

PALLADIAN CORPORATE CENTER

220 & 240 LEIGH FARM ROAD
DURHAM, NC 27707

1,458 UP TO 51,905 RSF AVAILABLE AT PALLADIAN II

INNOVATUS
CAPITAL PARTNERS, LLC

AREP
American Real Estate Partners

FOUNDRY
COMMERCIAL

PALLADIAN CORPORATE CENTER

TWO BEST-IN-CLASS OFFICE ASSETS

Premier retail amenities within a 3-mile radius including The Streets at Southpoint, Meadowmont Village, Renaissance Village, and New Hope Commons

Live-work-play destination Chapel Hill ranks as one of the most affluent areas in the southeast

Running / walking trail on-site with showers and lockers

0.5 mile from historical Leigh Farm Park with greenway trails, disc golf courses, and picnic tables

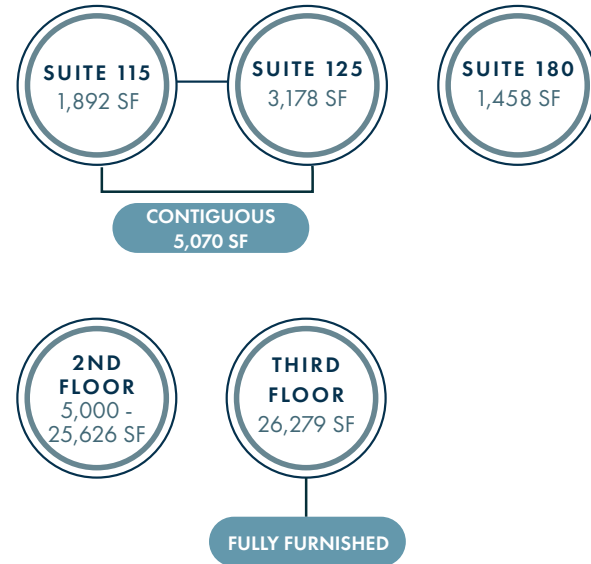
Energy Star Certified &
WELL Health-Safety Certified



PROPERTY HIGHLIGHTS



AVAILABLE SPACE



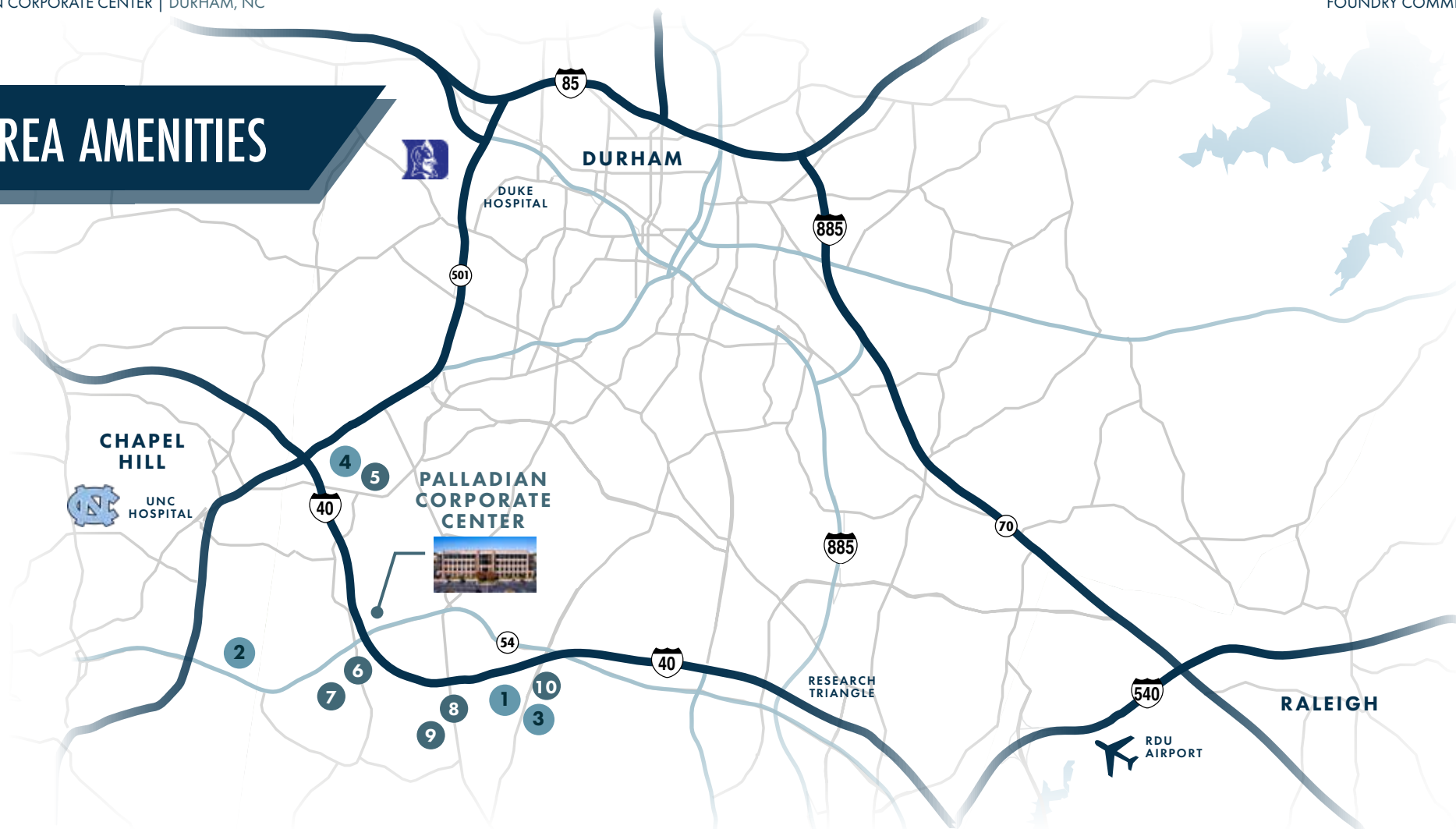
BUILDING	PALLADIAN II
PROPERTY TYPE	CLASS A OFFICE
ADDRESS	240 LEIGH FARM ROAD DURHAM, NC 27707
YEAR BUILT	2007
BUILDING SIZE	100,546 SF
PARKING	4 PER 1,000 SF PARKING RATIO
RATE	\$31.00 PSF, FULL SERVICE + COMPETITIVE TI PACKAGES



PROPERTY PHOTOS



AREA AMENITIES



1 THE STREETS AT SOUTHPOINT

Restaurants

Bonefish Grill
California Pizza Kitchen
Chick-fil-A
Chipotle Mexican Grill
Firebirds Grill
Maggiano's Little Italy
Panera Bread
Rise Biscuits & Donuts
Starbucks
Uncle Julio's

Shopping

Apple Store
Anthropologie
AT&T
Barnes & Noble
Belk
Crate & Barrel
Cole Haan
CVS Pharmacy
HomeGoods
J. Crew
Lululemon

Macy's
Microsoft
Nordstrom
Pottery Barn
Sprint
Verizon Wireless
West Elm
Williams-Sonoma

2 MEADOWMONT VILLAGE

Restaurants

Brixx
Lime & Lemon

Shopping

Harris Teeter

3 RENAISSANCE CENTER

Restaurants

P.F. Chang's
Ruth's Chris Steakhouse
Ted's Montana Grill

Shopping

Best Buy
REI

4 NEW HOPE COMMONS

Restaurants

I Love NY Pizza
Jason's Deli
Philly Steak Factory

Shopping

Ashley Furniture Home
Barnes & Noble
Bath & Body Works
Best Buy
Burlington
Dollar Tree
Five Below

GameStop
GNC
Marshalls
Men's Warehouse
Michaels
Old Navy
Party City
Walmart

ACCOMMODATIONS

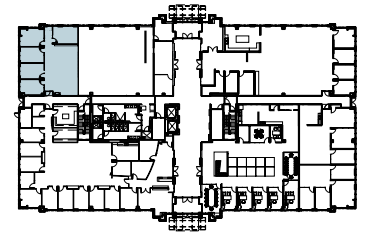
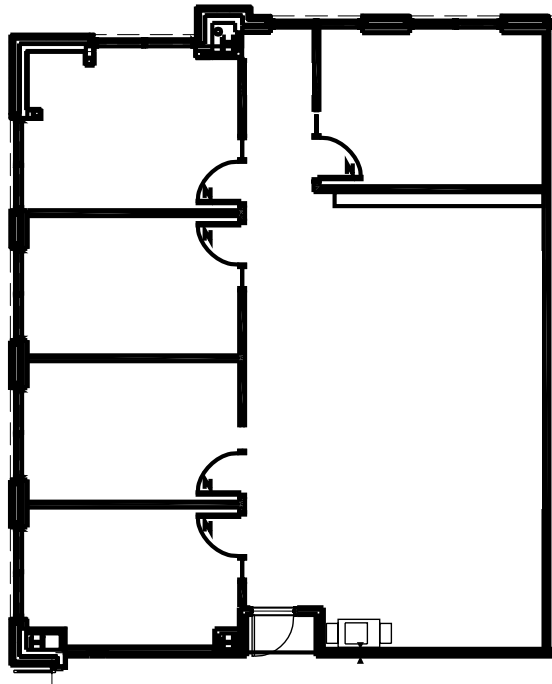
- 5 SPRINGHILL MARRIOTT
- 6 HAMPTON INN & SUITES
- 7 HOLIDAY INN EXPRESS
- 8 FAIRFIELD MARRIOTT
- 9 HYATT PLACE
- 10 HILTON GARDEN INN

AVAILABILITIES

FIRST FLOOR

SUITE 115 | 1,892 SF

AVAILABLE IMMEDIATELY



PATRICK BLACKLEY

919.274.9323

patrick.blackley@foundrycommercial.com

JANE DOGGETT, CCIM

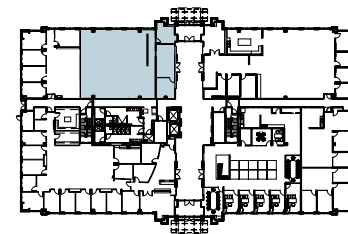
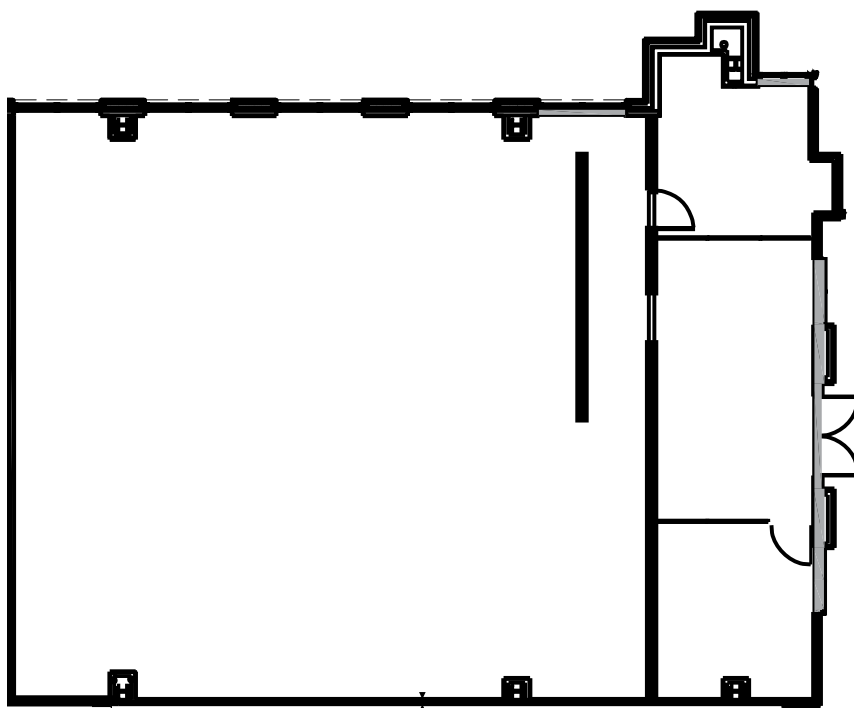
919.625.8828

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AVAILABILITIES

FIRST FLOOR

SUITE 125 | 3,178 SF



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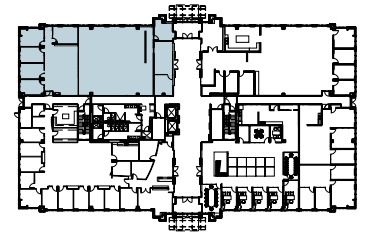
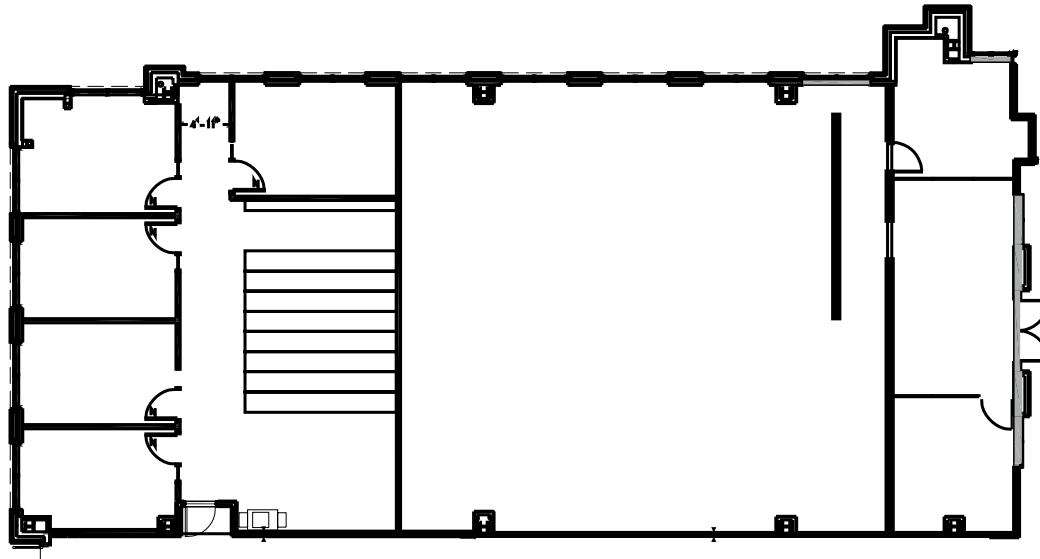
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AVAILABILITIES

FIRST FLOOR

SUITES 115 & 125 | 5,078 SF



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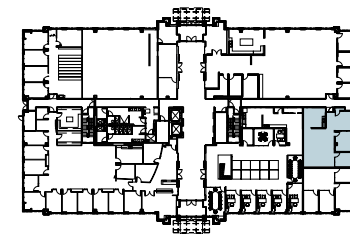
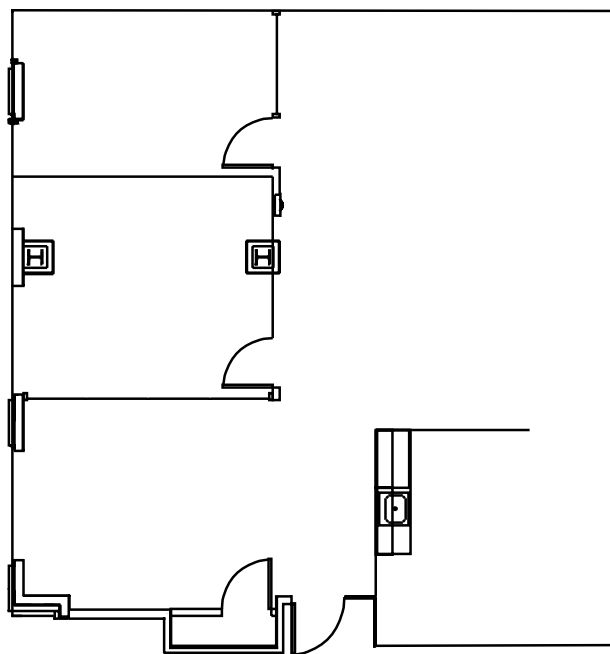
jane.doggett@foundrycommercial.com

AVAILABILITIES

FIRST FLOOR

SUITE 180 | 1,458 SF

AVAILABLE IMMEDIATELY



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AVAILABILITIES

SECOND FLOOR

5,000 - 25,626 SF (DIVISIBLE)



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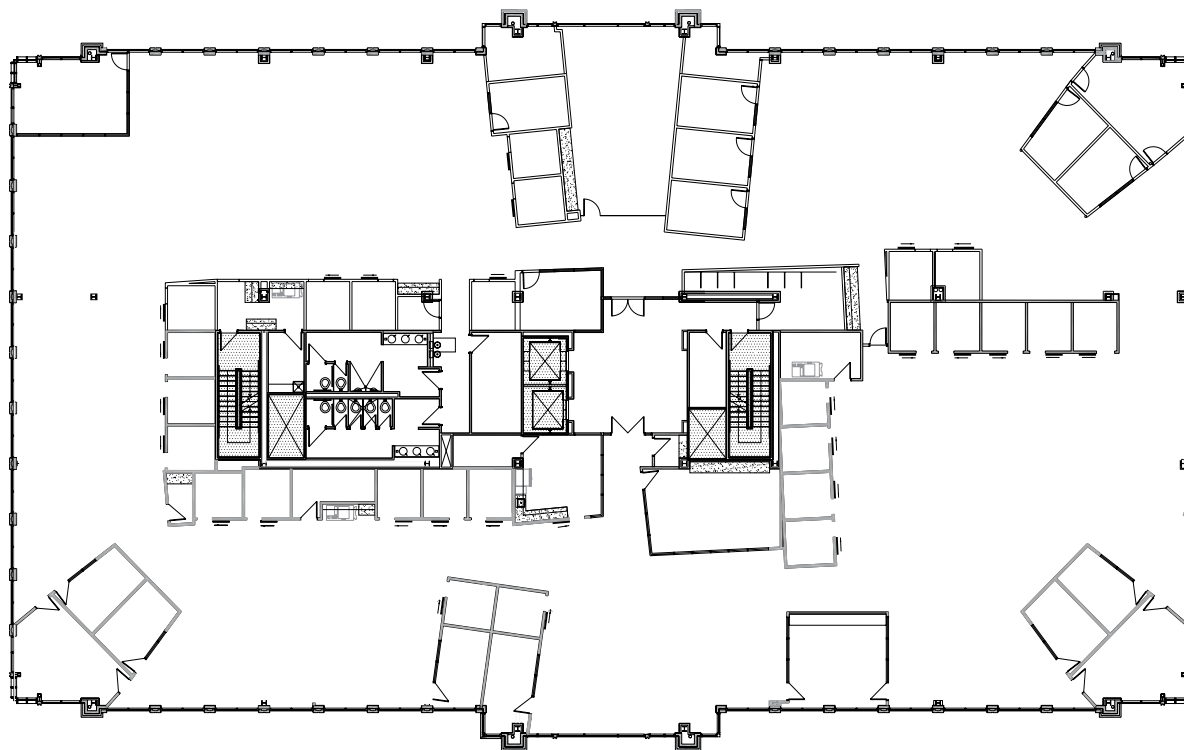
AVAILABILITIES

THIRD FLOOR

26,279 SF

AVAILABLE IMMEDIATELY

FULLY FURNISHED



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FOUNDRY COMMERCIAL

2301 SUGAR BUSH ROAD

SUITE 220

RALEIGH, NC 27612

FOUNDRYCOMMERCIAL.COM

LEASED BY

FOUNDRY
COMMERCIAL

OWNED BY

INNOVATUS
CAPITAL PARTNERS, LLC

MANAGED BY

AREP
American Real Estate Partners