



**WALDROP PROPERTIES, LLC**  
Commercial Real Estate Solutions

# Available For Sale Or Lease

**Stand-Alone Office Campus, +/- 39,196 Square Feet**  
**2905 Meridian Parkway, Durham, North Carolina 27713**



- **Offering Price:** \$8,231,160
- **Base Lease Rate:**  
\$20.00 Per Square Foot,  
Triple Net
- **Square Footage:**  
Approximately 39,196  
Square Feet
- **Floor Plan:**  
Please See Below/Attached
- **Acreage:**  
Approximately 9.07 Acres
- **Survey:**  
Please See Below/Attached
- **Parking:** 165 Parking Spaces  
(4.21/1,000)
- **Zoning:**  
O&I (Office & Institutional)
- **PIN:** 0738075602

■ **Location:**  
Approximately 1.3 Miles To I-40

Approximately 9 Miles To  
Raleigh Durham International  
Airport

Approximately 20 Miles To  
Downtown Raleigh

■ **Comments:**  
Campus Setting With  
Courtyard Area With Gazebo

Good Balance Of Hard Walled  
Offices To Open Work Areas

Large Training Room

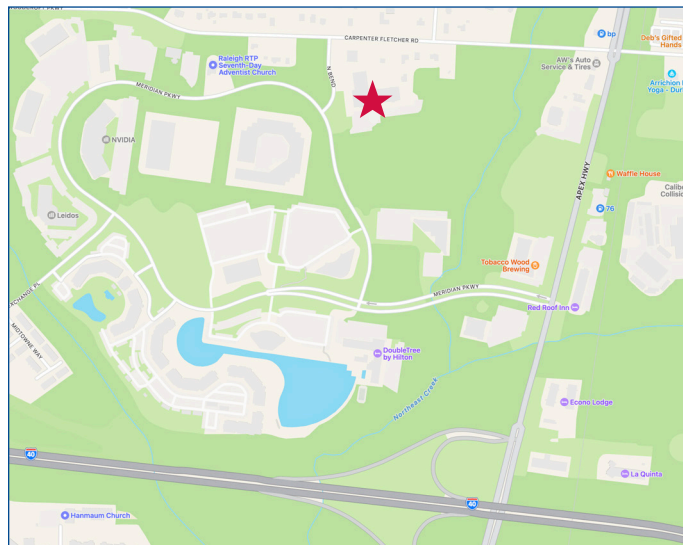
Three Large Conference Rooms

Large Café/Breakroom Area

Fitness Area With Locker  
Rooms

Exterior Basketball Court

■ **Availability:** Current Tenant's  
Lease Expires July 2026. It  
May Be Possible To Negotiate  
An Earlier Occupancy.



**6% Commission Paid On  
A Lease Fully Executed By  
September 30, 2026**

**100% Commission Paid  
At Lease Signing**

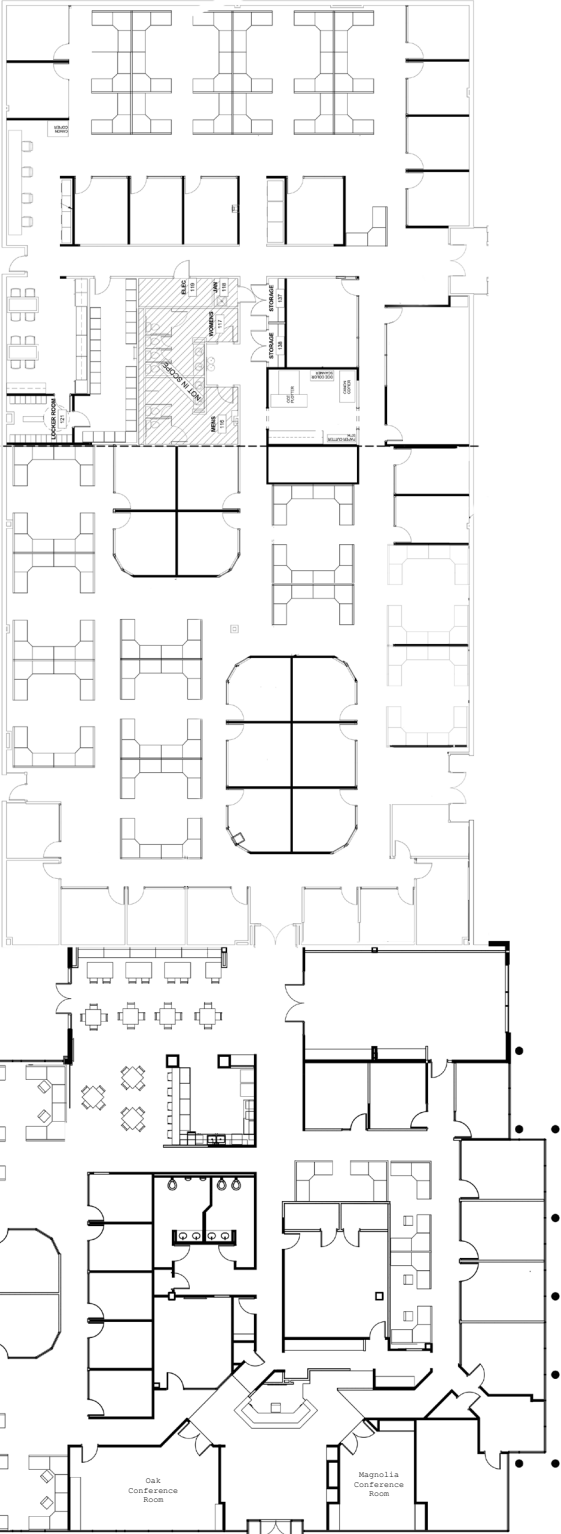
*for more information contact*

**Michael Waldrop at 919-645-1605**  
**michael@wp-cre.com**

3700 Computer Dr., Suite 240  
Raleigh, NC 27609  
Office: 919-645-1605  
Fax: 919-645-1606  
[www.waldropproperties.com](http://www.waldropproperties.com)

The information contained herein has been obtained from sources deemed reliable, however, no representation or warranty, either expressed or implied, is made as to its completeness or accuracy. Prospective buyers or tenants should make their own investigations to ascertain the accuracy of the material contained herein. This offering is subject to change, correction or withdrawal.

# 2905 Meridian Parkway Durham, North Carolina 27713



## Floor Plan

*Disclaimer: Floor Plan Is Considered To Be Accurate; However, The Listing Agency Makes No Warranties And/Or Representations As To The Accuracy. Buyers And Tenants Are Responsible For Confirming Floor Plan And Square Footage.*

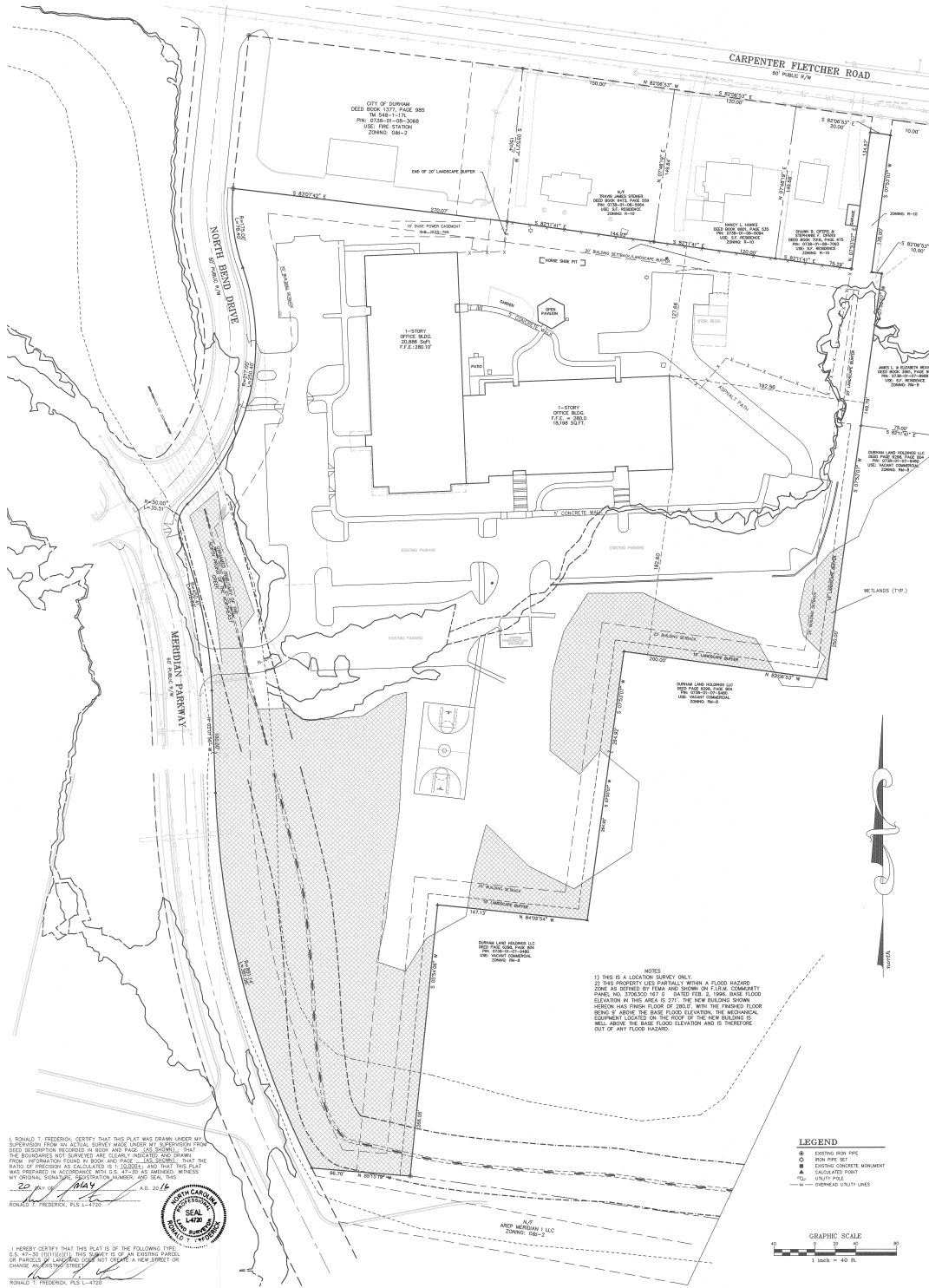
*for more information contact*

Michael Waldrop at 919-645-1605  
michael@wp-cre.com



# 2905 Meridian Parkway

## Durham, North Carolina 27713



### Site Plan



**WALDROP PROPERTIES, LLC**  
Commercial Real Estate Solutions

for more information contact

Michael Waldrop at 919-645-1605  
michael@wp-cre.com

[www.waldropproperties.com](http://www.waldropproperties.com)

# 2905 Meridian Parkway

Durham, North Carolina 27713



Aerial

*for more information contact*

Michael Waldrop at 919-645-1605  
michael@wp-cre.com

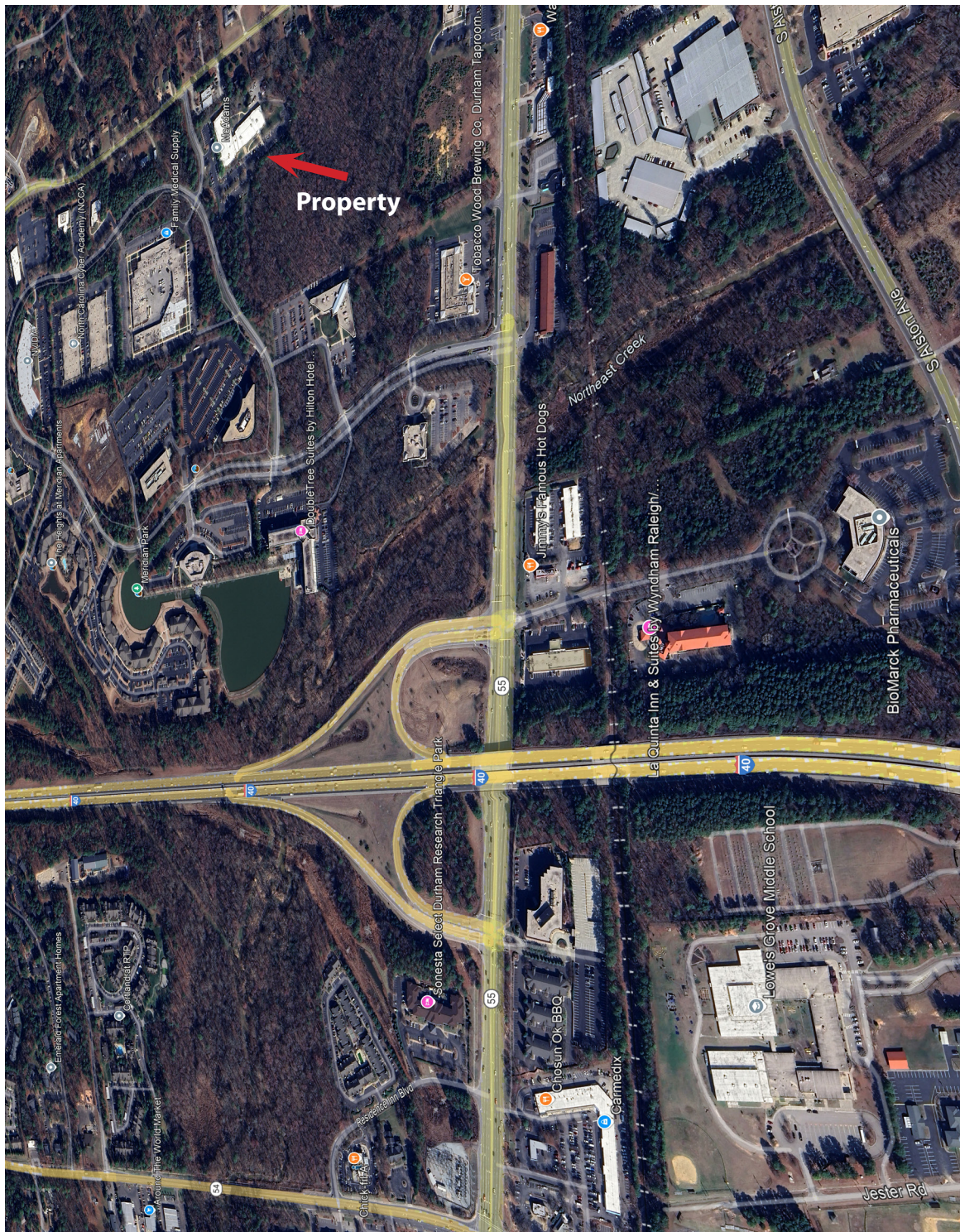
[www.waldropproperties.com](http://www.waldropproperties.com)



WALDROP PROPERTIES, LLC  
Commercial Real Estate Solutions

# 2905 Meridian Parkway

Durham, North Carolina 27713



Aerial

*for more information contact*

Michael Waldrop at 919-645-1605  
michael@wp-cre.com

[www.waldropproperties.com](http://www.waldropproperties.com)



WALDROP PROPERTIES, LLC  
Commercial Real Estate Solutions