

YORKSHIRE PLACE

4307 Emperor Boulevard | Durham, NC 27703

SPEC
SUITE
COMING
SOON



NAITRI PROPERTIES

YORKSHIRE PLACE

4307 Emperor Boulevard | Durham, NC 27703

A THREE-STORY OFFICE BUILDING LOCATED IN THE AWARD-WINNING IMPERIAL CENTER BUSINESS PARK. MINUTES FROM I-40, I-540, RDU AIRPORT AND NUMEROUS SURROUNDING AMENITIES.

BUILDING SIZE 81,145 RSF

AVAILABLE SPACE

- Spec Suite 125 - 2,310 RSF, delivers 6/15/26
- Suite 200 - 5,368 RSF, divisible to 1,580 RSF
- Suite 300 - 27,822 RSF, divisible to 5,158 RSF

RENTAL RATE \$29.50 PSF, Full Service

EXTERIOR Steel structure in brick veneer and reflective glass

HVAC Variable air volume (VAV) HVAC system

PARKING RATIO 5 spaces per 1,000 RSF

AMENITIES

- Recent exterior and lobby renovations
- Men's and women's showers and lockers
- 3 minute walk to Chelsea Café
- Food Trucks 1 minute walk
- Numerous walkable food options within 5-10 minutes, including Starbucks, Mez, Lulu Bang Bang, Page Road Grill, First Watch, Moe's, Jimmy John's, and dining options at the Sheraton, including Seasons, Gathering, and &More.
- Central Pines conference facility with seating up to 95 located on the first floor
- Volleyball and Basketball courts
- 4-mile paved jogging trail
- On-site management
- Silver LEED Certified for energy efficiency
- Existing generator pad available



View Chelsea Café Menu

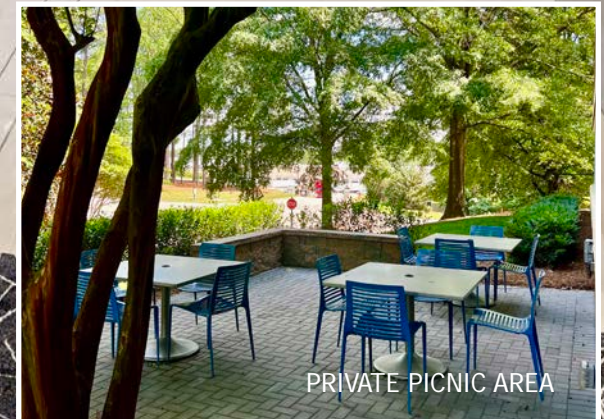


LEASING CONTACT

ROBIN ROSEBERRY ANDERS, SIOR | 919.369.6713 | randers@triprop.com

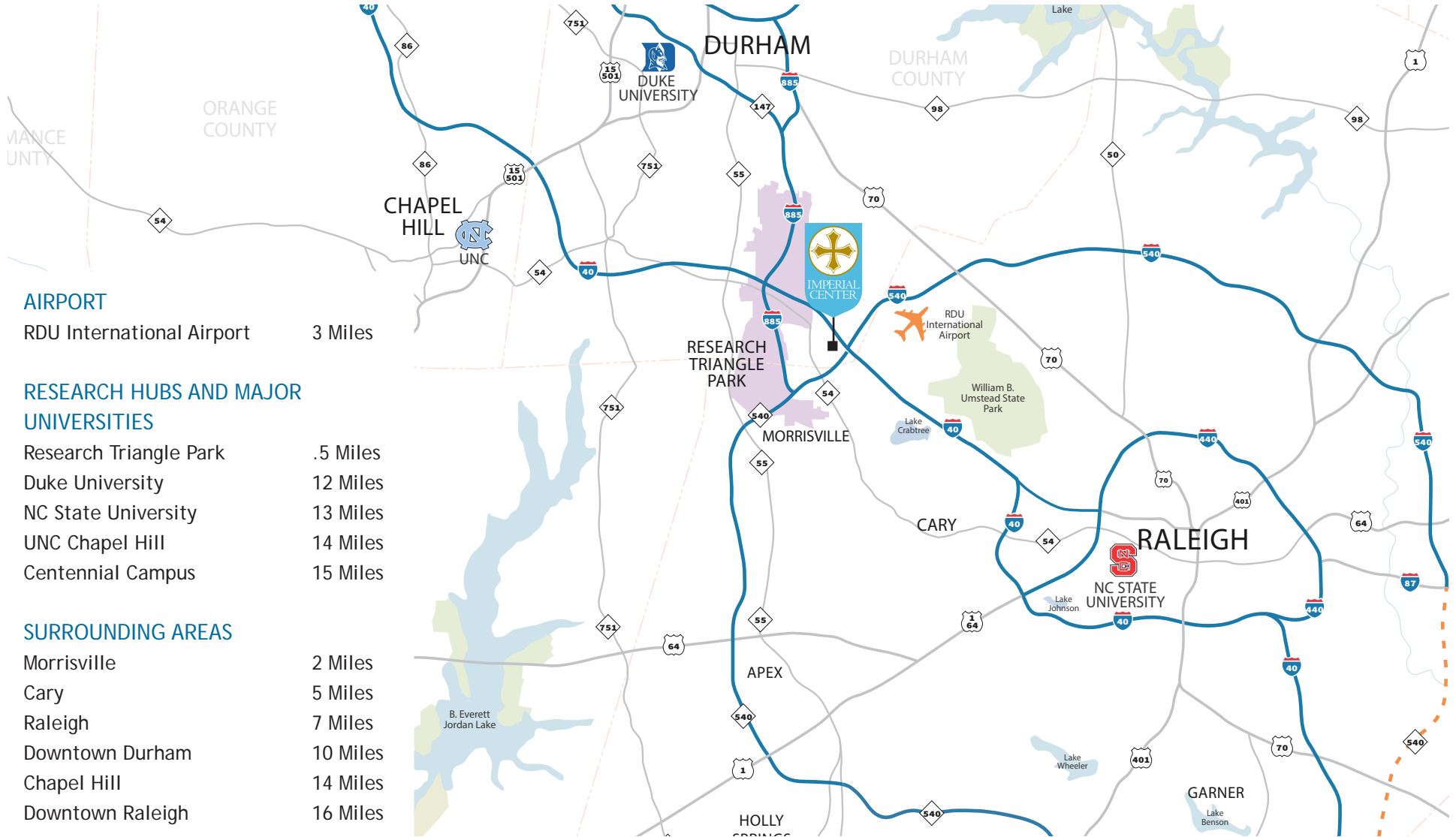
LEE BISHOP | 919.609.6331 | lbishop@triprop.com

THOMAS FLYNN | 704.999.8504 | tflynn@triprop.com



PRIVATE PICNIC AREA

TRIANGLE REGION



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5425 Page Road, Suite 100
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LOCATION AERIAL



RALEIGH DURHAM
INTERNATIONAL
AIRPORT

DOWNTOWN
RALEIGH

NORTH
RALEIGH

RTP,
DOWNTOWN DURHAM,
CHAPEL HILL



IMPERIAL CENTER
BUSINESS PARK



MORRISVILLE,
CARY

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FLOURISHING COMMUNITY

Imperial Center Business Park's iconic location boasts incomparable amenities. Its mature and lush tree lined network offers an escape to nature for rejuvenating breaks, exercise, and team-building activities, including a basketball and volleyball court. Within 5-10 minutes, one can walk to the gym, hotels, and many cuisine options. Surrounding communities all come to satisfy their foodie cravings at Imperial Center's premier restaurants and food truck rodeos. Come see why this park has it all.

456 Acres

Employs ~8,000 people

Over 4.7 million square feet

Office

Lab/R&D

Flex

Warehouse

Dining

Banking

Hotels

Multifamily

Gym

4 miles paved walking/jogging trail

Fitness stations

Basketball Court

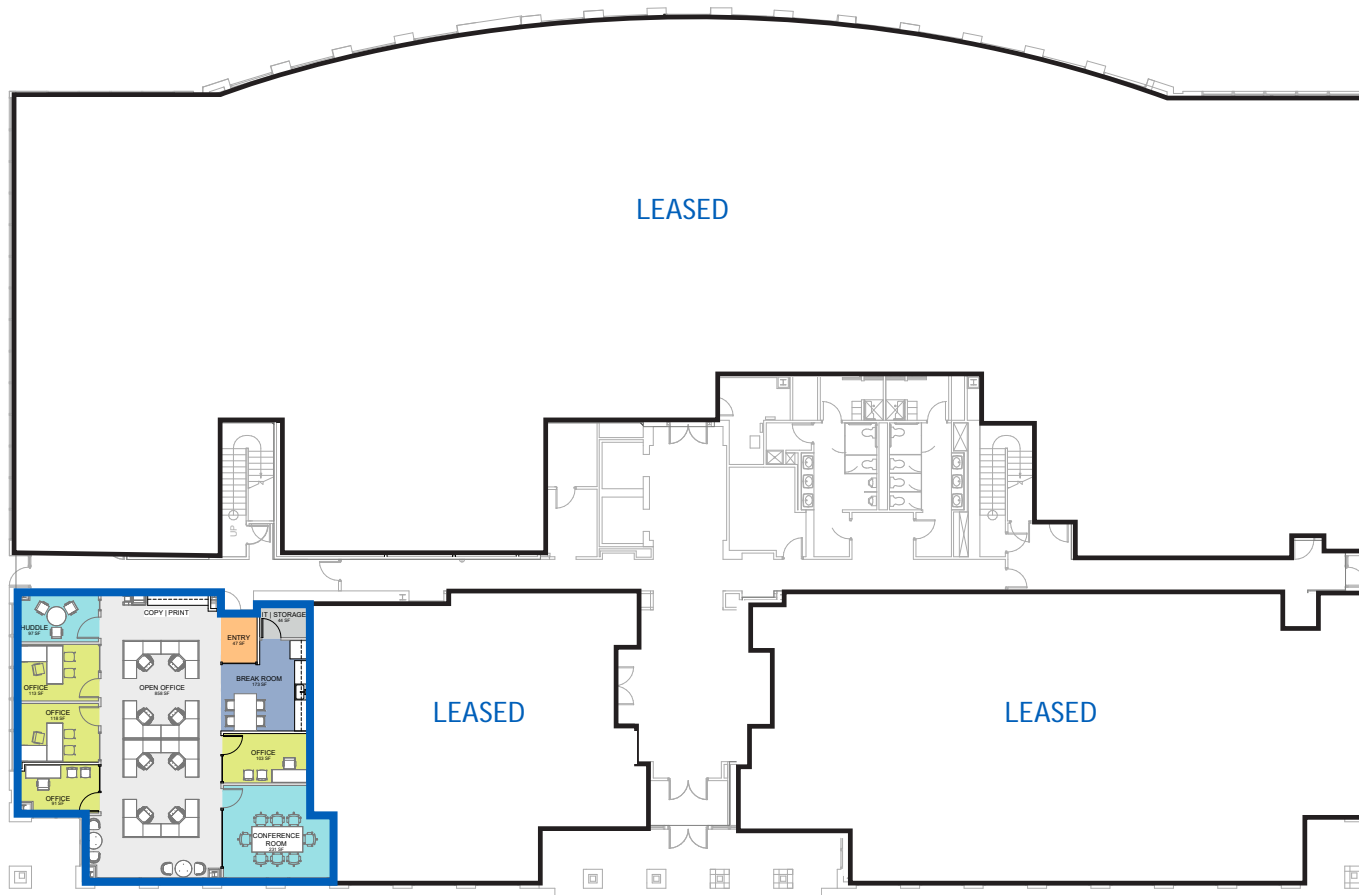
Volleyball Court

Bus stops

EV Charging Stations

FLOOR PLAN

First (1st) Floor



Spec Suite 125
2,310 RSF

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FLOOR PLAN

First (1st) Floor



Spec Suite 125
2,310 RSF
Furniture not included

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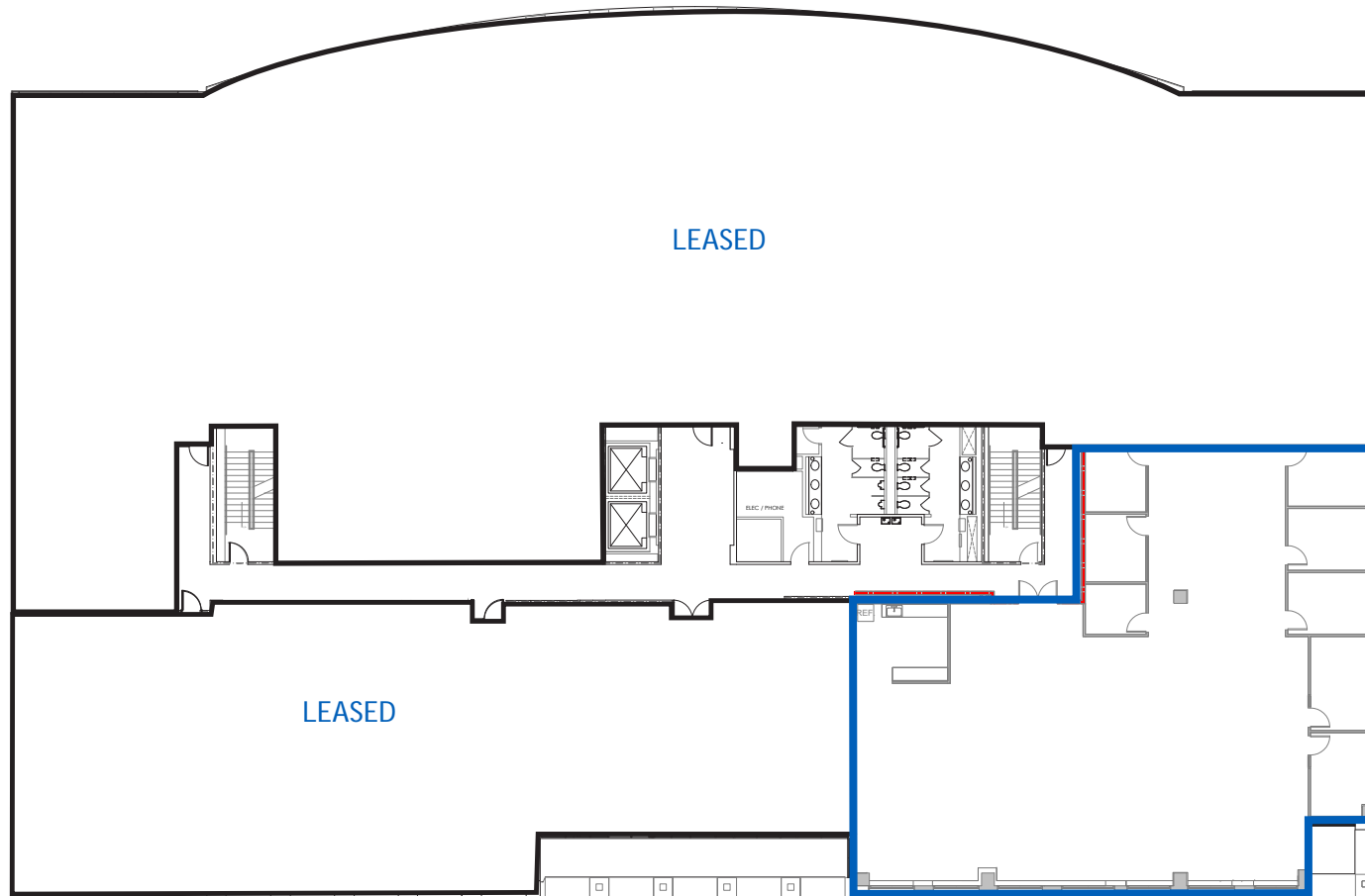
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FLOOR PLAN

Second (2nd) Floor



Suite 200
5,346 RSF
Divisible to 1,580 RSF

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FLOOR PLAN

SAMPLE PLANS

Second (2nd) Floor



Suite 200
Sample Plans
5,346 RSF
Furniture not included

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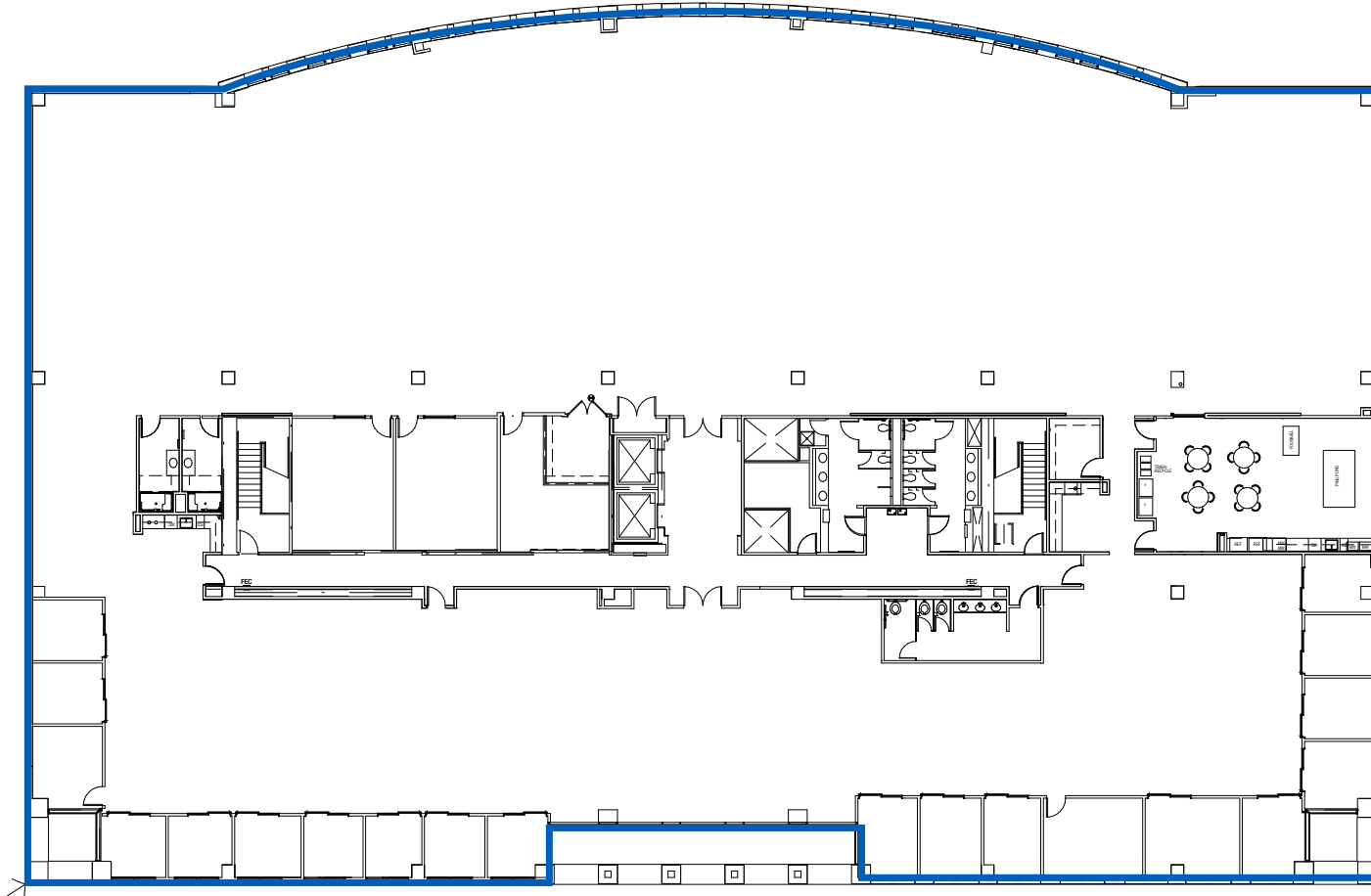
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FLOOR PLAN

Third (3rd) Floor



Suite 300
27,822 RSF
Private restrooms and showers

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FLOOR PLAN

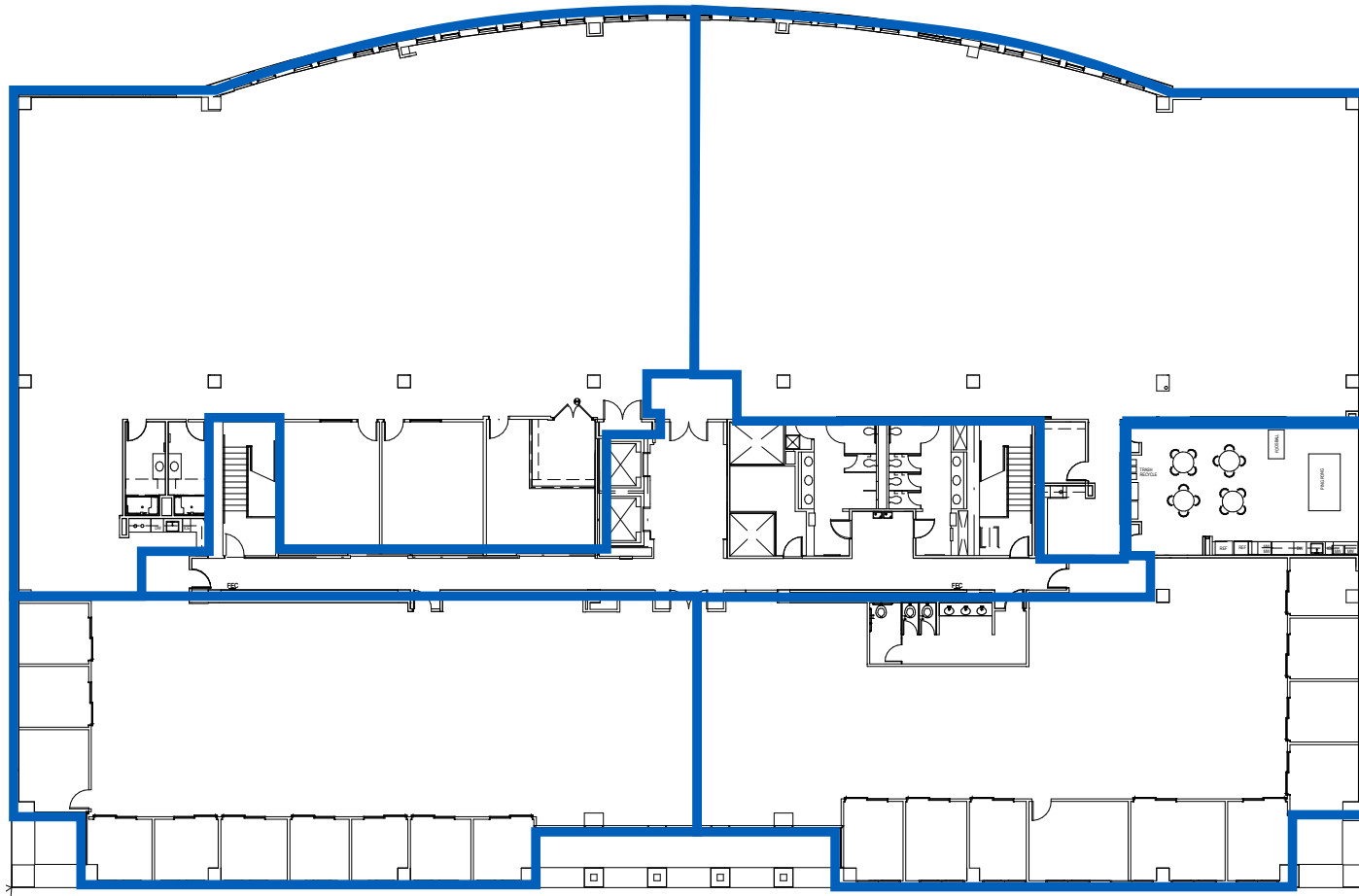
Third (3rd) Floor

Suite A
9,024 RSF

Suite B
7,278 RSF

Suite A
5,158 RSF

Suite A
6,362 RSF



Suite 300
Sample Subdivide Plan
27,822 RSF

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AMENITIES

1 IMPERIAL CORNERS

DINING

Arby's
Bojangles
Greek Cuisine
Jimmy John's
LuLu Bang Bang
McDonald's
Mez
Page Road Grill
Randy's Pizza
Starbucks
Thai Indian
Tropical Smoothie Cafe
Wok 'n Grille
Zaxby's

2 IMPERIAL CENTER

DINING

Chelsea Café
Imperial Center Food Truck Rodeo
Seasons Restaurant - Sheraton
&More grab-and-go café - Sheraton
Gatherings full bar - Sheraton

HOTELS

Fairfield by Marriott
Sheraton Imperial
Spring Hill Suites
Wingate by Windham

OTHER

Fitness Connection
Sheraton Convention Center
Sheraton conference facility
NEW! Central Pines conference facility

3 CHURCHILL COMMONS

DINING

Chipotle
Farmside Kitchen
Firehouse Subs
First Watch
Moe's Southwest Grill
Panera Bread

4 SHILOH CROSSING

DINING

Bruegger's Bagels
Jake's Wayback Burgers
Naga's South Indian Cuisine
Manhattan Cafe
Urban Noodle

BANKING

Coastal Federal Credit Union
State Employee's Credit Union
Truist

OTHER

NEW! Estes Conference Center
FedEx Print & Ship Center
Lyla Jones Cake Studios
Page Road Dry Cleaners
Whole Life Chiropractic

BANKING

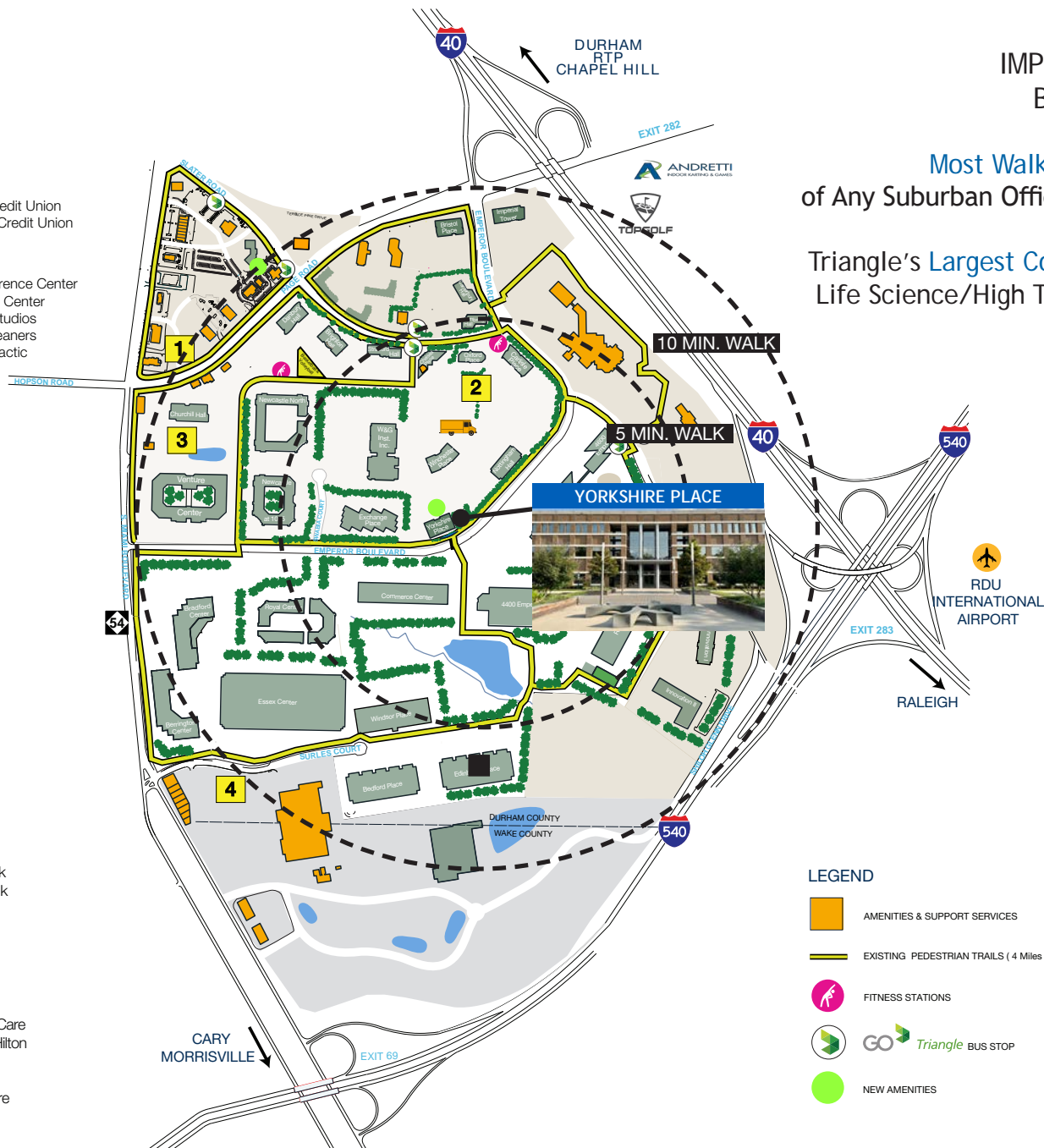
Bank of America
First Citizens Bank
First National Bank

OTHER

AT&T

OTHER

Concentra Urgent Care
Home2 Suites by Hilton
P4S Golf
Sabzi Mandi
True Vision Eye Care
Walmart








IMPERIAL CENTER BUSINESS PARK

Most Walkable Amenities
of Any Suburban Office... Anywhere

Triangle's Largest Concentration of
Life Science/High Tech Companies

LEGEND

-  AMENITIES & SUPPORT SERVICES
-  EXISTING PEDESTRIAN TRAILS (4 Miles)
-  FITNESS STATIONS
-  GO **Triangle** BUS STOP
-  NEW AMENITIES

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AREA ACCOLADES & RESEARCH HUBS

Imperial Center is Raleigh-Durham's most notable premier business park, boasting almost 4 million square feet of mixed-use space on 465 landscaped acres. Convenient access to the area's main transportation highways, Interstates 40 and 540 connect Imperial Center to primary residential communities, the Raleigh-Durham International Airport and Research Triangle Park.



\$1.14 billion in research annually
#5 ranked public university nationally (US News and World Report)
#5 for federal research among universities
12th largest US research university in volume and annual expenditures



#8 ranked university nationally (US News and World Report)
\$1 billion+ annually invested in research and development

NC STATE UNIVERSITY

Largest four-year institution in NC
8th largest recipient of industry-sponsored research among public universities without a medical school
Centennial Campus - 1,000+ acre campus with 60 corporate, non-profit and government partners and over 2,500 employees



65,000+ Employees
300+ Companies
\$300 million invested annually



REGIONAL OVERVIEW



EXPONENTIAL POPULATION GROWTH

Considered the fastest-growing region in the state, the Raleigh/Durham/Research Triangle region has a population of over 2 million and has grown by more than 40% in the last 20 years. The area is expected to grow at an even faster rate in the next decade. Within the Triangle region, Wake County is the largest and fastest-growing area with a population of more than 1,072,000, adding approximately 65 people per day.

DIVERSIFIED EMPLOYMENT BASE

At the heart of the region's success lies a diverse and growing blend of people and cultures from every corner of the globe. The region's quality growth and ability to mix native traditions and newcomer influences have shaped a population full of vitality, diversity, and prosperity. This talent-attractive environment boasts one of the most highly educated and diverse workforces in the nation. With more than 46 percent of its 25-or-older population holding a bachelor's degree or higher, it's no wonder Forbes magazine ranked Raleigh as one of the best cities for new college grads.

INNOVATION

As the home of three nationally renowned research universities, the Triangle has garnered a reputation for innovation and entrepreneurship. The Research Triangle region utilizes a triple helix business model in which leaders from the area's businesses, government, and major research universities work together to transform business practices; acquire and develop the latest technology to enable new companies and industries to thrive.

QUALITY OF LIFE

The low cost of living, quality health care, and ready access to abundant recreational activities make the Triangle region a desirable place to start or relocate a business. Centrally located between the majestic Blue Ridge Mountains to the west and the legendary Outer Banks/Atlantic coast to the east, the Triangle enjoys a favorable climate year-round. Tropical air in the summer and mild temperatures in the winter keep the mean annual temperature at a comfortable 60 degrees.

TOP BUSINESS CLIMATE

Anchored by one of the nation's largest research parks and three nationally renowned research universities, the Research Triangle area consistently ranks among the nation's best economies year after year. Industry giants in pharmaceuticals, computer software, telecommunications, cleantech, and biotechnology dot the landscape, helping to fuel thriving retail sales and entrepreneurial success. In recent years, Apple, Google, and Nike announced headquarter expansion plans into the Triangle market.

CONSISTENT EMPLOYMENT GROWTH

The Triangle area has had consistently low unemployment rates and high job growth rates. The area's unemployment is consistently below the state and national rates. The metro area's economic success is most evident in the rising incomes of its residents. The region's per capita income has long outstripped the state's per capita income, and this solid economic performance is projected to continue to increase over the next 15 years.