

MERIDIAN LAB SPACE FOR LEASE

2810 MERIDIAN PKWY, SUITE 120

2810 Meridian Pkwy, Durham, NC 27713



OFFERING SUMMARY

Lease Rate:	\$24.00 PSF (MG)
Available SF:	Appx 6,141 RSF
Building Size:	91,750 SF
Lot Size:	11.44 Acres
Year Built:	1986
Zoning:	I-2
Submarket:	West Research Triangle Park

PROPERTY OVERVIEW

This versatile property offers an ideal mix of administrative and laboratory space. It features a lead-lined room (approximately 8x10), three hoods for efficient ventilation, and pro-rated utilities, with tenants responsible for janitorial services. The property includes a secure, sequestered room, a large conference room with screens, and two small offices that can also serve as smaller conference rooms.

Conveniently located just a 5-minute walk from the DoubleTree with free RDU shuttle service, the property provides a secure shipping area, a common area/breakroom with a fully-equipped kitchen and stunning outdoor views, and an outdoor patio with comfortable seating. Its prime RTP location offers easy access to I-40, South Durham, and Morrisville, making it perfect for businesses seeking a professional and flexible space.

PROPERTY HIGHLIGHTS

- Mixed Lab and Office Space: Balanced areas with separate security fobs.
- Fully Equipped Lab: Includes benches, sinks, hoods, vacuum ports, compressed air/nitrogen ports, hot/cold water hookups, safety showers, and generator power.
- Exclusive Access: Private entrance with 5 offices, 4 lab spaces, 3 conference rooms, server room, and reception area.
- Access Club Amenities: Enhance your work environment with exclusive amenities.
- Comprehensive Common Areas: Restrooms, break room, shipping, mechanical room, and ample parking.
- Strategic Location: Easy access to major roads and local amenities.

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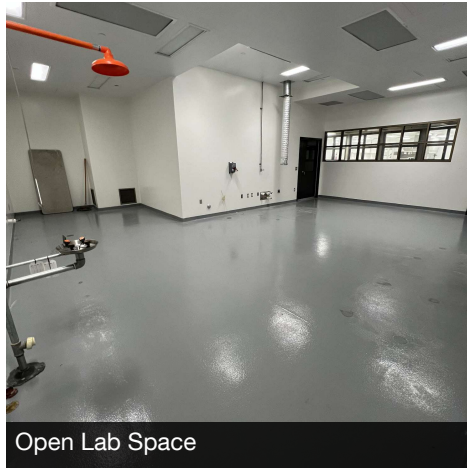
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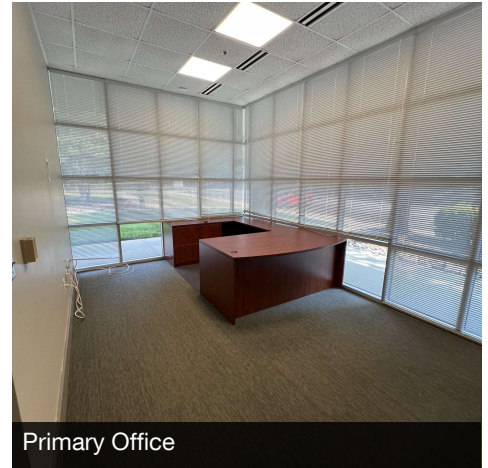
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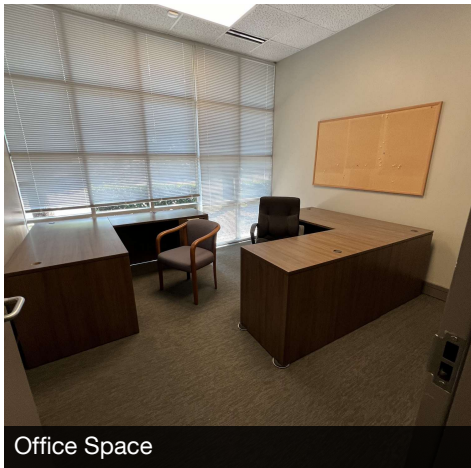
Lab Space



Open Lab Space



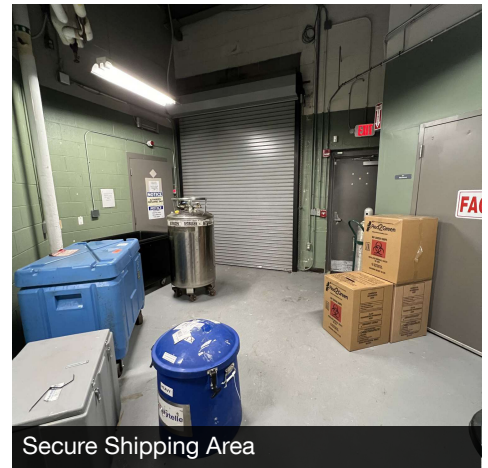
Primary Office



Office Space



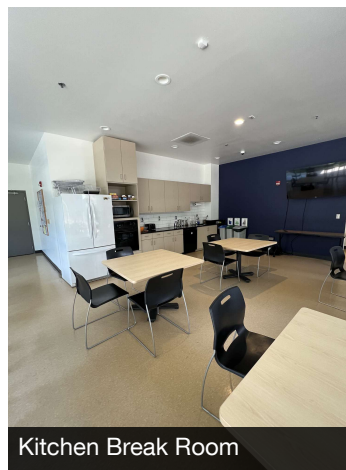
Tech Room - High Data for Large Volume



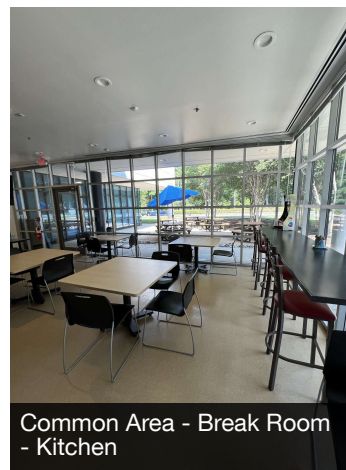
Secure Shipping Area



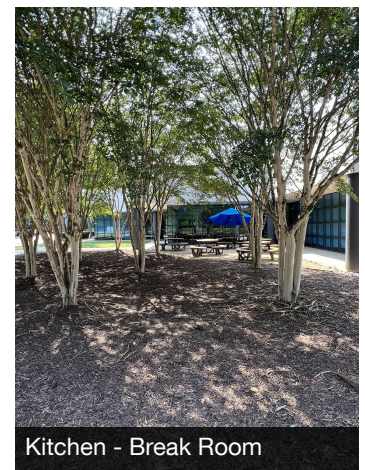
Sequestered Room



Kitchen Break Room



Common Area - Break Room
- Kitchen



Kitchen - Break Room

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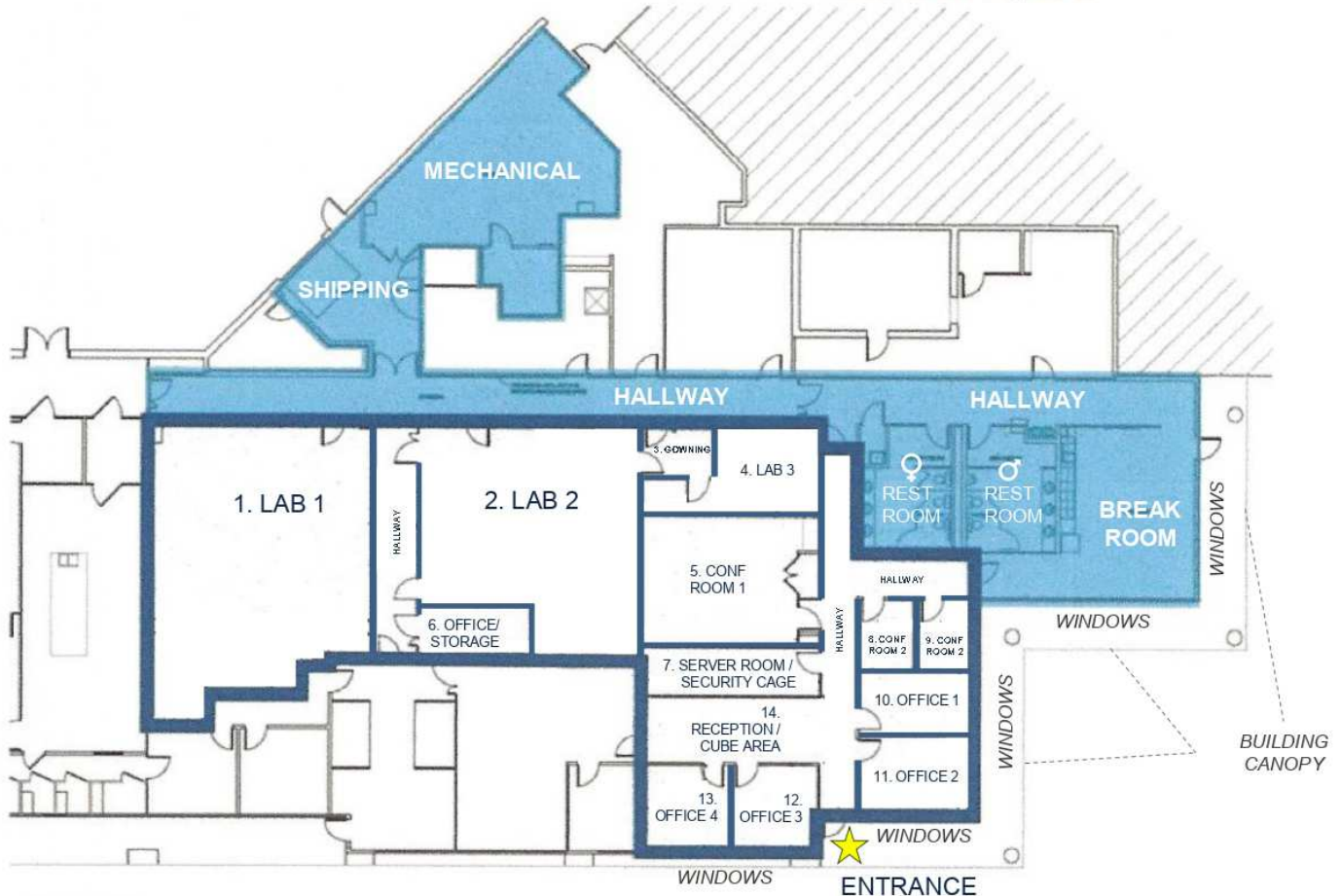
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SUITE 120: 6,141 SF



COMMON AREA 1996 SQFT
PRIVATE AREA 4145 SQFT

1. LAB	[1,279 sqft]	30'1"	x	42'6"	10. OFFICE	[129 sqft]	8'3"	x	15'7"
2. LAB	[955 sqft]	30'	x	31'10"	11. OFFICE	[166 sqft]	10'8"	x	15'7"
3. GOWNING	[70 sqft]	7'2"	x	9'10"	12. OFFICE	[142 sqft]	11'10"	x	12'
4. LAB	[221 sqft]	12'	x	24'4"	13. OFFICE	[144 sqft]	12'	x	12'1"
5. CONF RM	[425 sqft]	17'6"	x	24'4"	14. RECEPTION	[223 sqft]	9'	x	24'10"
6. OFFICE	[101 sqft]	6'9"	x	15'					
7. SERVER	[148 sqft]	6'2"	x	24'4"					
8. CONF RM	[71 sqft]	6'6"	x	9'6"					
9. CONF RM	[71 sqft]	6'6"	x	9'6"					

Floor Plan

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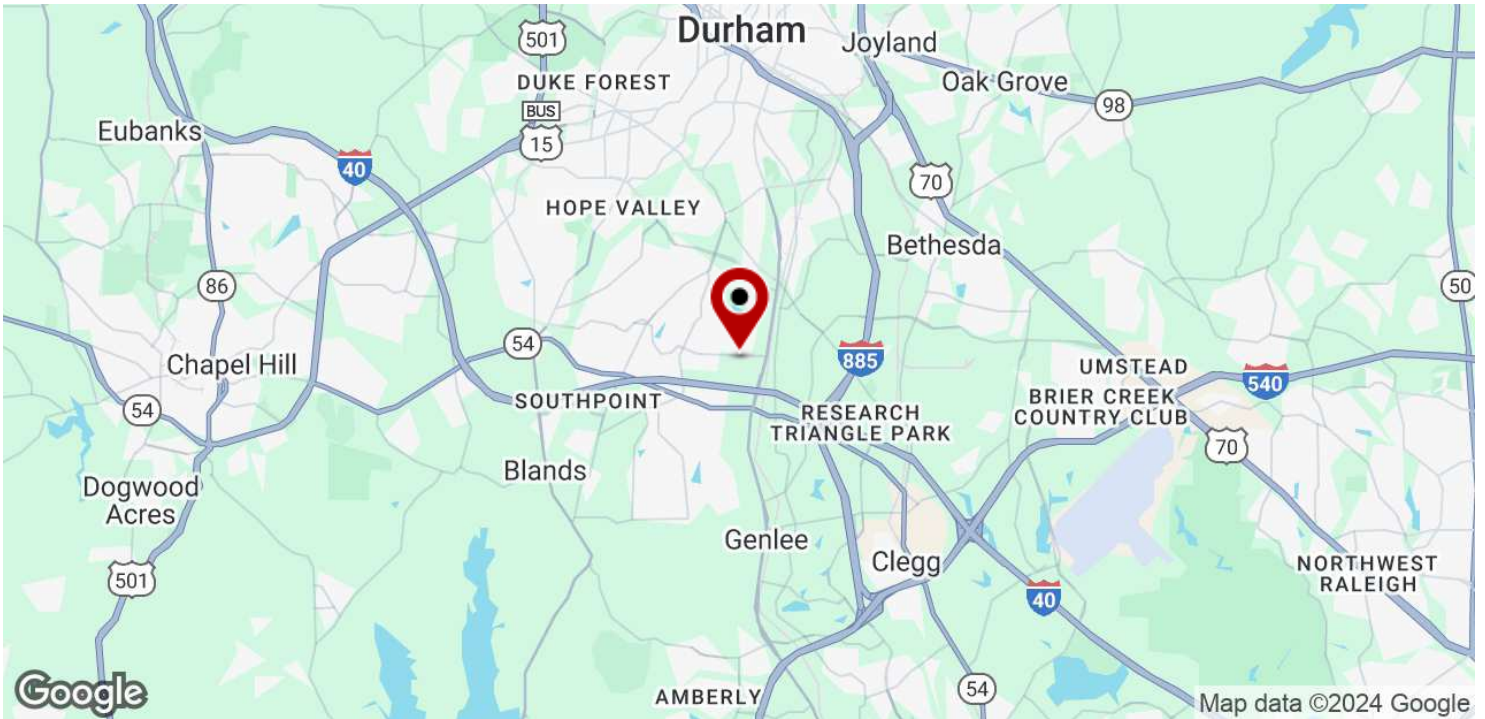
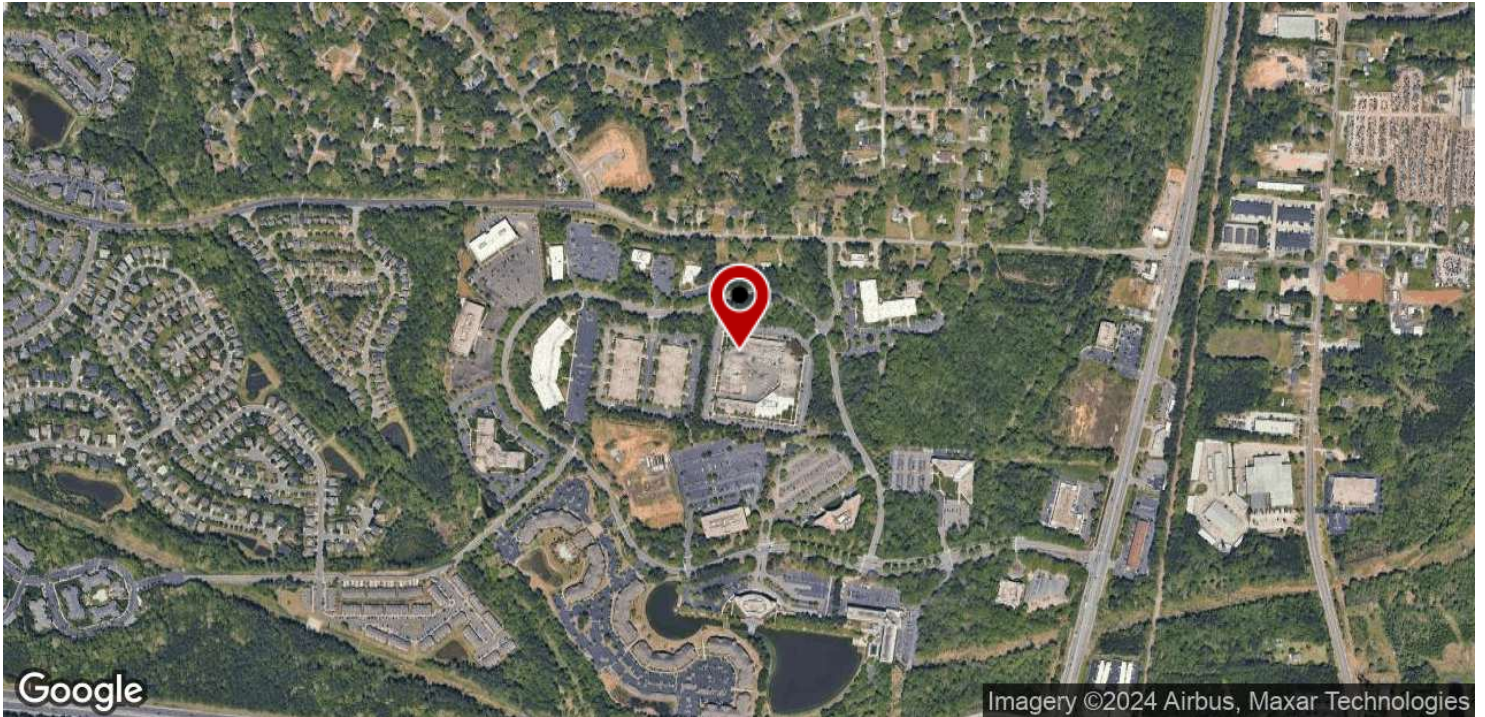
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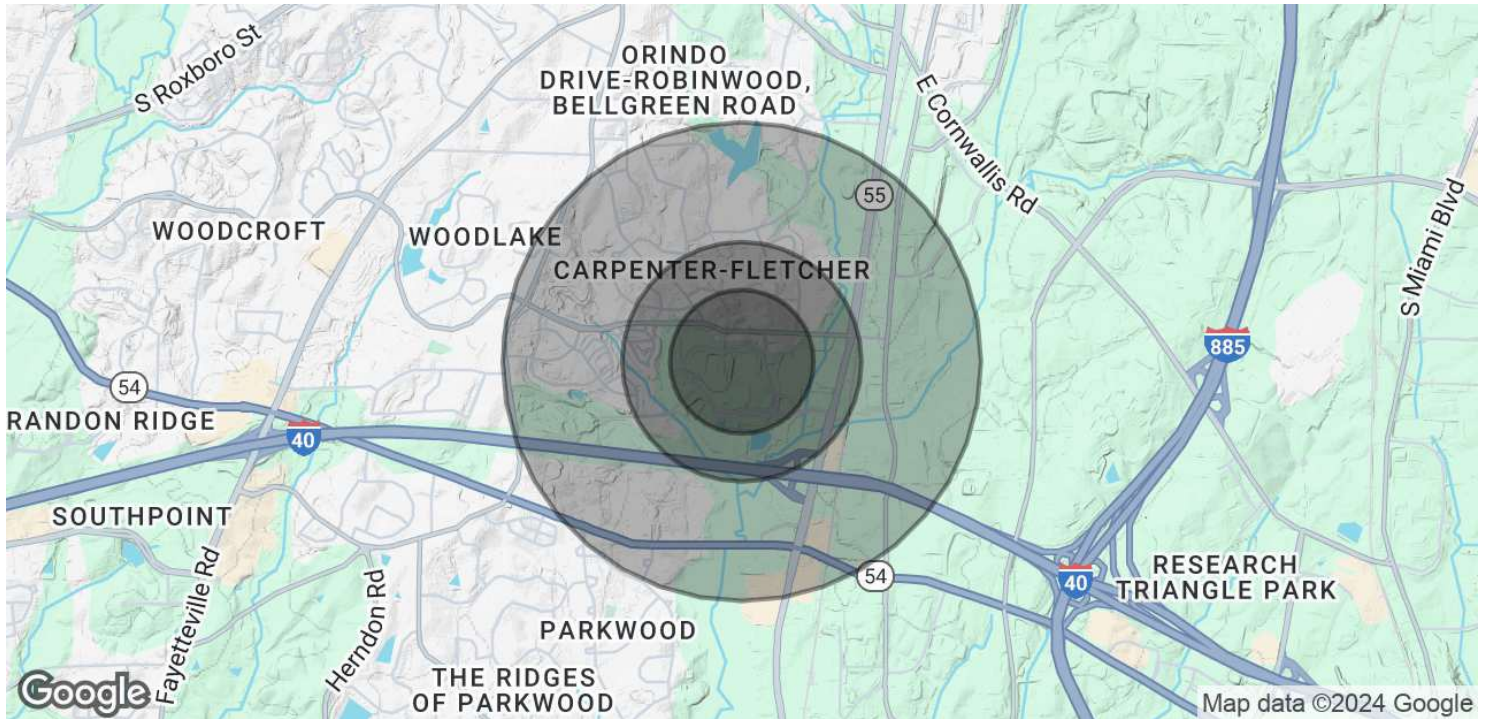
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	319	1,505	9,396
Average Age	37	37	36
Average Age (Male)	37	36	35
Average Age (Female)	37	37	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	154	704	4,564
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$78,701	\$82,784	\$91,546
Average House Value	\$278,592	\$293,683	\$312,378

Demographics data derived from AlphaMap

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