

THE FOUNDATION TO YOUR FUTURE



MERIDIAN

2520 MERIDIAN PARKWAY | DURHAM | NORTH CAROLINA

 **accesso**

**CBRE**



# WHY THE MERIDIAN

**YOUR HEADQUARTERS IN DURHAM'S  
THRIVING BUSINESS LANDSCAPE**

Discover a prestigious address that reflects your company's vision and ambition. 2520 Meridian Parkway offers 115,283 RSF Class A 5-story office space within a sprawling 700,000 square foot campus (under 1 ownership), meticulously designed to foster productivity and well-being. It's prime location at the nexus of I-40 and Highway 55 ensures effortless connectivity to the Research Triangle Park (RTP), Downtown Durham, and Raleigh-Durham International Airport (RDU). This is more than just an office building; it's a strategic platform for growth, collaboration, and innovation, placing your headquarters in the epicenter of the region's economic dynamism.

# THE MODERN HEADQUARTERS

## AMENITIES, CONVENIENCES, BENEFITS

### CAMPUS AMENITIES:



Lush Landscaping



Serene Walking Trails



Picturesque 7-Acre Lake



Outdoor Picnic Areas



Full Service Gym



Tenant Lounge



Conference Facility  
(Seating Approximately 100 People)

### ON-SITE CONVENIENCES:



Shared Conference Facility  
(2500 Building)



Conferencing and Amenity Space (2520 Building Entire First Floor)



Doubletree Suites Hotel  
(With a Restaurant, Pool, and Fitness Center)

### SURROUNDING AREA BENEFITS:



High-Quality Retail Options  
Within a Three-Mile Radius



# YOUR VISION, PROMINENTLY PLACED

THE FUTURE OF YOUR BRAND STARTS HERE

Beyond its exceptional interior, 2520 Meridian Parkway offers a prime opportunity to elevate your brand's presence. Imagine your company's logo prominently displayed on the building's facade, commanding attention from all who pass by. This highly visible placement transforms your headquarters into a powerful beacon, reinforcing your identity and making an unforgettable statement in Durham's thriving corporate landscape. It's more than just a building; it's a monumental canvas for your success.





# WHERE WORK-LIFE HARMONY THRIVES

## A CAMPUS DESIGNED FOR SUCCESS

- Enjoy a refreshing and productive environment within an expansive 700,000 square foot campus, designed with your well-being in mind. Lush landscaping, serene walking trails, a picturesque 7-acre lake, and inviting outdoor picnic areas provide abundant opportunities for relaxation, outdoor work, or a revitalizing break amidst nature.
- Benefit from a prime and convenient location at I-40 and Highway 55 in Durham, ensuring effortless access to major hubs like RTP, Downtown Durham, and RDU Airport. This strategic position also puts a wealth of nearby amenities within easy reach, simplifying commutes and enhancing your daily life.
- Experience peace of mind with proactive, tenant-focused ownership that demonstrates strong financial backing.
- Feel the direct impact of recent, significant investments dedicated to enhancing Meridian's tenant experience and upgrading on-site amenities, ensuring a modern and comfortable environment for your business and employees.
- Access a full-service Doubletree Suites Hotel conveniently located on-site, complete with a restaurant, pool, and fitness center. This provides unparalleled convenience for visiting clients, team off-sites, or personal wellness without ever leaving the campus.
- Thrive within a vibrant, growing community, surrounded by 1,300 multifamily units and single-family communities.
- Discover unparalleled convenience with over 2.0 million square feet of high-quality retail options located within a short three-mile radius, catering to all your daily needs and preferences.

# YOUR HEADQUARTERS REIMAGINED FOR EXCELLENCE

WHERE STRATEGIC LOCATION MEETS AN UNPARALLELED TENANT EXPERIENCE



This isn't just an office; it's an ecosystem designed to inspire productivity, foster collaboration, and enhance the daily lives of your most valuable assets: your clients and employees.

## ACCESSO CLUB

An exclusive amenities program meticulously crafted for Accesso clients and their esteemed employees. The Accesso Club extends comprehensive benefits both within our properties and across our prime Accesso portfolio, ensuring a premium experience wherever your business takes you. From special discounts to unique services, it's our way of enhancing your team's professional and personal well-being.

## BEE DOWNTOWN

As a proud sponsor of Bee Downtown, 2520 Meridian Parkway champions corporate social responsibility and environmental stewardship. We collaborate to establish and sustain thriving beehives on-site, contributing directly to the resurgence of robust honey bee populations and vital pollinator habitats in urban settings.

## MERGE @ MERIDIAN

Introducing Merge @ Meridian, our state-of-the-art amenity center designed to revolutionize the workday experience. This luxurious hub features an elegantly appointed tenant lounge perfect for informal meetings or relaxation, versatile shared training and conference rooms equipped for collaboration, and a cutting-edge fitness center to support employee health and wellness.



TENANT LOUNGE AND SHARED CONFERENCING



# RECHARGE, REFRESH, RECLAIM YOUR TIME

STAY CONNECTED, CHARGED, AND IMPECCABLY PRESENTED, RIGHT WHERE YOU ARE



WIRELESS  
CONNECTIVITY IN  
LOBBY AND OUTDOORS



CONVENIENT MICRO  
MARKETS AND  
VENDING



ELECTRIC VEHICLE  
(EV) CHARGING  
STATIONS



ON-SITE CAR  
DETAILING  
SERVICES

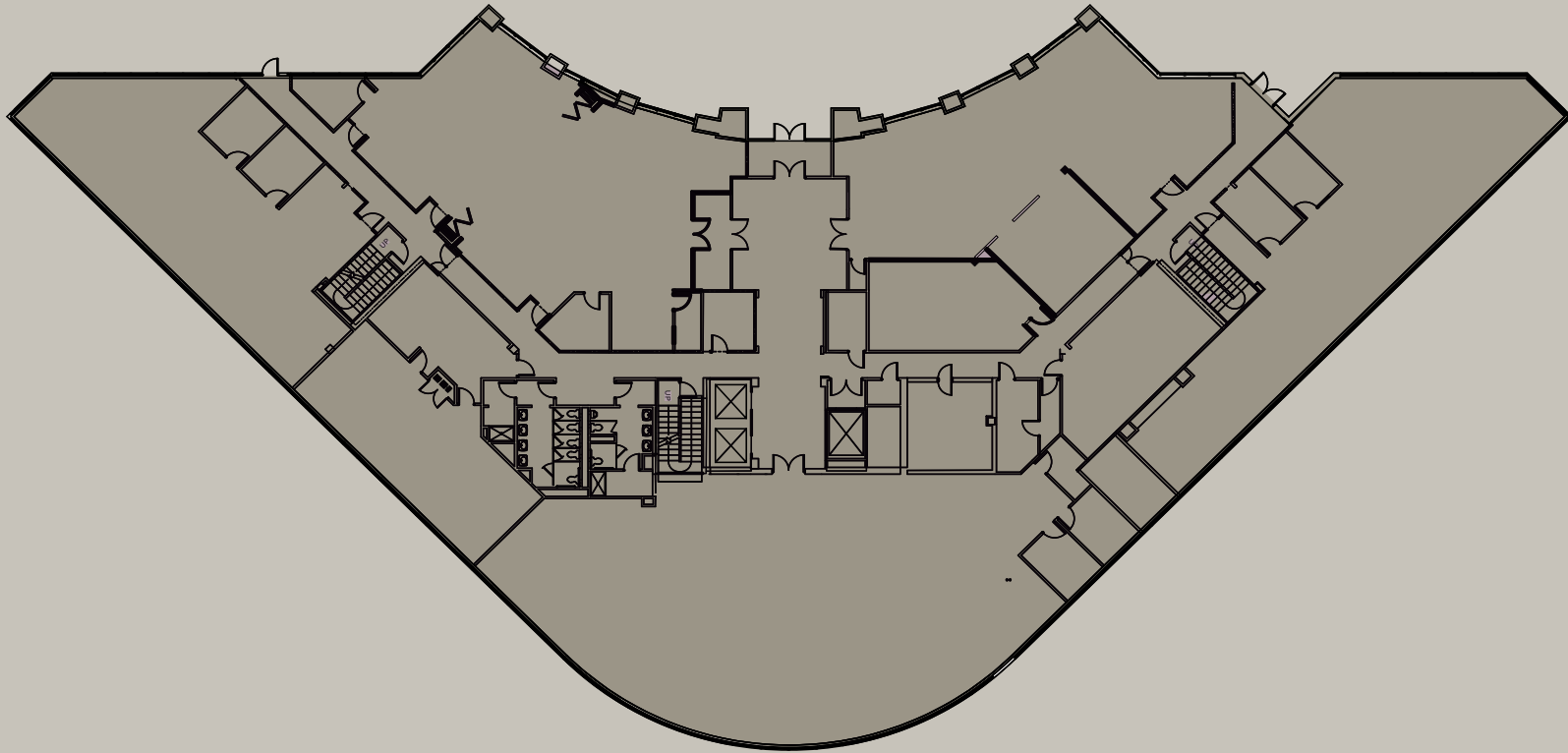


PROFESSIONAL DRY  
CLEANING AND  
TAILORING SERVICES



# FIRST FLOOR

FULL FLOOR

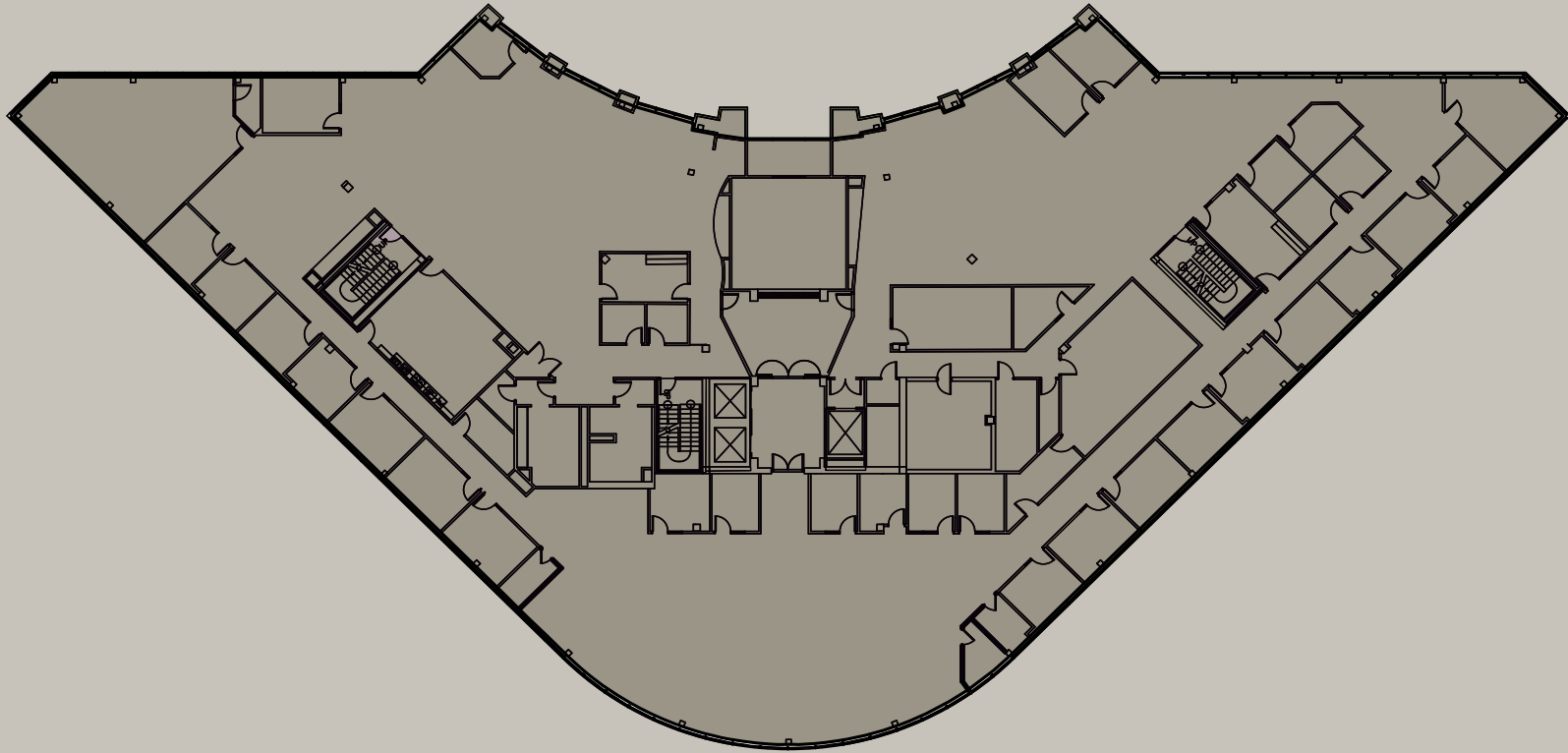


23,153 SF



# SECOND FLOOR

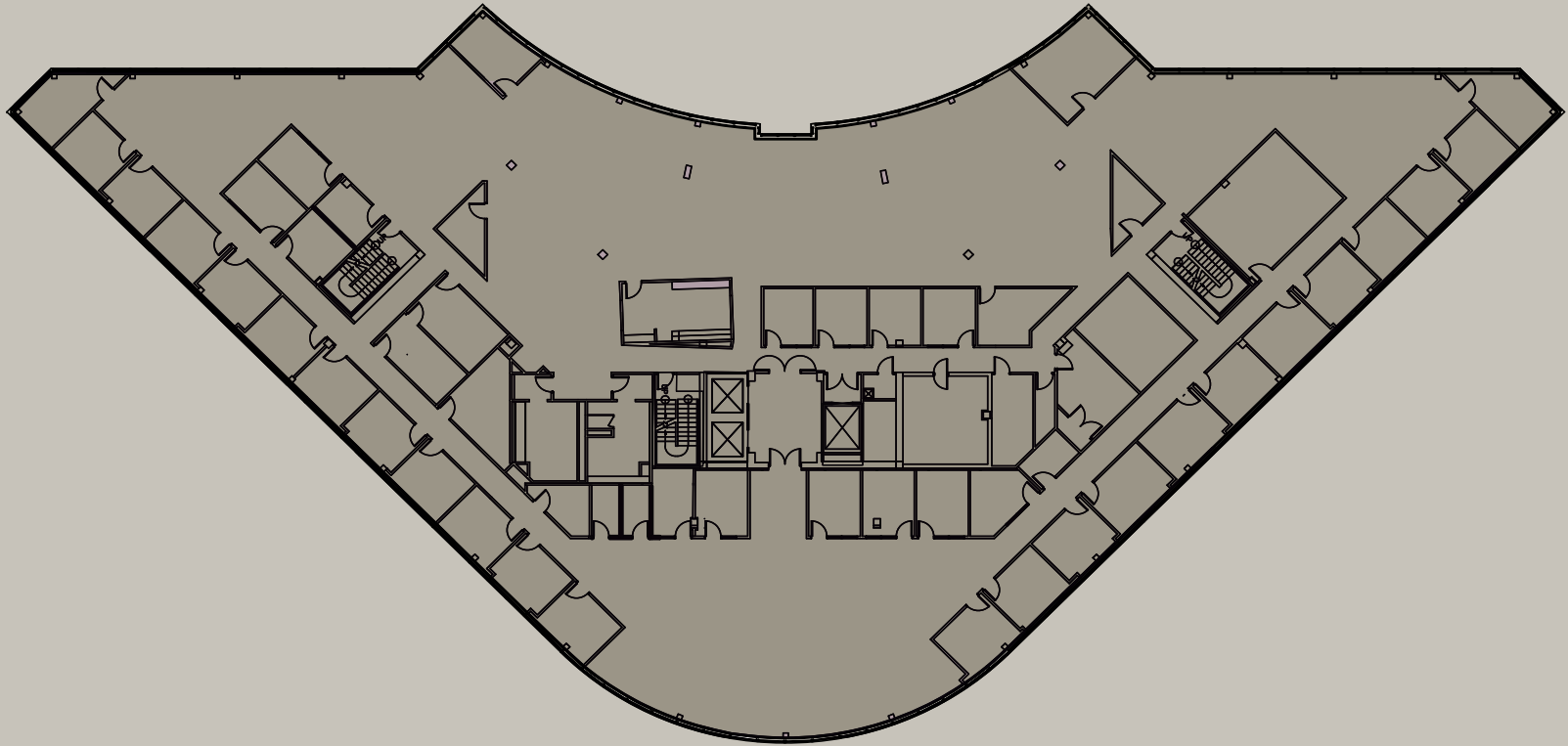
FULL FLOOR



23,047 SF

# THIRD FLOOR

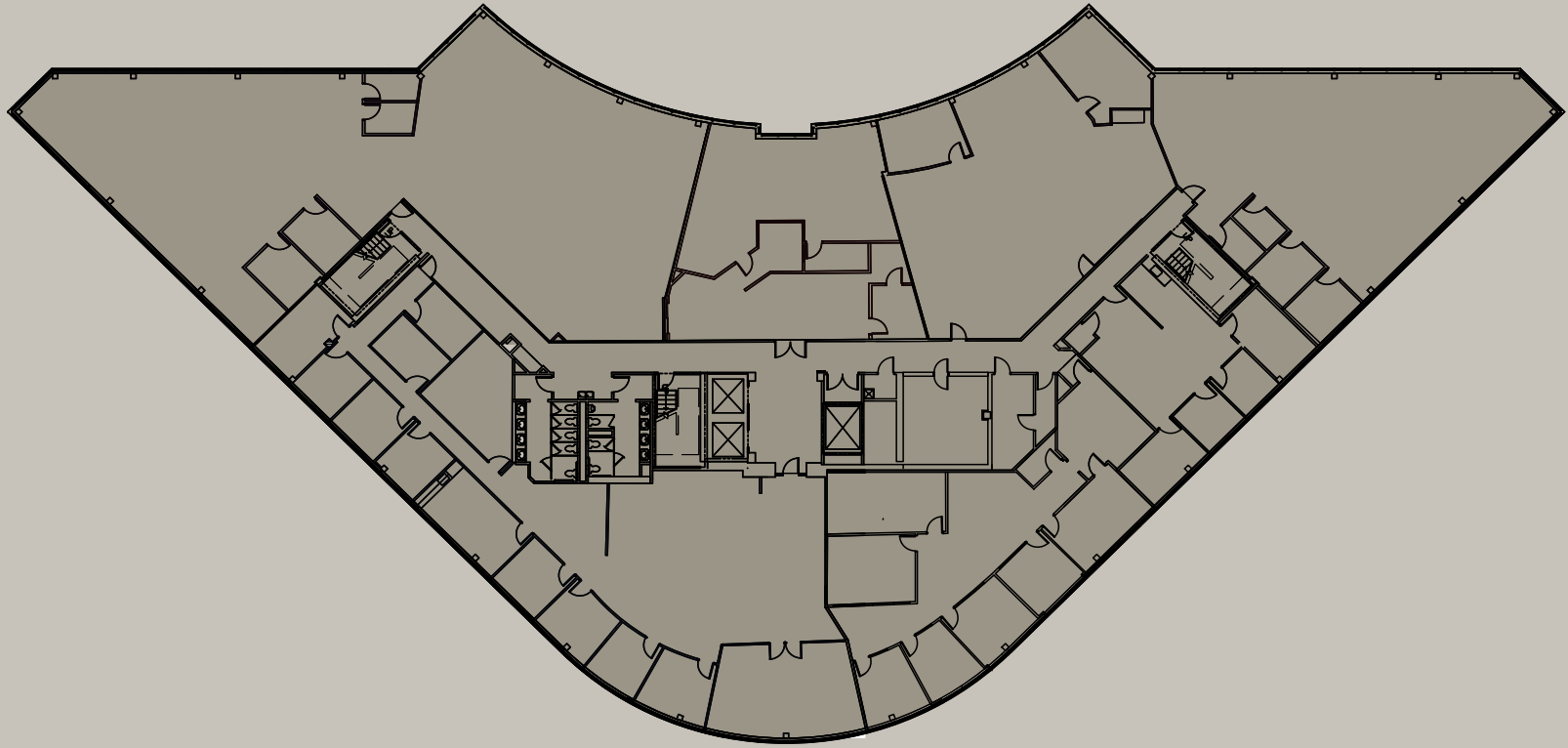
FULL FLOOR



23,055 SF

# FOURTH FLOOR

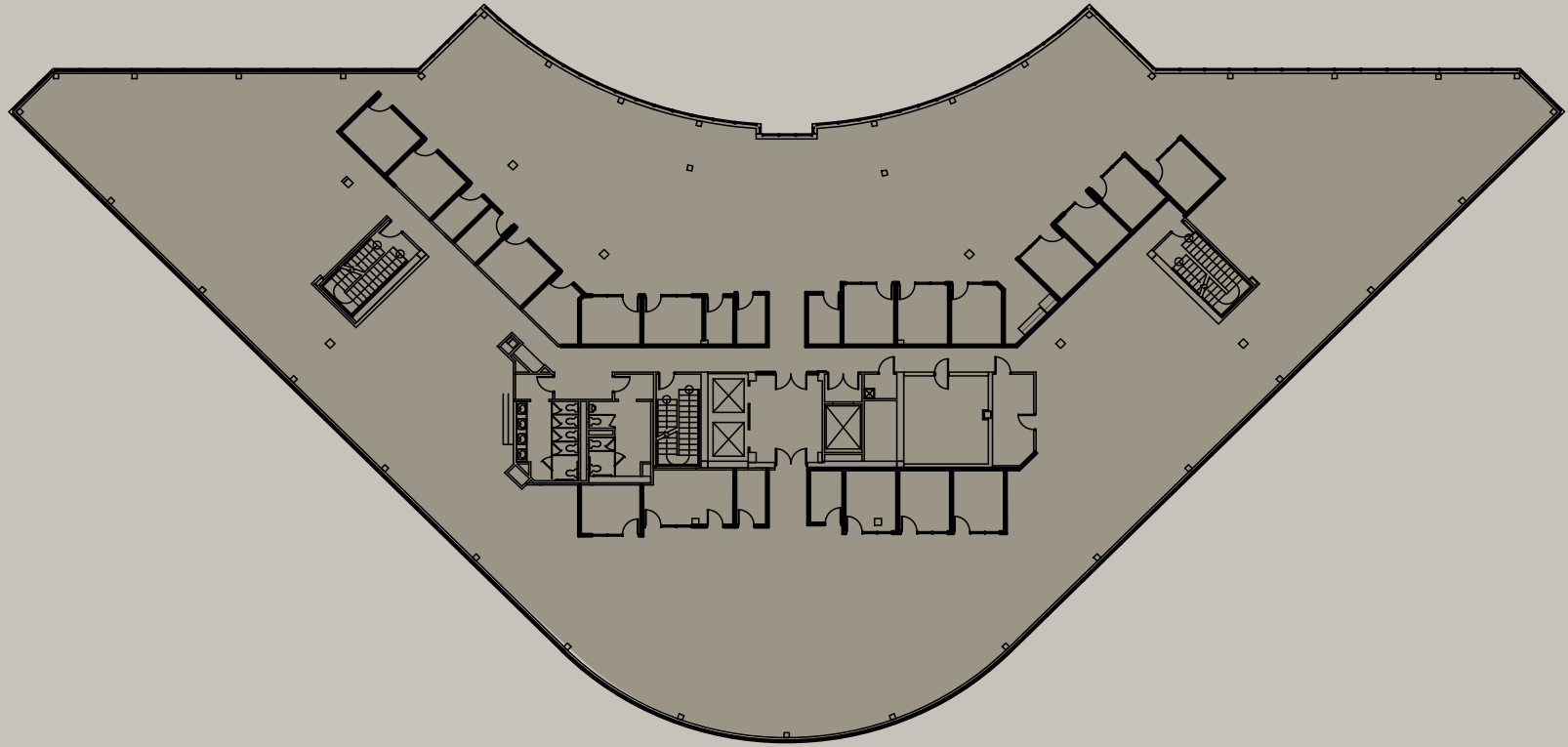
FULL FLOOR



22,693 SF

# FIFTH FLOOR

FULL FLOOR



23,335 SF

# WHY DURHAM, NORTH CAROLINA

## THE FUTURE OF FORWARD-THINKING HEADQUARTERS

As a vibrant hub of innovation, part of the globally recognized Research Triangle, Durham provides access to an exceptionally skilled talent pool. This region has a proven track record of fostering growth, from startups to industry leaders, by providing a deep well of skilled talent. With a strong regional commitment to sustainability and efficiency, Durham provides the strategic foundation for companies ready to lead and create new opportunities.



# THINGS TO DO

## BEYOND THE OFFICE



### DURHAM BULLS

The Durham Bulls, a Minor League Baseball team based in Durham, North Carolina, are a beloved institution and a cornerstone of the city's revitalized downtown. Playing as the Triple-A affiliate of the Tampa Bay Rays, the Bulls have a rich history, famously depicted in the movie "Bull Durham," and consistently draw large and enthusiastic crowds to their home games at the Durham Bulls Athletic Park. Known for their exciting baseball, family-friendly atmosphere, and community involvement, the Bulls contribute significantly to Durham's vibrant culture and economic vitality.



### DPAC

The Durham Performing Arts Center (DPAC) in Durham, North Carolina, is a premier entertainment venue renowned for its diverse programming and state-of-the-art facilities. As one of the top-ten most-attended theaters in the United States, DPAC hosts a wide array of performances, including Broadway shows, concerts by renowned musicians, comedy acts, and family-friendly entertainment. Its modern design and intimate setting create an exceptional experience for both performers and audiences, contributing significantly to the cultural vibrancy and economic growth of the Durham community.

# THINGS TO DO

## BEYOND THE OFFICE



### DURHAM CENTRAL PARK

Central Park in Durham, North Carolina, is a vibrant, multi-use public space that anchors the city's downtown. Once a derelict industrial site, it has been transformed into a thriving hub featuring an amphitheater for concerts and events, a diverse playground for children, walking trails, and grassy areas perfect for picnics and relaxation. The park also houses the Durham Farmers Market, offering fresh produce and local goods, and is surrounded by restaurants and businesses, contributing to a lively atmosphere and serving as a vital community gathering place.



### CAROLINA THEATRE

The Carolina Theatre in Durham, NC, is a historic and beloved cultural landmark, offering a diverse range of programming for over 90 years. This beautifully restored venue hosts film screenings, live music concerts, dance performances, and theatrical productions, providing a vibrant hub for arts and entertainment in the Triangle area. Beyond its entertainment offerings, the Carolina Theatre is also committed to community engagement, education, and preserving its rich history, making it a vital part of Durham's identity.



### AMERICAN TOBACCO

The American Tobacco Campus in Durham, NC, is a revitalized historic industrial complex that once housed the massive American Tobacco Company. Now a vibrant hub, it seamlessly blends its rich past with a modern present, featuring office spaces, apartments, restaurants, and entertainment venues. This transformation has breathed new life into the city, preserving iconic architecture while creating a dynamic destination that honors Durham's heritage and fosters a thriving community.

# UNIVERSITIES & COLLEGES

DURHAM'S ACADEMIC ADVANTAGE



Duke University offers a wide array of technology-focused programs and opportunities across its various schools and divisions, including highly-ranked engineering disciplines, specialized master's programs, online certifications, and professional development courses. Key areas include Biomedical Engineering, Computer Engineering, Electrical Engineering, and the new Master's of Engineering in Design and Technology Innovation (DTI).



North Carolina Central University (NCCU) offers a range of technology-focused programs, including a Bachelor of Science in Information Technology (BS in IT) with concentrations in Cybersecurity, Data Analytics, and Information and Communications Technology (ICT), and a Master of Arts in Educational Technology. Additionally, NCCU provides a Law and Technology Certificate Program and various career training programs in IT and healthcare-related fields.



Durham Technical Community College offers a wide range of technology-focused programs, including associate degrees and certificate programs in Information Technology (covering areas like cybersecurity, IT & Cloud Systems Administration, IT Service and Support, Network Management, Software Development, and Web Development), and Building, Engineering, & Skilled Trades (including Architectural Technology, Automotive Systems Technology, Biomedical Equipment Technology, Electrical Systems Technology, Electronics Engineering Technology, Industrial Systems Technology, and Computer-Integrated Machining).





# DISCOVER DURHAM & BEYOND

YOUR GATEWAY TO THE PROSPEROUS TRIANGLE

Your detailed reference for understanding the strategic landscape surrounding Meridian Parkway and the greater Durham-RTP corridor



- Key Points
- University & Colleges
- Misc

# STRATEGICALLY LOCATED

THE FUTURE OF YOUR BUSINESS

This prime location is situated in the Research Triangle Park (RTP) area, which is recognized as the largest scientific research park in the U.S. and a major hub for technology, research, and innovation.

With EV charging stations, wireless connectivity in lobby and outdoors, convenient micro markets and vending, on-site car detailing services, and professional dry cleaning and tailoring services; 520 Meridian Parkway fosters a productive and balanced work-life experience within the vibrant Meridian Corporate Center.



# ELEVATE YOUR ENTERPRISE

DISCOVER YOUR NEXT HEADQUARTERS  
AT 2520 MERIDIAN PARKWAY

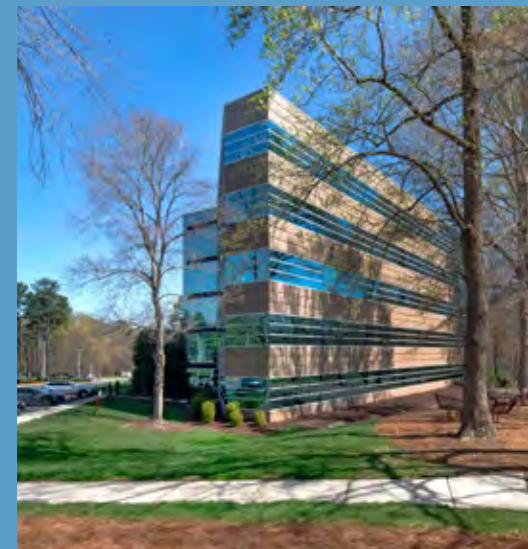


## INNOVATION THRIVES HERE. YOUR FUTURE, CENTERED IN THE RESEARCH TRIANGLE.

Seize the opportunity to position your business at the nexus of innovation and growth. 2520 Meridian Parkway offers more than just office space; it provides a strategic advantage within Durham's thriving Research Triangle Park ecosystem.

Strategically located at the intersection of I-40 and Highway 55, with unparalleled accessibility to Research Triangle Park, Downtown Durham, and RDU International Airport, making commutes and client visits effortless.

Your vision for growth starts at 2520 Meridian Parkway, the vibrant Meridian Corporate Center.









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