



# MERIDIAN

2510 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







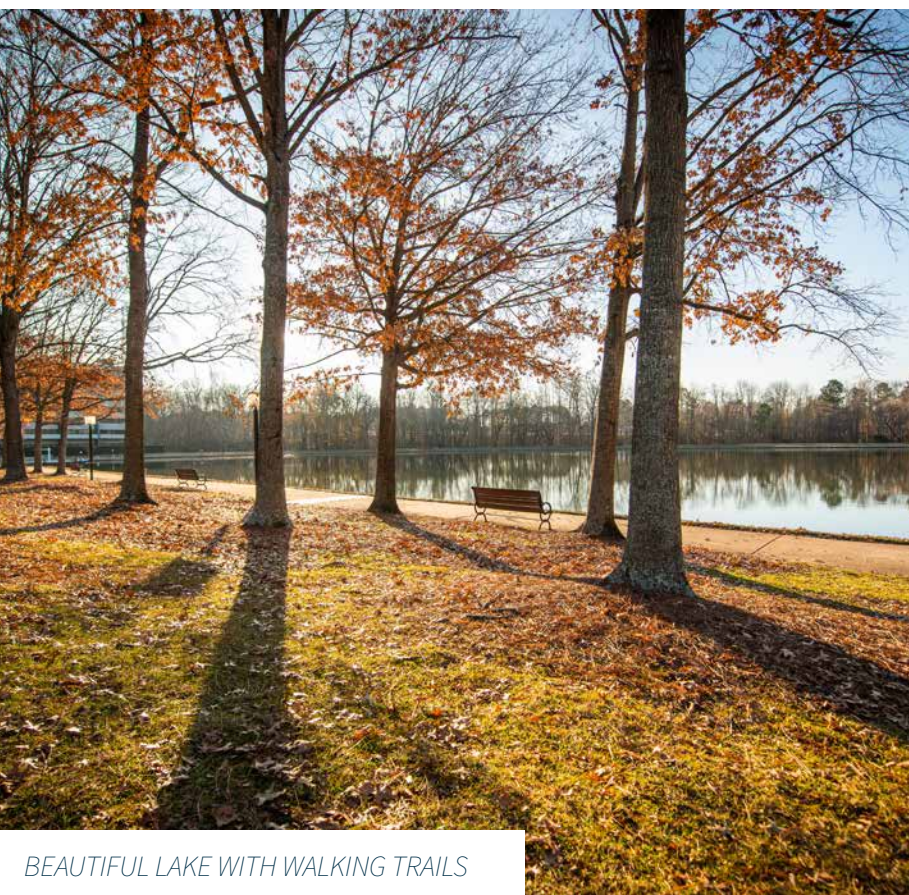
*MULTI-VEHICLE SOLAR-POWERED ELECTRIC CAR CHARGING STATION*



*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 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

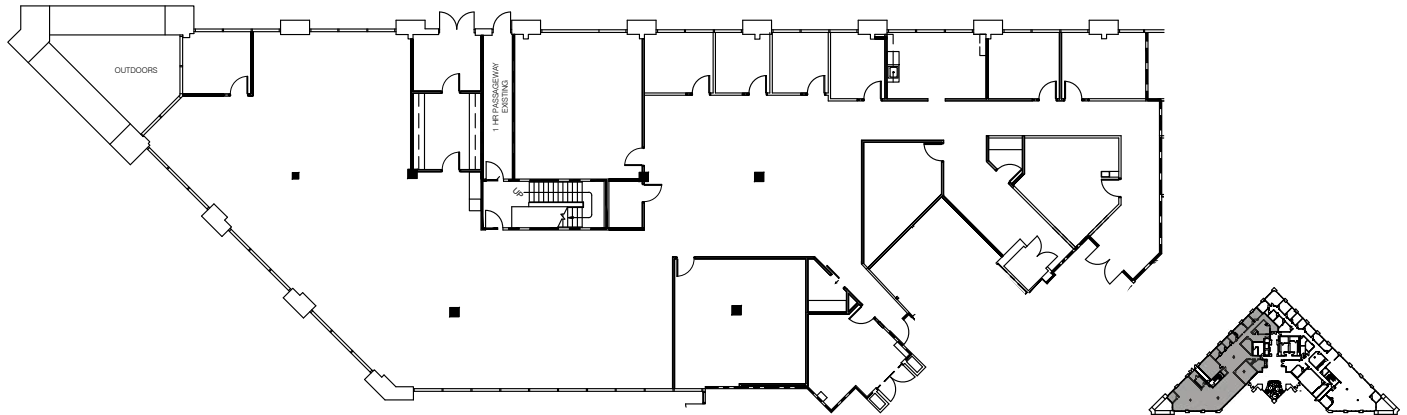


## MODERN, CLASS A WORKSPACES

### SUITE 150

9,972 SF

+ Available now

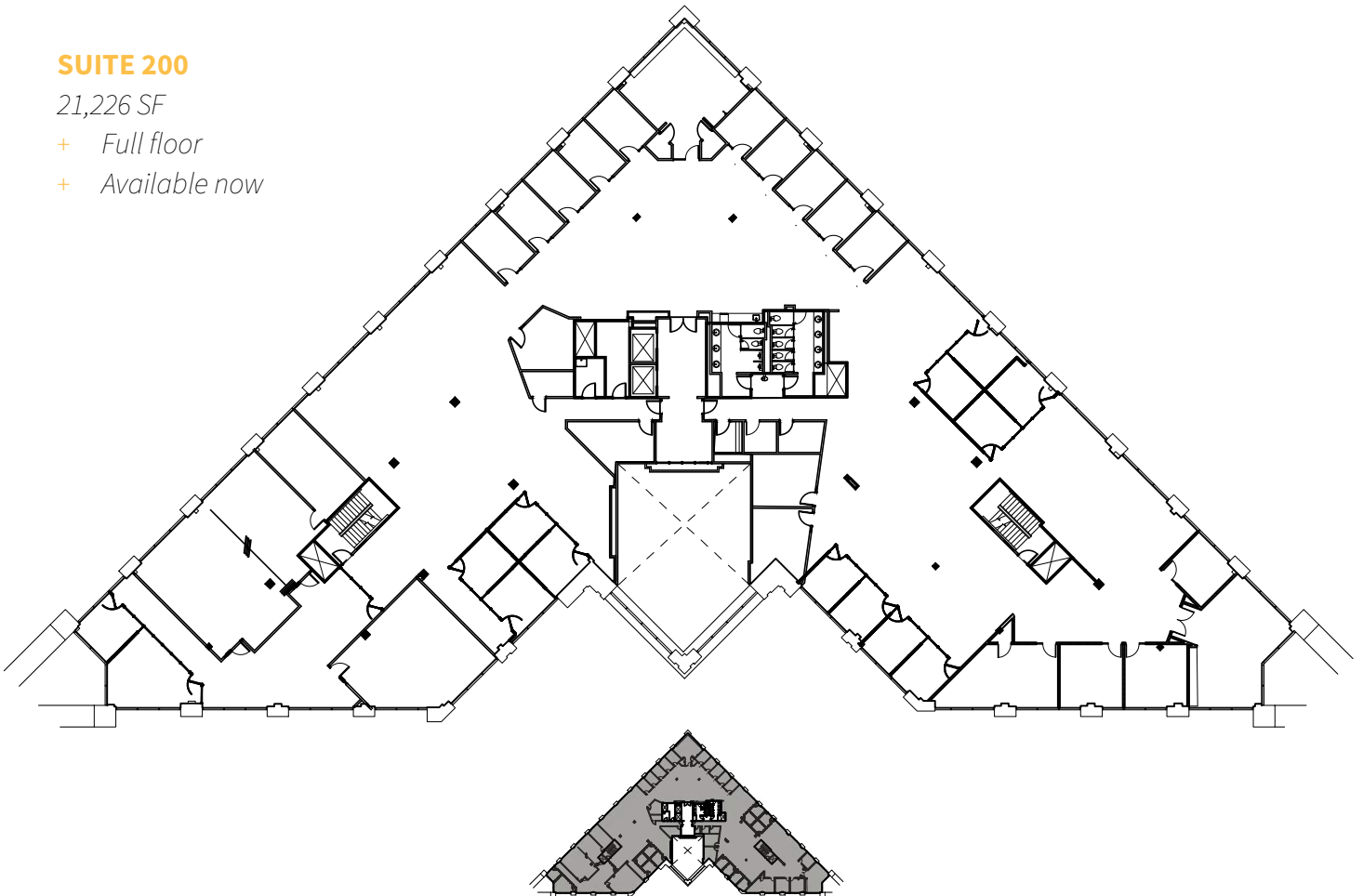


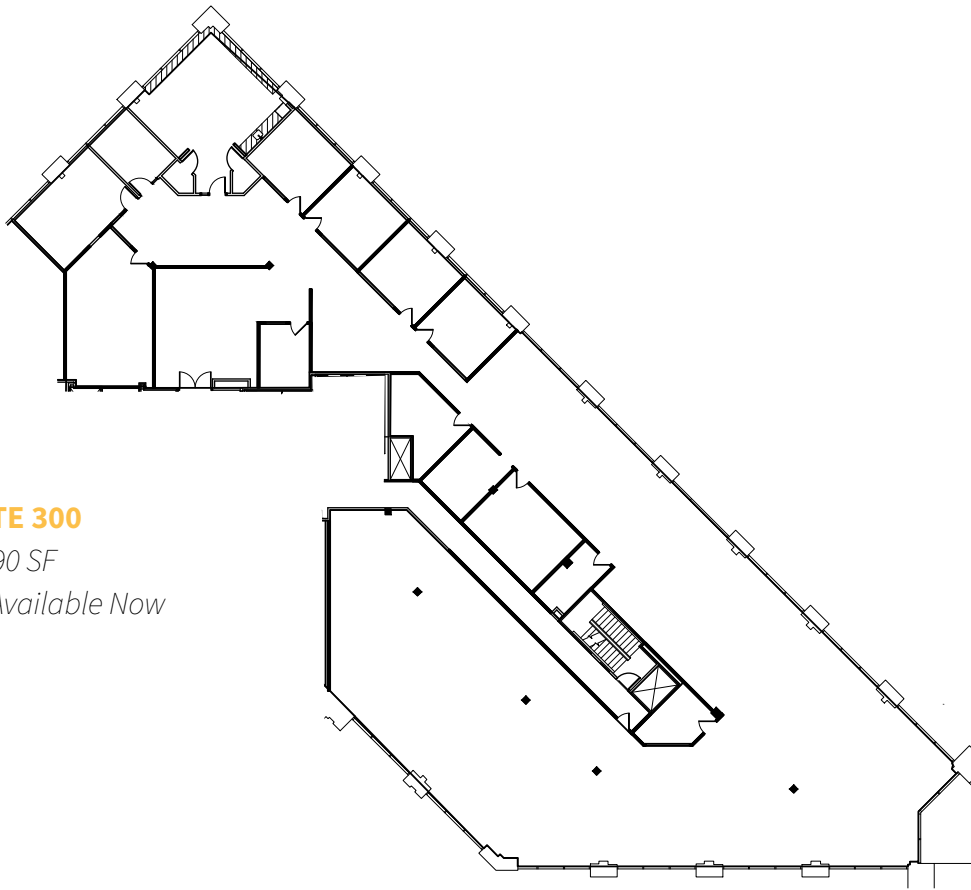
### SUITE 200

21,226 SF

+ Full floor

+ Available now

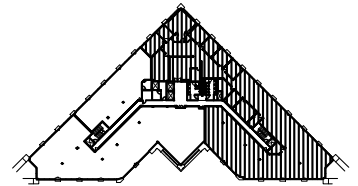




### SUITE 300

12,190 SF

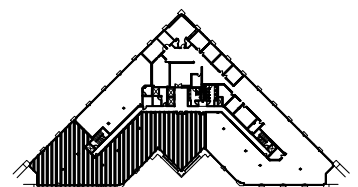
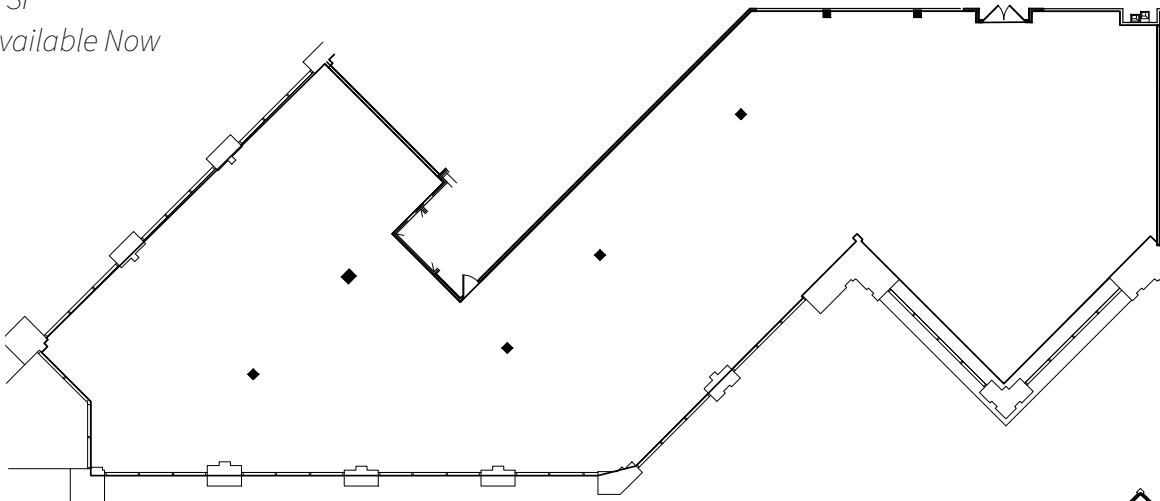
+ Available Now



### SUITE 320/350

8,178 SF

+ Available Now







2510 MERIDIAN PARKWAY, DURHAM, NC





OFFICE FOR LEASE



SURROUNDED BY IT ALL

Duke UNIVERSITY DukeHealth

DOWNTOWN DURHAM  
6.8 MI • 13 MIN DRIVE

STREETS AT SOUTHPPOINT  
(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 SOUTHPPOINT

DOUBLETREE  
by Hilton

Boxyard  
RTP



Harris Teeter  
YOUR NEIGHBORHOOD MARKET



# PRIME LOCATION & ACCESSIBILITY



OFFICE FOR LEASE





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DURHAM, NC 27713



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