

# WINCHESTER PLACE

4309 Emperor Boulevard | Durham, NC 27703

SPEC  
SUITE  
Coming  
Soon!



**NAI** TRI PROPERTIES

# WINCHESTER PLACE

4309 Emperor Boulevard | Durham, NC 27703

A four-story office building located in the award-winning Imperial Center Business Park. Minutes from I-40, I-540, RDU International Airport and numerous surrounding amenities.

**BUILDING SIZE** Approximately 111,779 RSF

**AVAILABLE SPACE**

- Suite 200: 19,863 RSF, Available 12/1/2026
- Suite 225: 4,936 RSF, Available 1/1/2027
  - 2nd Floor: Contiguous - 24,799 RSF
- Suite 300: 14,563 RSF, Available 11/1/2026
- Suite 325: 3,058 RSF, Spec Suite Available 9/1/2026
  - 3rd Floor: Contiguous - 17,621 RSF
- Suite 430: 12,426 RSF, Available 1/1/2027

**RENTAL RATE** \$29.50 PSF, Full Service

**TI ALLOWANCE** Available

**LEASE TERM** Flexible

**PARKING RATIO** 4.5 spaces per 1,000 RSF

**COMMON AREA FACTOR** 15%

## HIGHLIGHTS

- Weekly Summer Food Trucks in the parking lot!
- 2 minute walk to Chelsea Café
- Numerous walkable food options within 5-10 min. including Starbucks, Mez, Lulu Bang Bang, Page Road Grill, First Watch, Moe's, Jimmy John's, and Sheraton's restaurant Season's, café, and bar.
- Imperial Center amenities also include volleyball and basketball courts, 4 mile paved jogging trail, on-site management and more.
- Adjacent Central Pines conference facility with seating up to 95
- Men's and women's showers and lockers
- Silver LEED facility
- 8 EV charging stations
- Beautiful lobby renovations and new restroom upgrades
- Generator pad available



View  
Chelsea  
Café  
Menu



## LEASING CONTACT

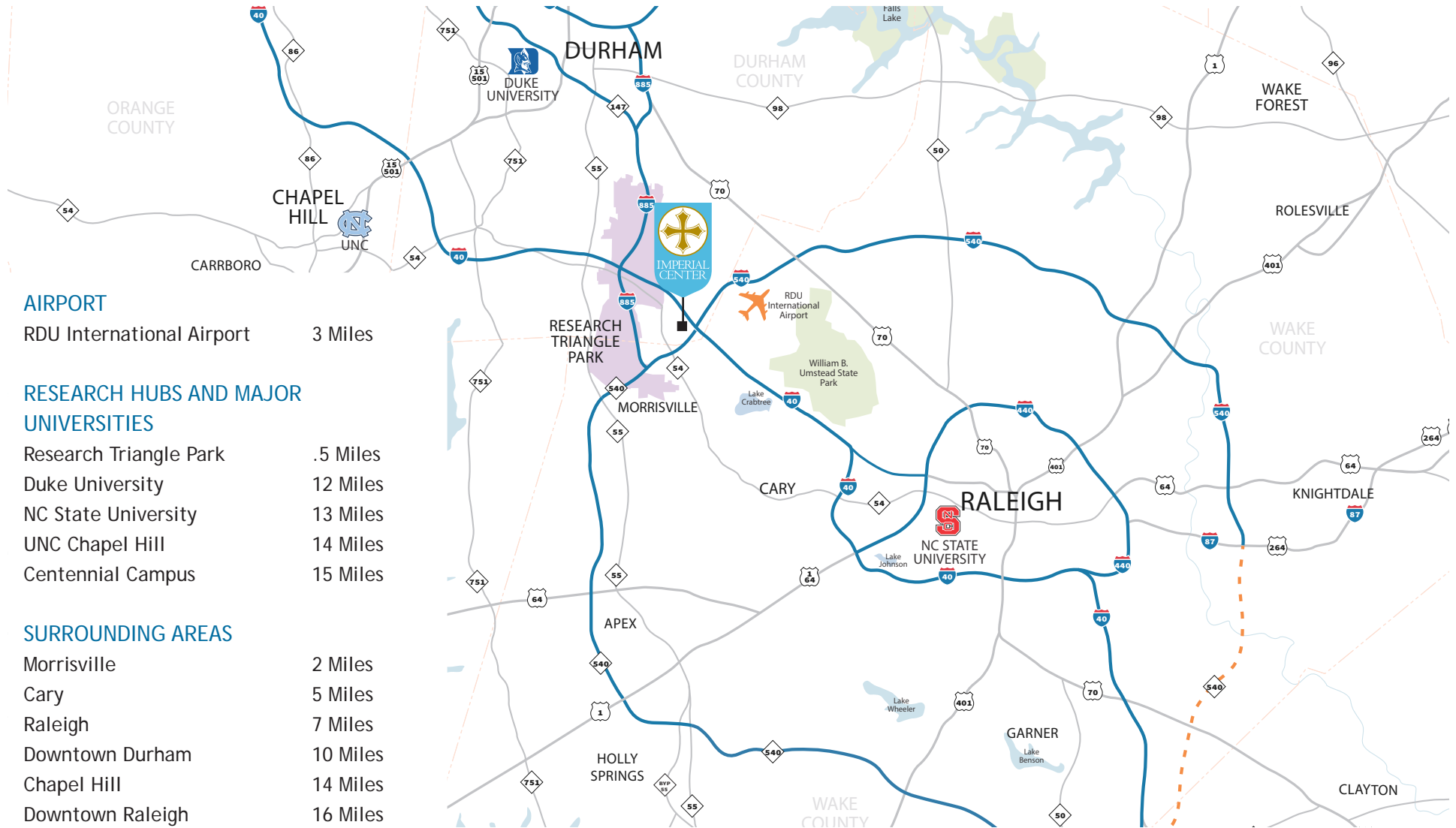
ROBIN ROSEBERRY ANDERS, SIOR | 919.369.6713 | randers@triprop.com

LEE BISHOP | 919.609.6331 | lbishop@triprop.com

THOMAS FLYNN | 704.999.8504 | tflynn@triprop.com



# TRIANGLE REGION



## 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

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

# NAI TRI PROPERTIES

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

# LOCATION AERIAL



RALEIGH DURHAM  
INTERNATIONAL  
AIRPORT

DOWNTOWN  
RALEIGH

NORTH  
RALEIGH

WINCHESTER PLACE



RTP,  
DOWNTOWN DURHAM,  
CHAPEL HILL

IMPERIAL CENTER  
BUSINESS PARK



MORRISVILLE,  
CARY

## 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

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

# NAI TRI PROPERTIES

5425 Page Road, Suite 100

Durham, NC 27703

919.941.5745 | triprop.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

Bus stops

EV Charging Stations

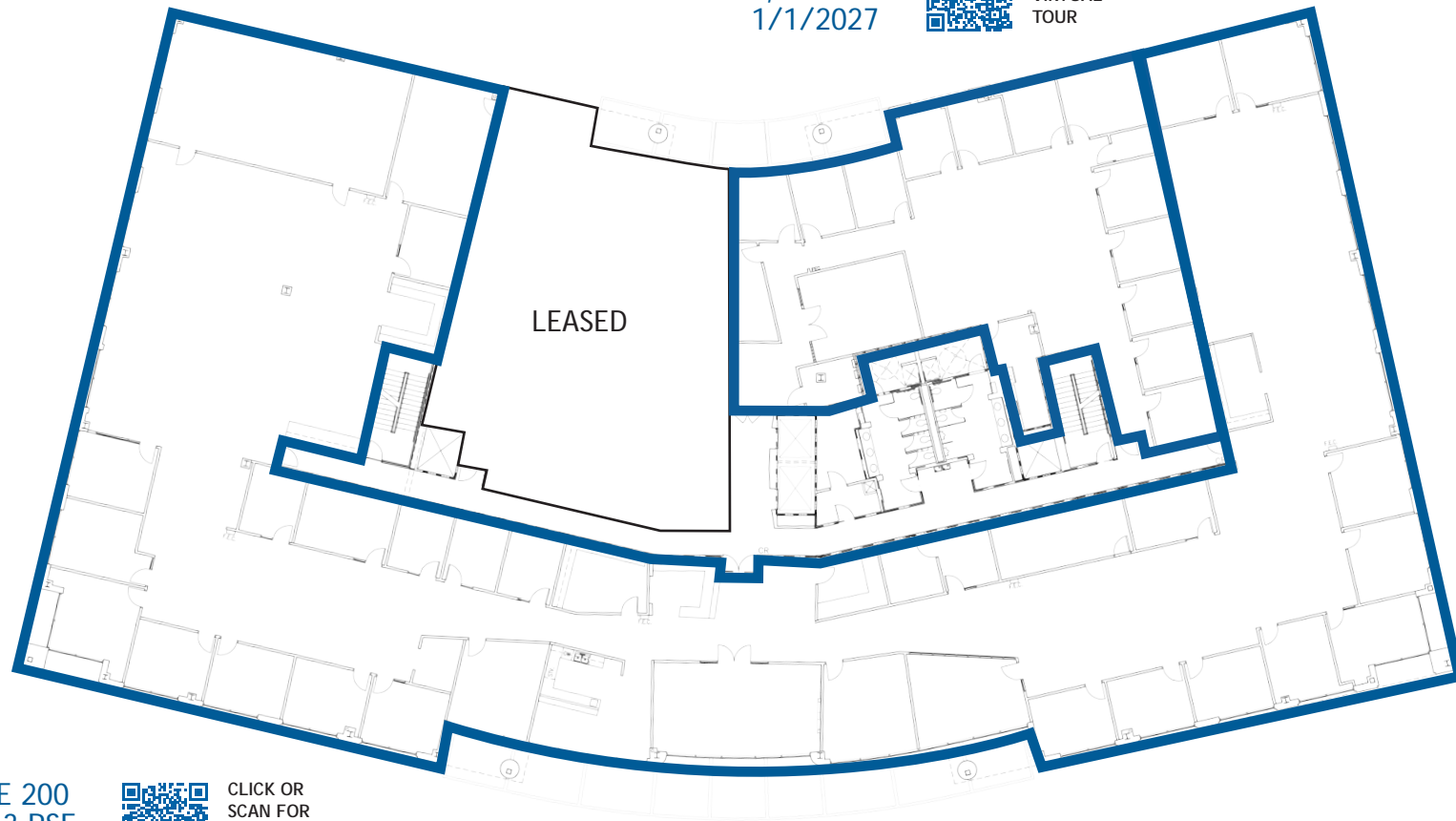
# WINCHESTER PLACE

4309 Emperor Boulevard | Durham, NC 27703

SUITE 225  
4,936 RSF  
1/1/2027



CLICK OR  
SCAN FOR  
VIRTUAL  
TOUR



SUITE 200  
19,863 RSF  
12/1/2026



CLICK OR  
SCAN FOR  
VIRTUAL  
TOUR

Second (2<sup>nd</sup>) Floor  
Contiguous - 24,799 RSF

## 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

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

**NAI TRI PROPERTIES**

5425 Page Road, Suite 100

Durham, NC 27703

919.941.5745 | triprop.com

# WINCHESTER PLACE

4309 Emperor Boulevard | Durham, NC 27703

Spec Suite 325

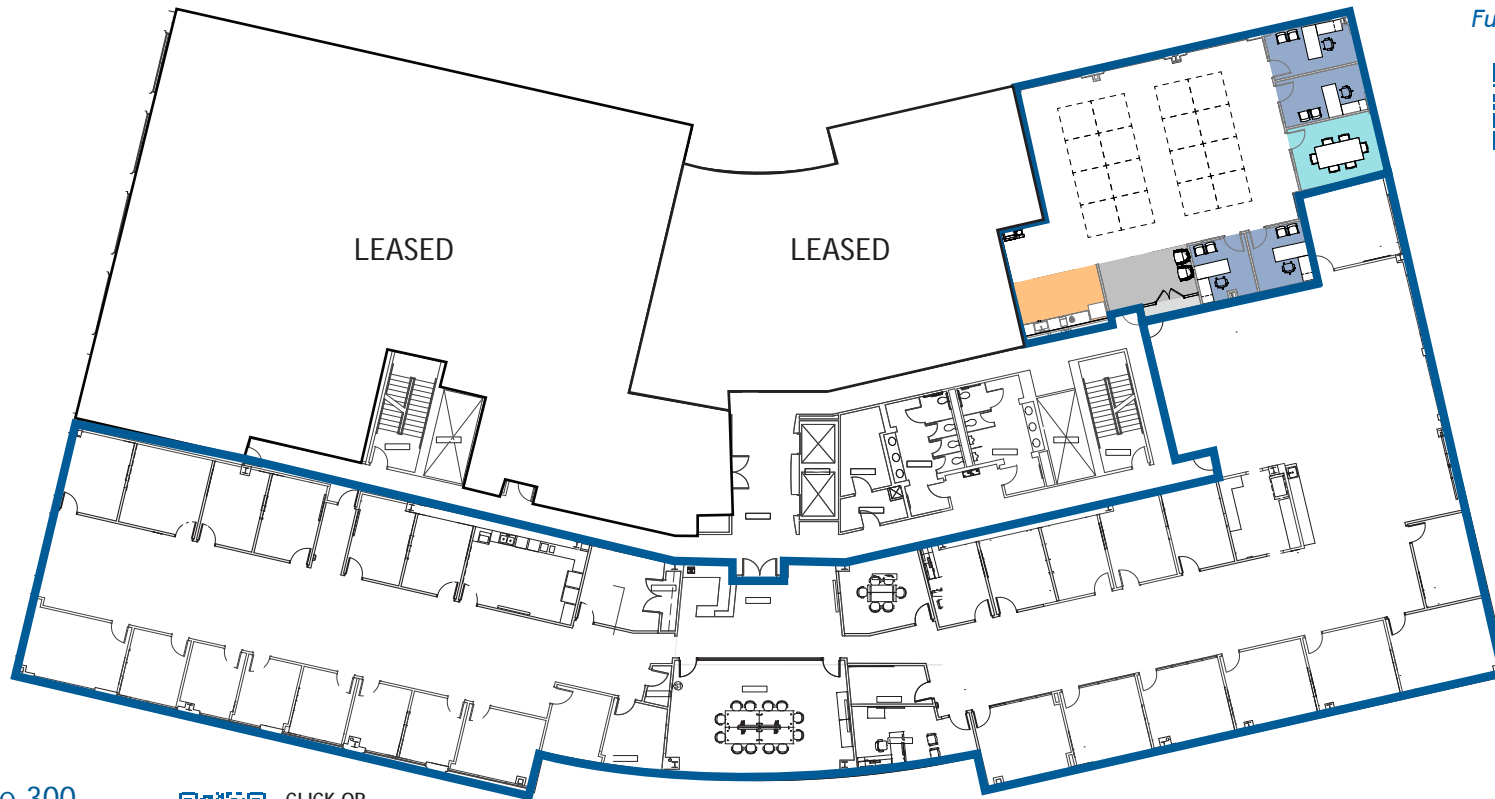
3,058 RSF

Available 9/1/2026

*Furniture Not Included*



CLICK OR  
SCAN FOR  
VIRTUAL  
TOUR



LEASED

LEASED

Suite 300  
14,563 RSF  
Available 11/1/2026



CLICK OR  
SCAN FOR  
VIRTUAL  
TOUR

Third (3<sup>rd</sup>) Floor  
*Contiguous - 17,621 RSF*

## 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

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

**NAI TRI PROPERTIES**

5425 Page Road, Suite 100

Durham, NC 27703

919.941.5745 | triprop.com

# WINCHESTER PLACE

4309 Emperor Boulevard | Durham, NC 27703



Spec Suite 325  
3,058 RSF  
Available 9/1/2026  
*Furniture Not Included*



CLICK OR  
SCAN FOR  
VIRTUAL  
TOUR

## 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

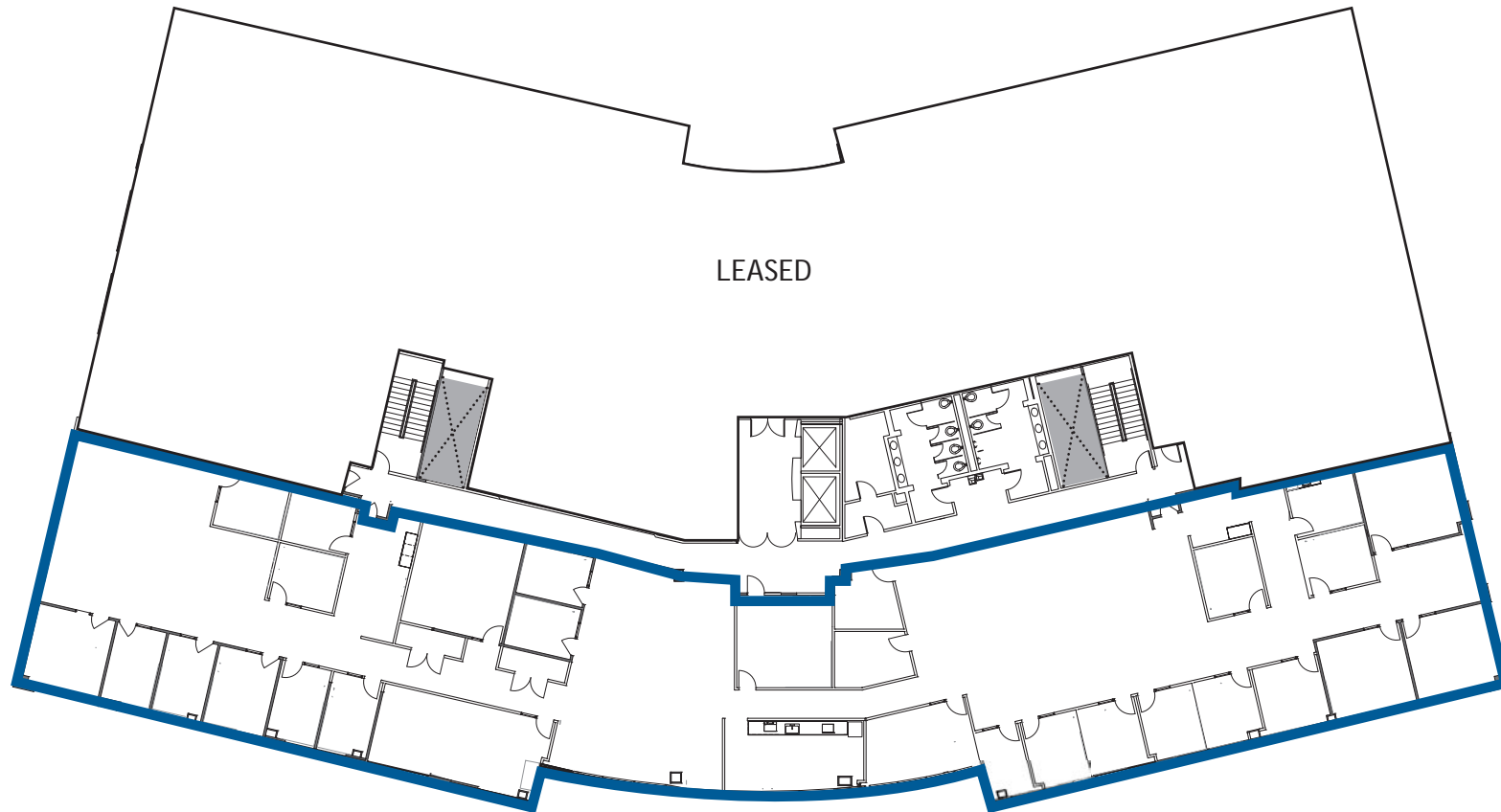
All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

**NAI TRI PROPERTIES**

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

# WINCHESTER PLACE

4309 Emperor Boulevard | Durham, NC 27703



Suite 430  
12,426 RSF  
1/1/2027



CLICK OR  
SCAN FOR  
VIRTUAL  
TOUR

Fourth (4<sup>th</sup>) Floor

## 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

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

**NAI TRI PROPERTIES**

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

# 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

## 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

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

# NAI TRI PROPERTIES

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

# 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

- \$1.14 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

**#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

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.