

BRIGHTON HALL

1101 Slater Road, Durham NC 27703

RENOVATIONS AND SPEC SUITE
NEWLY COMPLETED



NAITRI PROPERTIES



BRIGHTON HALL

1101 Slater Road, 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 WALKABLE AMENITIES.

BUILDING SIZE	Approximately 77,526 RSF
AVAILABLE SPACE	Suite 110: 2,298 RSF, <i>available 6/1/2025</i> Suite 210: 7,519 RSF, divisible to 3,000 RSF Suite 350: 7,570 RSF, Spec suite
RENTAL RATE	\$30.50 PSF, Full Service
SPEC SUITE	Brand-new move-in ready
EXTERIOR	Steel structure in brick veneer and reflective exterior glass
PARKING RATIO	4 spaces per 1,000 SF
FEATURES	<ul style="list-style-type: none">• New interior and exterior improvements• 19 restaurant options within a 5 minute walk• Adjacent to 4 mile paved walking/jogging trail• Men's and women's showers and lockers on 3rd floor• Gold LEED Certified



LEASING CONTACT

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

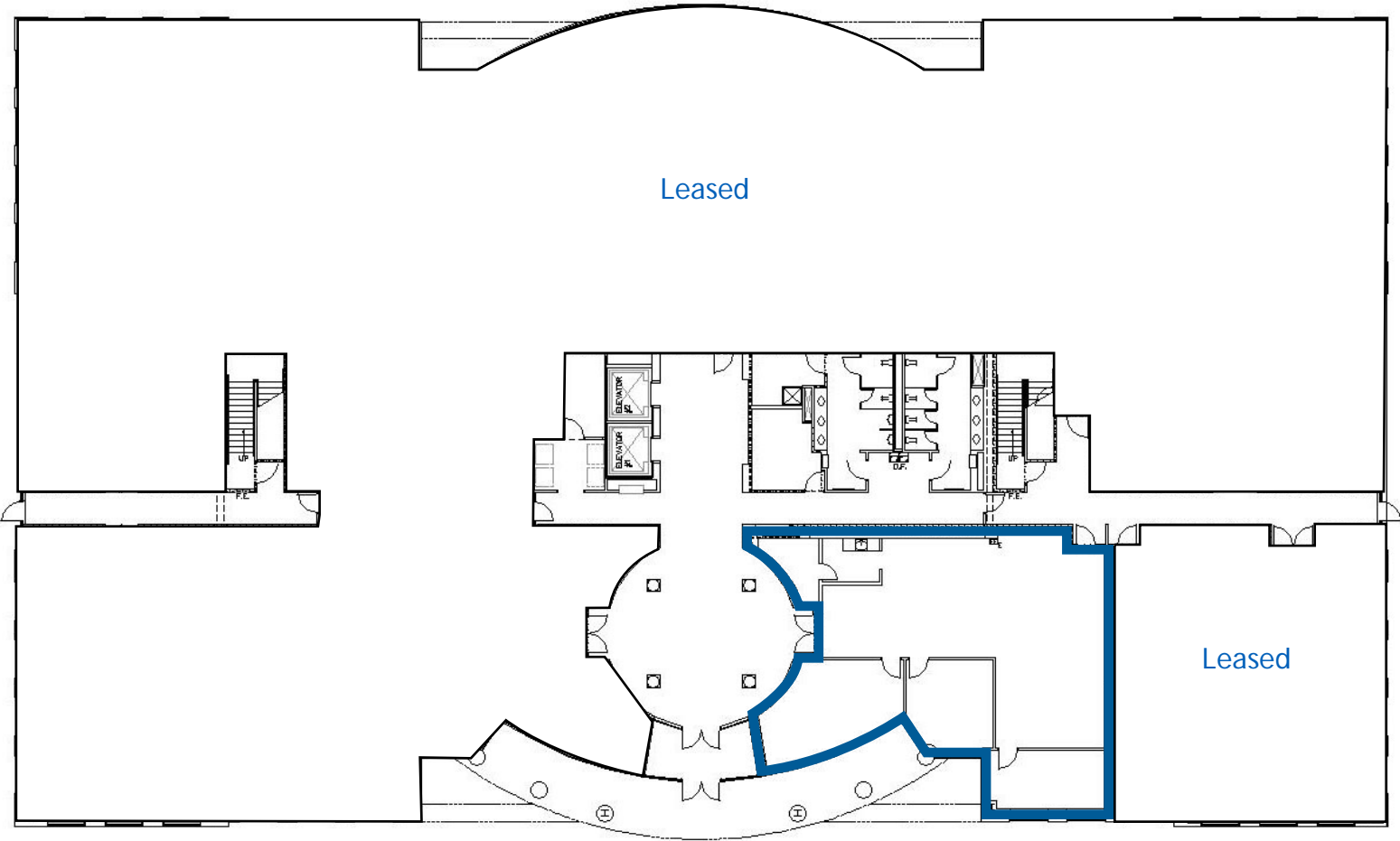
EMILY PFEIFFER | 252.945.9240 | epfeiffer@triprop.com

NAI TRI PROPERTIES

BRIGHTON HALL

1101 Slater Road, Durham NC 27703

First (1st) Floor
Suite 110
2,298 RSF
Available 6/1/2025



LEASING CONTACT

ROBIN ROSEBERRY ANDERS, SIOR | 919.369.6713 | randers@triprop.com
EMILY PFEIFFER | 252.945.9240 | epfeiffer@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.



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

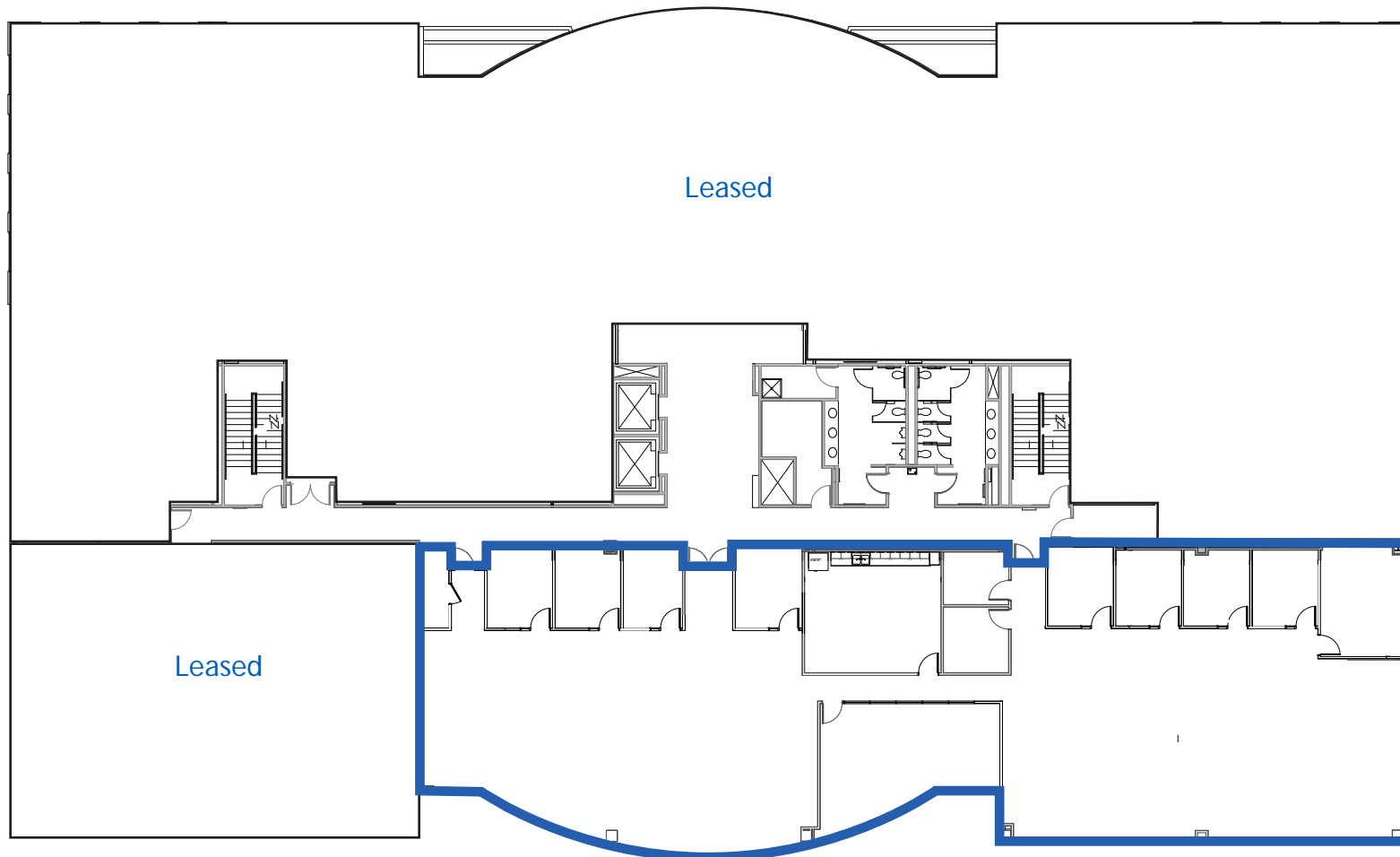
BRIGHTON HALL

1101 Slater Road, Durham NC 27703

Second (2nd) Floor
Suite 210
7,519 RSF



CLICK OR
SCAN FOR
VIRTUAL
TOUR



LEASING CONTACT

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

EMILY PFEIFFER | 252.945.9240 | epfeiffer@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.



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

BRIGHTON HALL

1101 Slater Road, Durham NC 27703

Third (3rd) Floor
Spec Suite 350
7,570 RSF



CLICK OR
SCAN FOR
VIRTUAL
TOUR



Furniture Not Included

- 1 Break Room
- 1 Reception
- 1 Large Conference Room
- 2 Training Rooms
- 4 Medium Conference Rooms

- 6 Small Conference Rooms
- 8 Huddle Rooms
- 16 Phone Rooms
- 8 Offices
- 114 (6') Benches

- 1 Wellness Room/Mother's Room
- 4 Copy/Print Stations
- 4 Storage Rooms

LEASING CONTACT

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

EMILY PFEIFFER | 252.945.9240 | epfeiffer@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

BRIGHTON HALL

1101 Slater Road, Durham NC 27703



Suite 210: Open Work Area



Suite 210: Large Window Conference



Suite 210: Break Room



Suite 210: Open Work Area

LEASING CONTACT

ROBIN ROSEBERRY ANDERS, SIOR | 919.369.6713 | randers@triprop.com
EMILY PFEIFFER | 252.945.9240 | epfeiffer@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.



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

BRIGHTON HALL

1101 Slater Road, Durham NC 27703

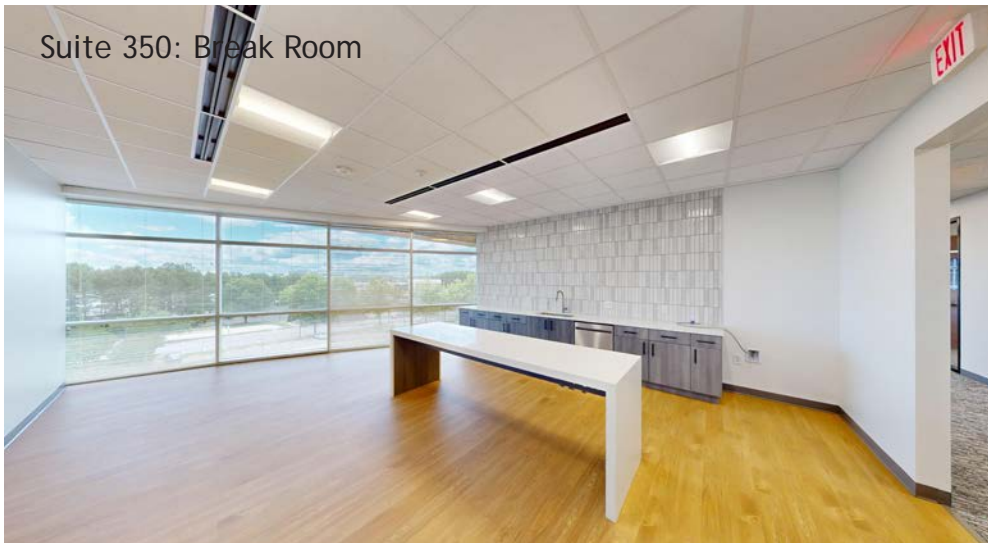
Suite 350: Reception



Suite 350: Open Work Area



Suite 350: Break Room



Suite 350: Open Work Area



LEASING CONTACT

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

EMILY PFEIFFER | 252.945.9240 | epfeiffer@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

IMPERIAL CENTER BUSINESS PARK

Most Walkable Amenities of Any Suburban Office... Anywhere

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

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

BANKING

- Coastal Federal Credit Union
- State Employee's Credit Union
- Truist

OTHER

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

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

- Comfort Suites
- Sheraton Imperial
- Spring Hill Suites
- Wingate by Windham

OTHER

- Fitness Connection
- Convention Center at the Sheraton
- 12 Event and Meeting room options at the Sheraton

3 CHURCHILL COMMONS

DINING

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

BANKING

- Bank of America
- First Citizens Bank
- First National Bank

OTHER

- AT&T

4 SHILOH CROSSING

DINING

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

OTHER

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



LEASING CONTACT

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

EMILY PFEIFFER | 252.945.9240 | epfeiffer@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.



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

LOCATION AERIAL



LEASING CONTACT

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

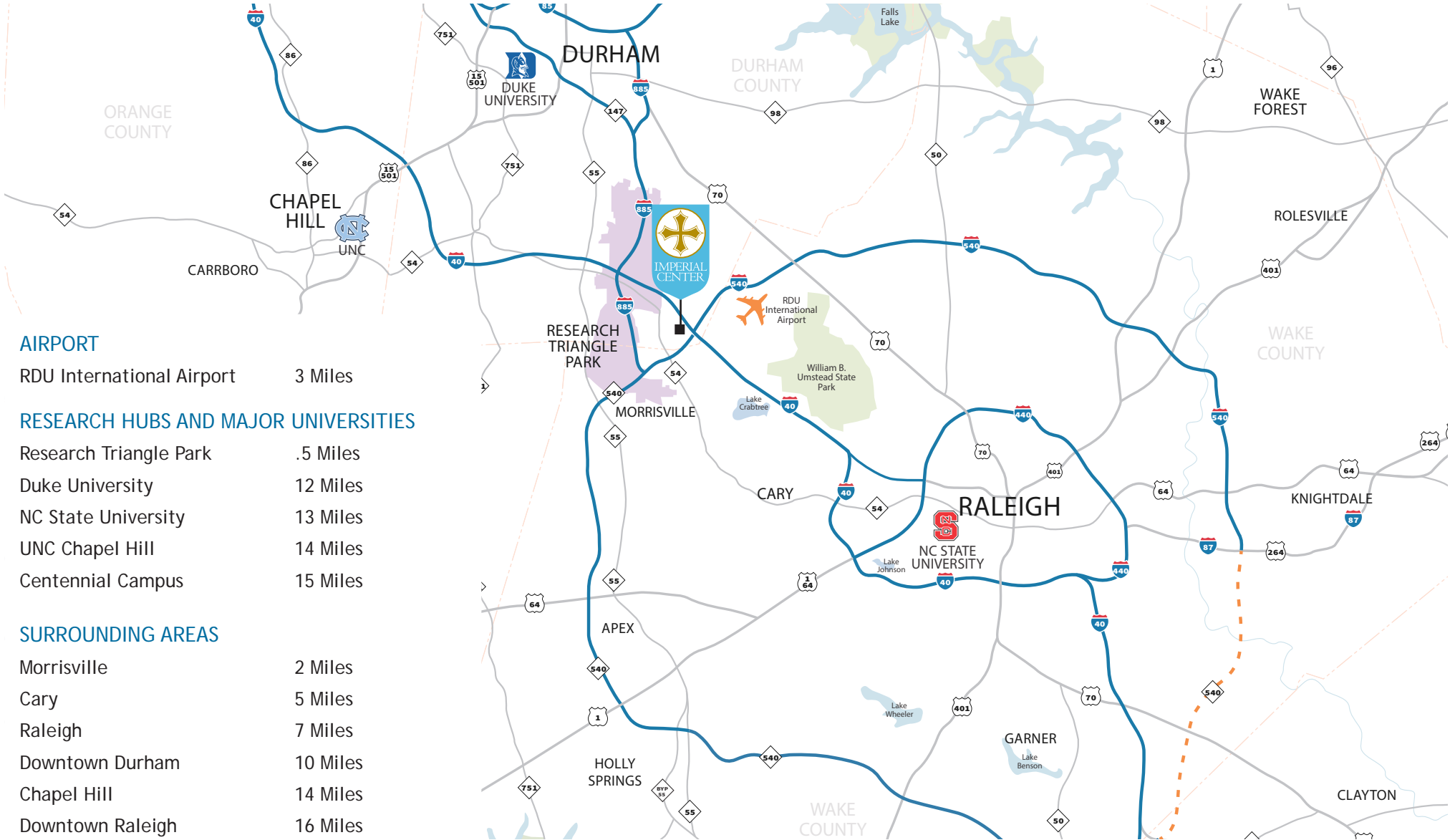
EMILY PFEIFFER | 252.945.9240 | epfeiffer@triprop.com

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

TRIANGLE REGION



LEASING CONTACT

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

EMILY PFEIFFER | 252.945.9240 | epfeiffer@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
AMERICA'S TOP
STATE FOR
BUSINESS: NORTH
CAROLINA
CNBC
2022 & 2023

TOP 20 BEST-
PERFORMING
METRO AREAS FOR
THE 12TH YEAR IN
A ROW: RALEIGH
Milken Institute
2024

#1
BEST U.S. METRO
FOR WOMEN IN
TECH: DURHAM
CoworkingCafe Study
2024

#1
BEST PLACES TO
START A BUSINESS:
RALEIGH
Lending Tree
2023

#3
HOTTEST JOB
MARKETS IN AMERICA:
RALEIGH
WSJ & Moody's Analysis
2022

#2
BEST CITIES TO
MOVE TO:
RALEIGH
Forbes
2024

#6
MOST EDUCATED
CITIES IN AMERICA:
DURHAM /
CHAPEL HILL
WalletHub
2023

#3
TOP BIOTECH HUB
RTP-DURHAM
Fierce Biotech
2022

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.