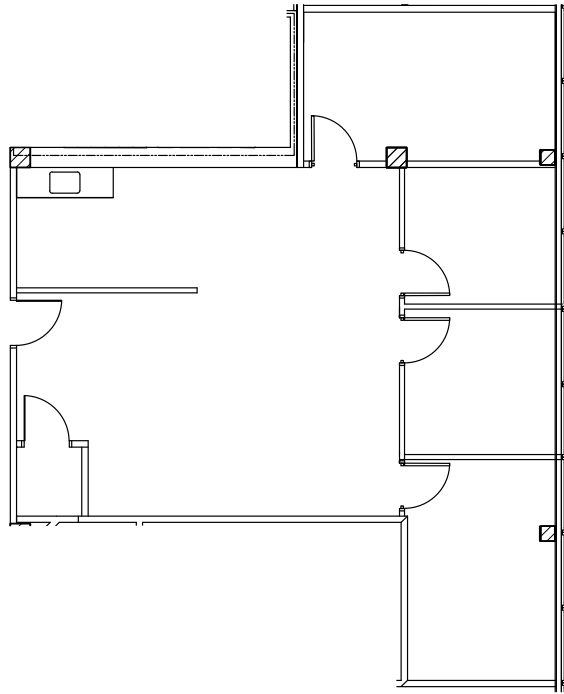


## MODERN, CLASS A WORKSPACES

### SUITE 480

1,520 SF

+ Available now

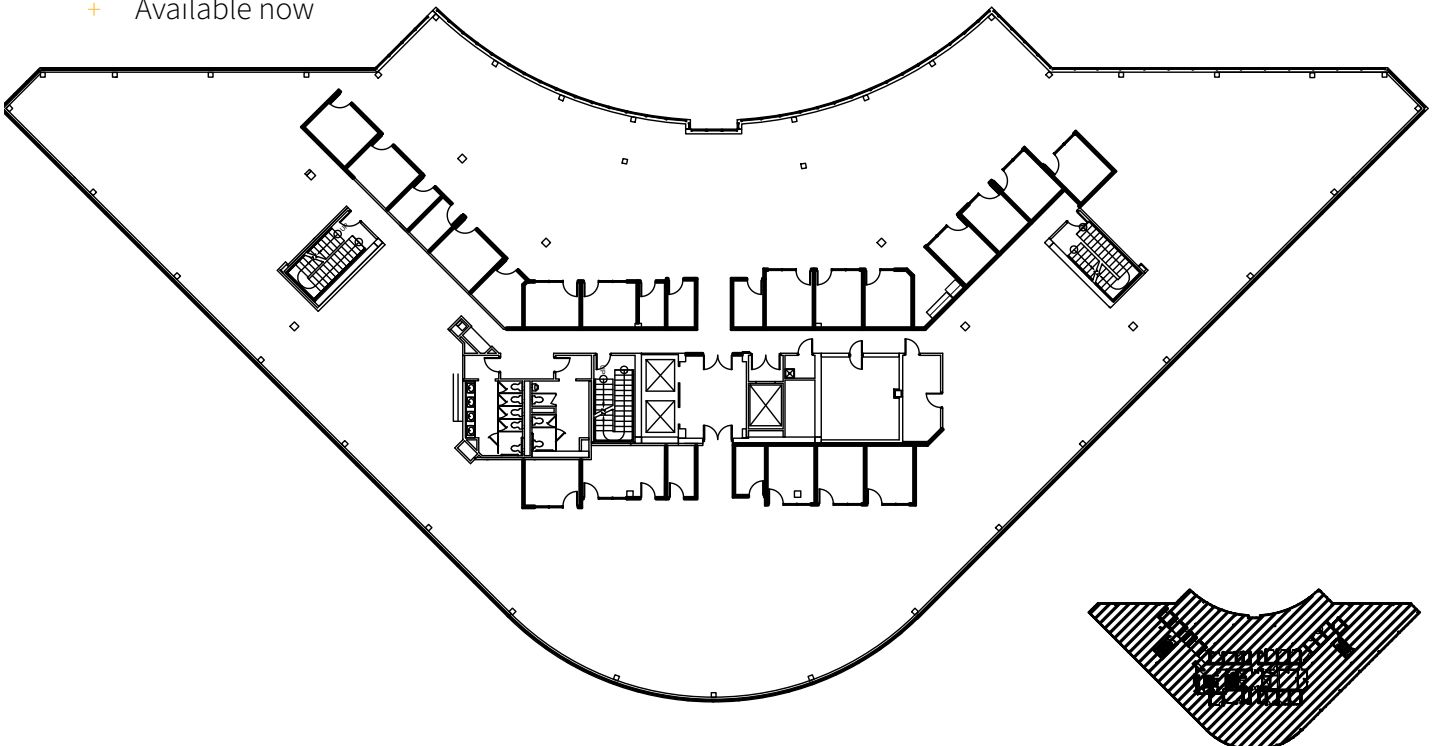


### SUITE 500

23,335 SF

+ Full floor

+ Available now







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







2520 MERIDIAN PARKWAY  
DURHAM, NC 27713



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