

BRISTOL PLACE

4819 Emperor Boulevard | Durham, NC 27703



NAI TRI PROPERTIES

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A four-story Class A office building located in the award-winning Imperial Center Business Park. Minutes from I-40, I-540, RDU Int'l Airport and numerous walkable amenities.

BUILDING SIZE	Approximately 106,438 RSF
AVAILABLE SPACE	Suite 200 - 17,331 RSF, divisible to 2,888 RSF Suite 320 - 5,388 RSF, Plug-and-play Suite 300 - 12,796 RSF, Available 1/1/2027
RENTAL RATE	\$30.50 PSF, Full Service
TI ALLOWANCE	Available
SIGNAGE	Available, Highly visible from I-40
LEASE TERM	Flexible
PARKING RATIO	4 spaces per 1,000 SF with on-site deck parking
HIGHLIGHTS	• Newly renovated lobby and outdoor seating • Convenient deck parking • Men's and women's showers and lockers • LEED Gold® certified project • Walkable to the Sheraton Imperial hotel's convention center, event and meeting space options, Seasons Restaurant, grab-and-go market café, and full bar • Adjacent to 4-mile paved walking/jogging trail • Central Pines and Estes Conference Center located in the park, accommodating up to 95 • Numerous walkable amenities within 5-10 min including Starbucks, Mez, Chelsea Café, Lulu Bang Bang, Page Road Grill, First Watch, Jimmy John's, Imperial Center Food Trucks, and Moe's Southwest Grill



LEASING CONTACT

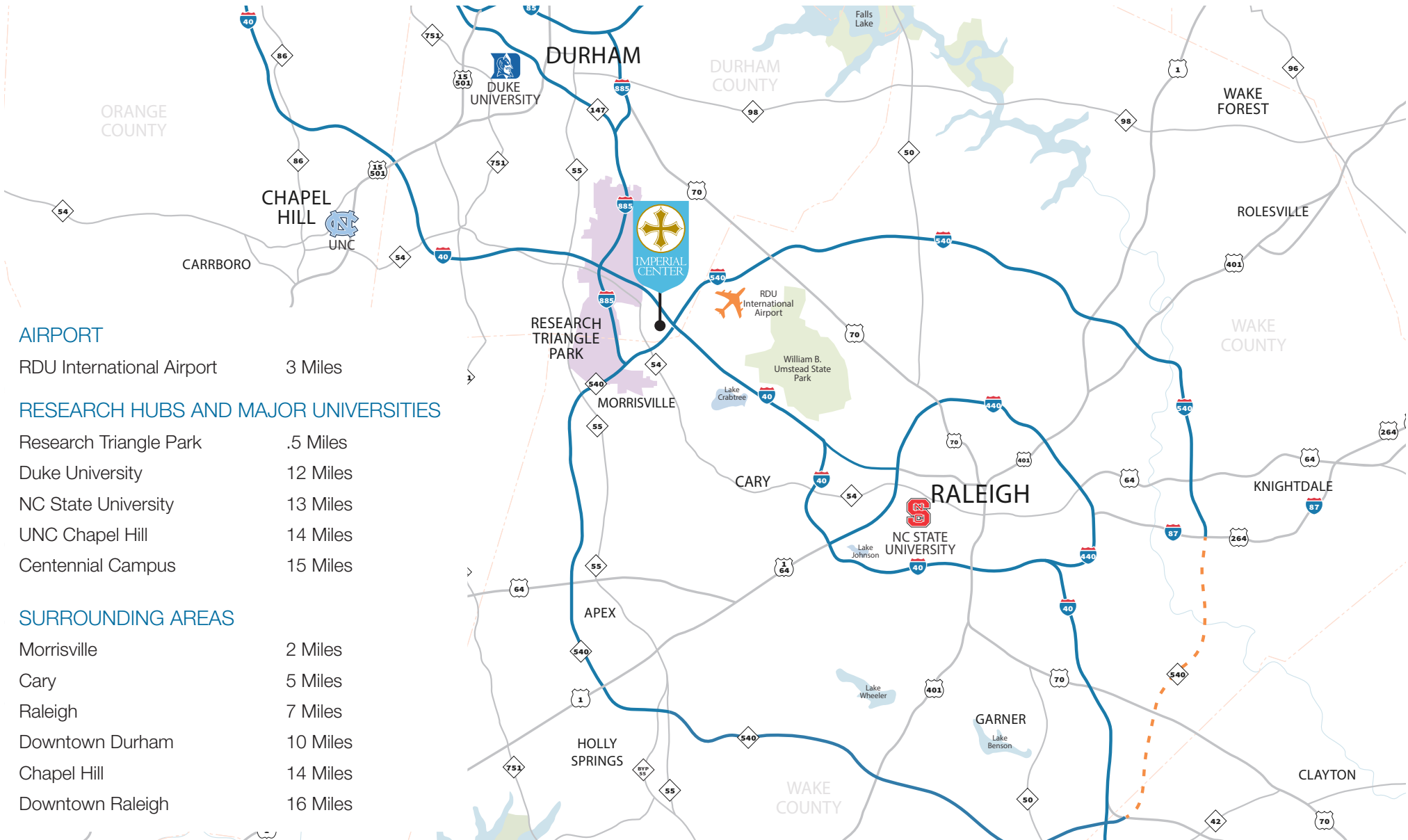
ROBIN ROSEBERRY ANDERS, SIOR | 919.369.6713 | randers@triprop.com

LEE BISHOP | 919.609.6331 | lbishop@triprop.com

THOMAS FLYNN | 704.999.8504 | tflynn@triprop.com

NAI TRI PROPERTIES

TRIANGLE REGION



LEASING CONTACT

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NATRI PROPERTIES

5425 Page Road, Suite 100

Durham, NC 27703

919.941.5745 | triprop.com

LOCATION AERIAL



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5425 Page Road, Suite 100
Durham, NC 27703
919.941.5745 | tripnop.com

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

Sheraton Convention Center and event space

Bus stops

EV Charging Stations

BRISTOL PLACE

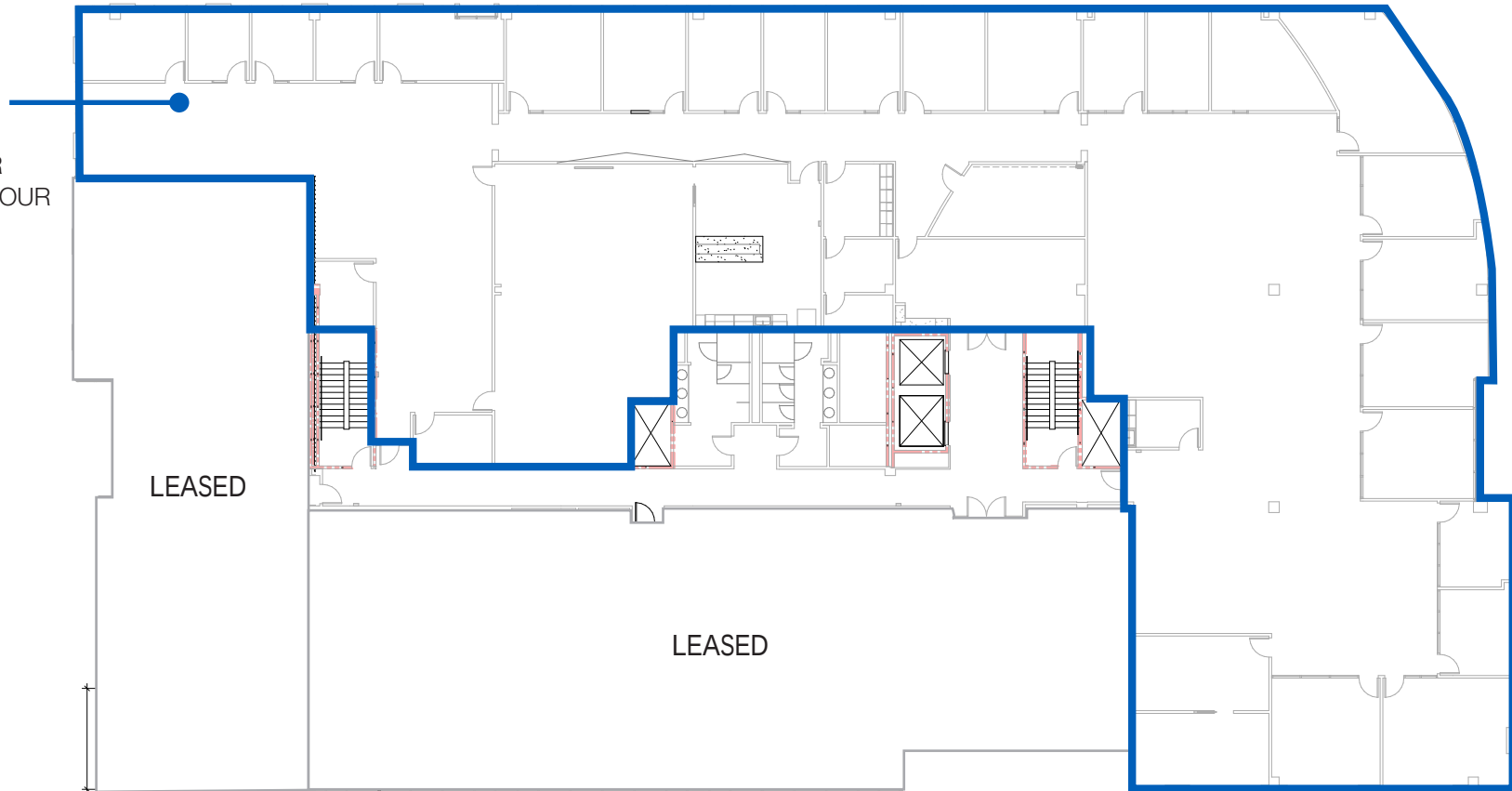
4819 Emperor Boulevard | Durham, NC 27703

Second (2nd) Floor

Suite 200
17,331 RSF



CLICK OR
SCAN FOR
VIRTUAL TOUR



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5425 Page Road, Suite 100

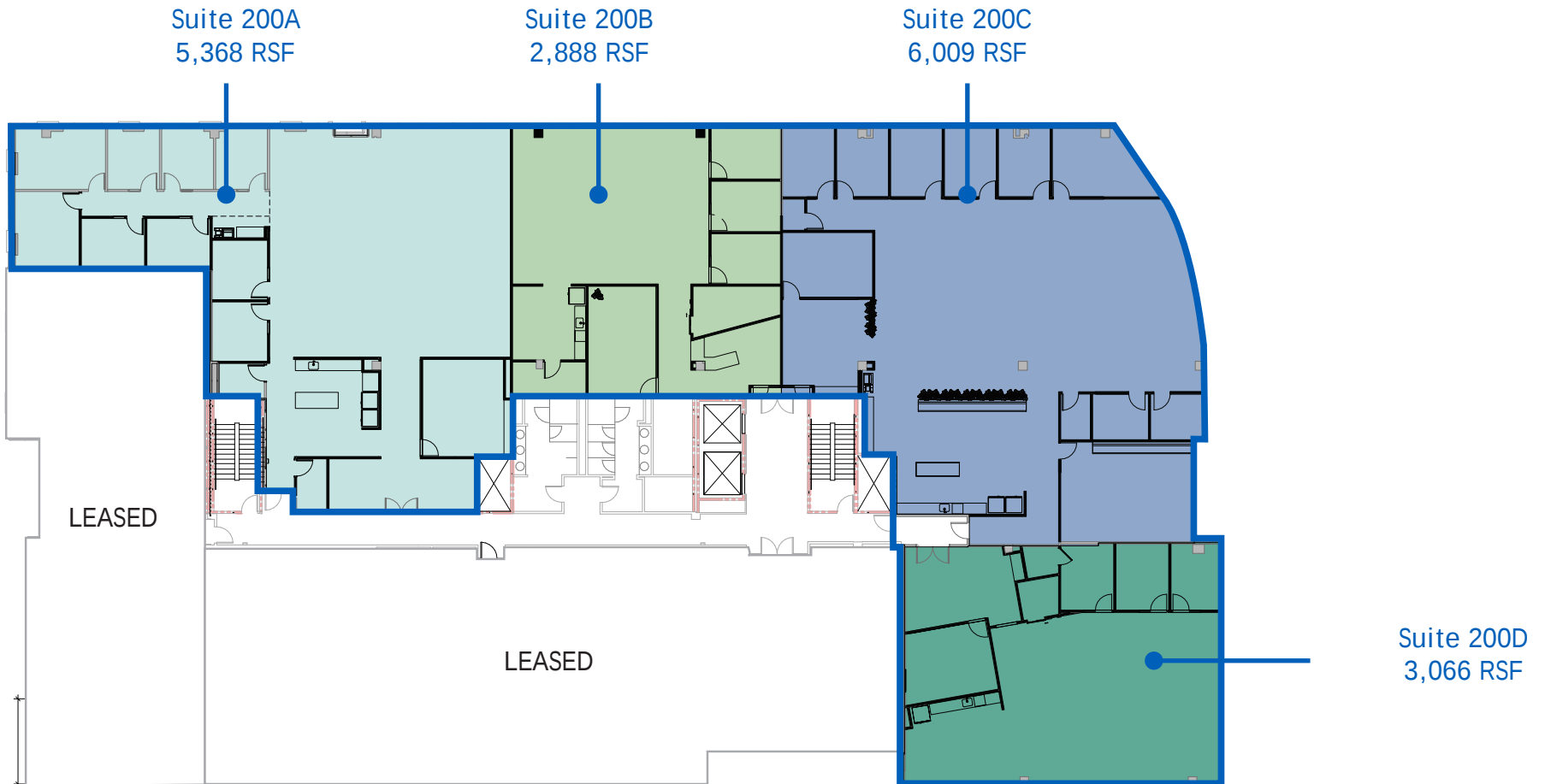
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Second (2nd) Floor Sample Subdivide



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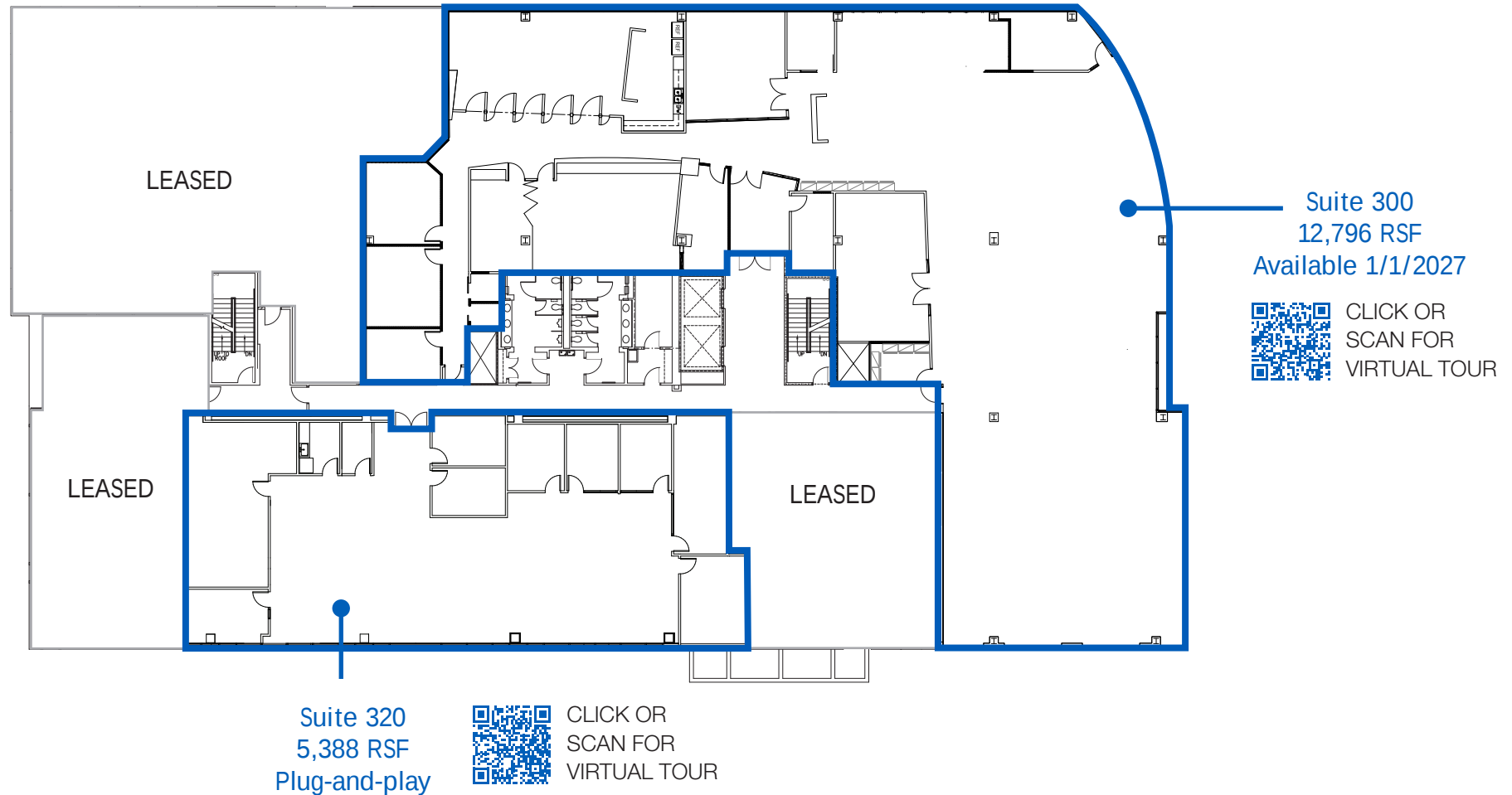
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Third (3rd) Floor



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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
Thali 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

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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.



THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL

\$1.6 billion+ in research annually
Top 5 public university nationally (US News and World Report)
#5 for federal research among universities
Top 10 US research university in volume and annual expenditures

Duke UNIVERSITY

Top 10 nationally ranked universities (US News and World Report)
\$1.2 billion+ annually invested in research and development

NC STATE UNIVERSITY

Largest four-year institution in NC
#6 in research expenditures nationally for public universities without a medical school
Centennial Campus - 1,000+ acre campus with 70+ corporate, nonprofit and government partners and over 3,000+ employees



RESEARCH TRIANGLE PARK

55,000+ Employees
385+ Companies
Billions in ongoing public and private investments

#1

NC NAMED TOP STATE
FOR BUSINESS:
RALEIGH-DURHAM
CNBC
2025

#1

BEST PERFORMING
CITY IN THE US:
RALEIGH
Milken Institute
2025

#1

BEST BUSINESS
CLIMATE
(LARGE METRO):
RALEIGH-CARY
Business Facilities
2025

#1

STEM HUB IN THE
NATION: RTP/
IMPERIAL CENTER
RTP Website
2025

#4

BEST PLACE TO
START A BUSINESS:
DURHAM
WalletHub
2024

#4

INNOVATIVE HUB:
DURHAM
CommercialCafe
2025

#5

LIFE SCIENCES
HUB: **RALEIGH-
DURHAM**
Business Facilities
2025

TOP 10 MOST
EDUCATED CITIES
IN THE US:
RALEIGH
WalletHub
2025



REGIONAL OVERVIEW

EXPONENTIAL POPULATION GROWTH

The Raleigh-Durham-Research Triangle region continues to be one of the fastest-growing areas in the country. The combined statistical area now exceeds 2.4 million residents and has added more than 240,000 people since 2020. Wake County remains the region's largest and fastest-growing county, with a population of approximately 1.25 million and growth of roughly 66 new residents per day, driven largely by domestic and international migration.

DIVERSIFIED EMPLOYMENT BASE

The Triangle's continued success is supported by a diverse and highly educated workforce. The region has seen significant growth in residents with college degrees in recent years, reinforcing its reputation as a talent hub. In the Raleigh metro area, more than 50% of adults hold a postsecondary degree, well above state and national averages, helping attract employers across technology, life sciences, healthcare, and advanced manufacturing sectors.

INNOVATION

Anchored by Duke University, the University of North Carolina at Chapel Hill, and North Carolina State University, the Triangle remains a leading center for research, innovation, and entrepreneurship. Research Triangle Park (RTP)—one of the largest research parks in the United States—includes: 385+ companies and startups, 55,000+ employees, and a strong focus on life sciences, tech, and advanced research industries.

QUALITY OF LIFE

The Triangle offers a high quality of life supported by a relatively moderate cost of living compared to other major tech markets, strong healthcare systems, and abundant recreational opportunities. Centrally located between the Blue Ridge Mountains and the Atlantic Coast, the region provides easy access to outdoor recreation, while a mild climate allows for year-round activity.

TOP BUSINESS CLIMATE

Consistently ranked among the nation's best places to do business, the Triangle benefits from a strong economic base and continued corporate investment. Major employers span pharmaceuticals, software, cleantech, and biotechnology, and thousands of new jobs and billions in investment continue to be announced annually in Wake County alone. Global companies continue to invest in the region. Notable mentions include Apple, which committed \$1 billion to a future RTP campus; FUJIFILM Diosynth Biotechnologies, which announced a \$3.2 billion expansion; and Novo Nordisk, which announced a \$4.1 billion investment.

CONSISTENT EMPLOYMENT GROWTH

The Triangle continues to experience steady employment growth and low unemployment. As of early 2026, the Raleigh area unemployment rate is approximately 3.0%, remaining below the national average. The region's strong labor market, population growth, and highly skilled workforce continue to support long-term economic expansion and rising incomes.