



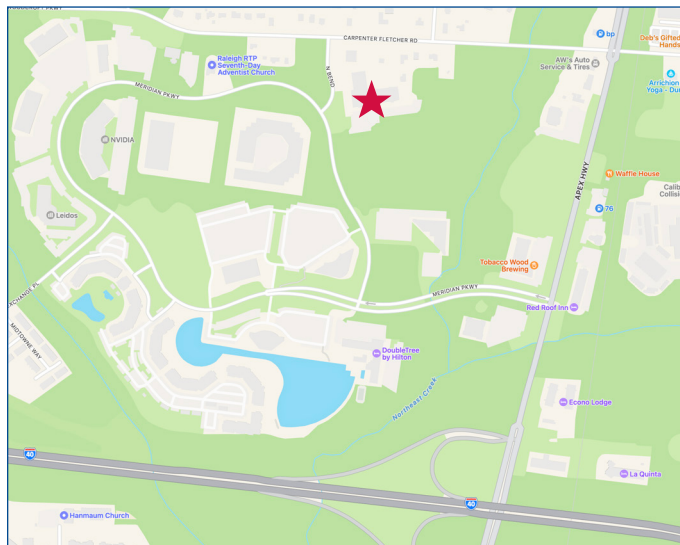
WALDROP PROPERTIES, LLC
Commercial Real Estate Solutions

- **Offering Price:** \$7,645,000
- **Base Lease Rate:**
\$18.00 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.

3700 Computer Dr., Suite 240
Raleigh, NC 27609
Office: 919-645-1605
Fax: 919-645-1606
www.waldropproperties.com

Available For Sale Or Lease

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



**6% Commission Paid On
A Lease Fully Executed By
December 31, 2026**

**100% Commission Paid
At Lease Signing**

for more information contact

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

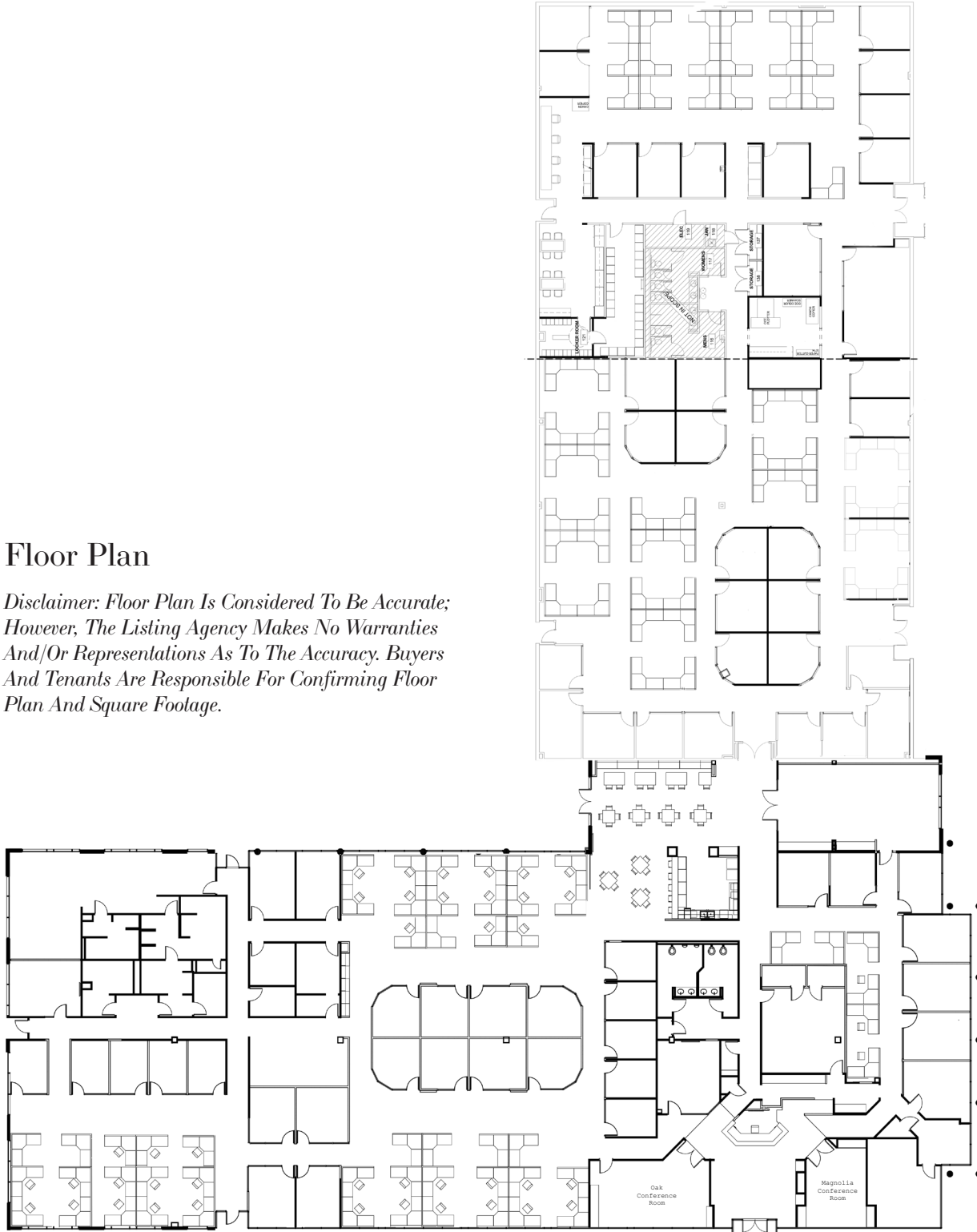
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2905 Meridian Parkway

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.



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Aerial

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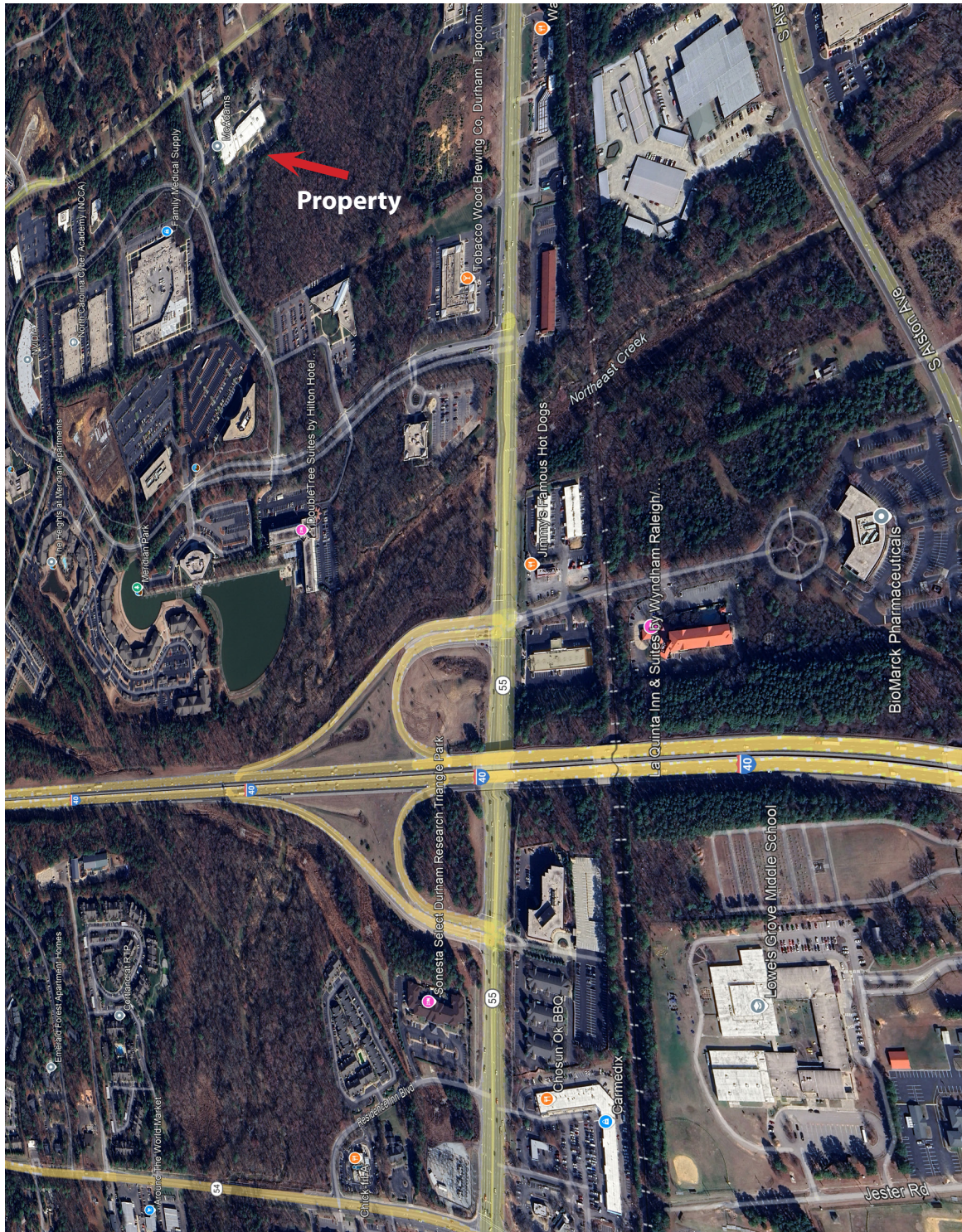
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