

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

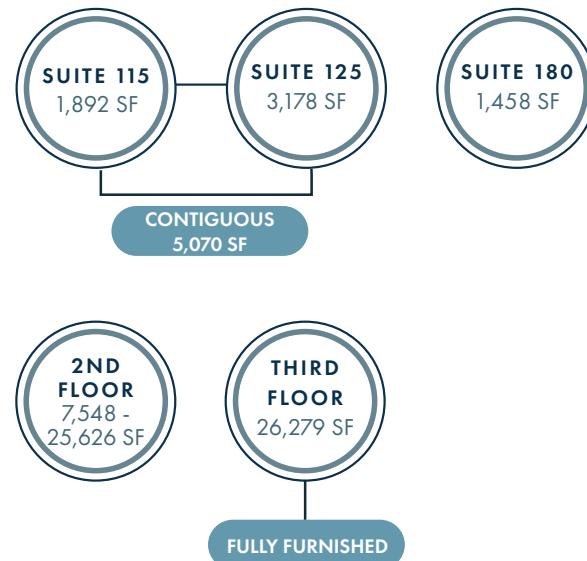
Energy Star Certified & WELL Health-Safety Certified



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

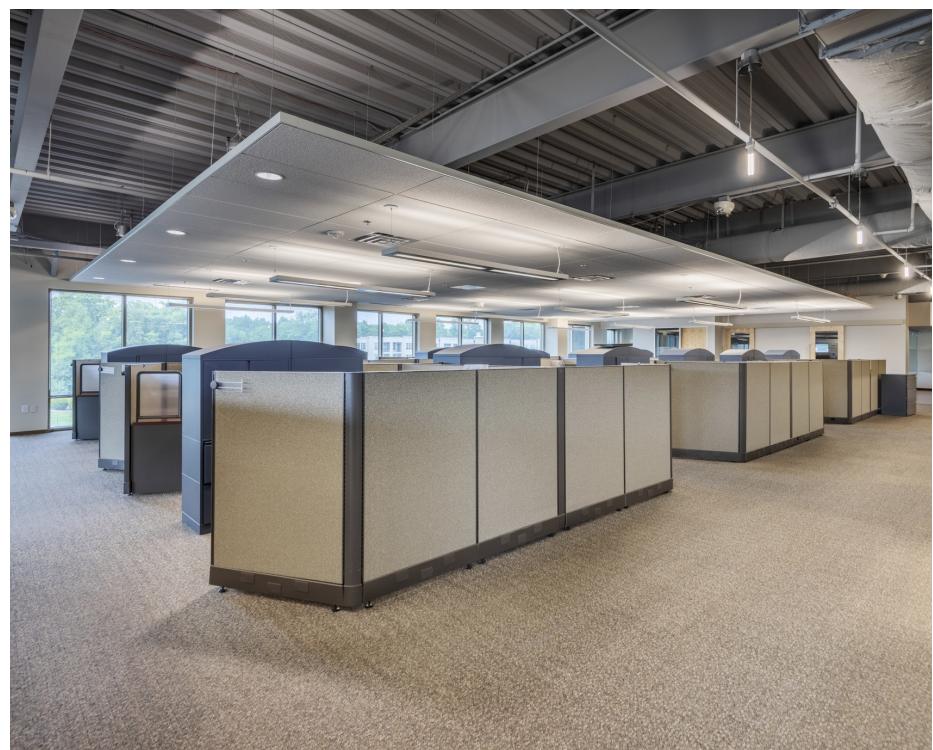
PARKING

4 PER 1,000 SF PARKING RATIO

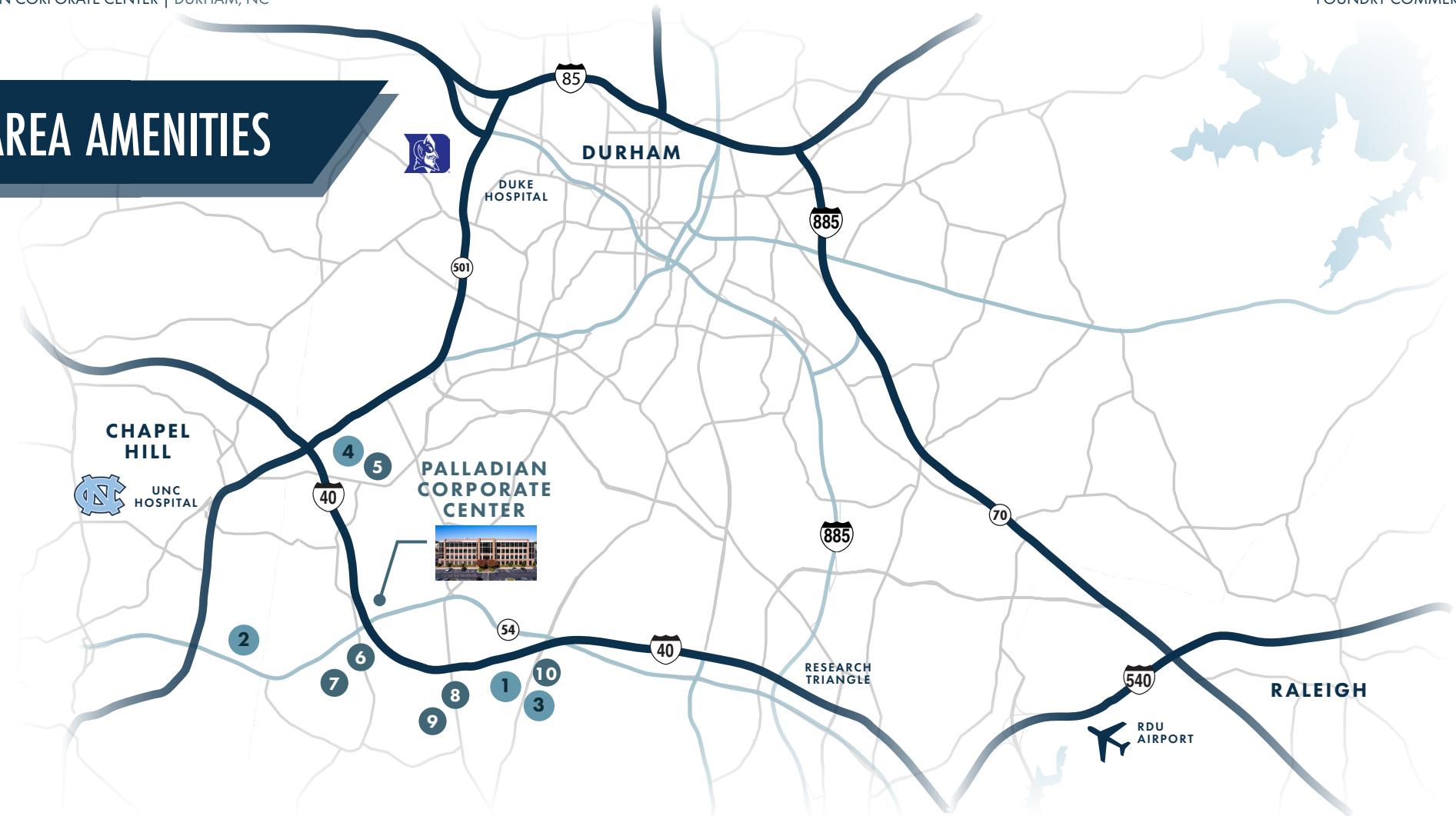


PROPERTY PHOTOS

PROPERTY PHOTOS



AREA AMENITIES



1 THE STREETS AT SOUTHPOINT

Restaurants	Shopping
Bonefish Grill	Apple Store
California Pizza Kitchen	Anthropologie
Chick-fil-A	AT&T
Chipotle Mexican Grill	Barnes & Noble
Firebirds Grill	Belk
Maggiano's Little Italy	Crate & Barrel
Panera Bread	Cole Haan
Rise Biscuits & Donuts	CVS Pharmacy
Starbucks	HomeGoods
Uncle Julio's	J. Crew
	Lululemon

2 MEADOWMONT VILLAGE

Restaurants
Brixx
Lime & Lemon
Shopping
Harris Teeter

3 RENAISSANCE CENTER

Restaurants	Shopping
P.F. Chang's	Best Buy
Ruth's Chris Steakhouse	REI
Ted's Montana Grill	

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

ACCOMMODATIONS

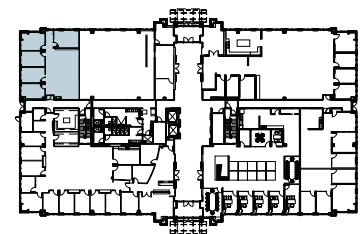
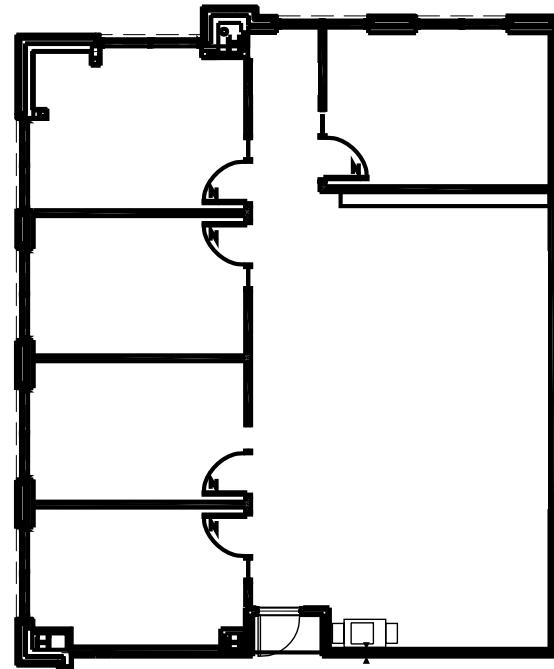
- 5 SPRINGHILL MARRIOTT
- 6 HAMPTON INN & SUITES
- 7 HOLIDAY INN EXPRESS
- 8 FAIRFIELD MARRIOTT
- 9 HYATT PLACE
- 10 HILTON GARDEN INN

AVAILABILITIES

FIRST FLOOR

SUITE 115 | 1,892 SF

AVAILABLE IMMEDIATELY



PATRICK BLACKLEY

919.274.9323

patrick.blackley@foundrycommercial.com

JANE DOGGETT, CCIM

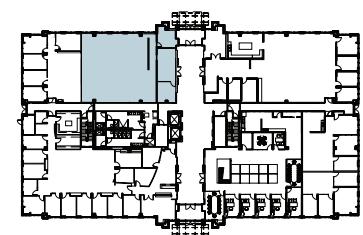
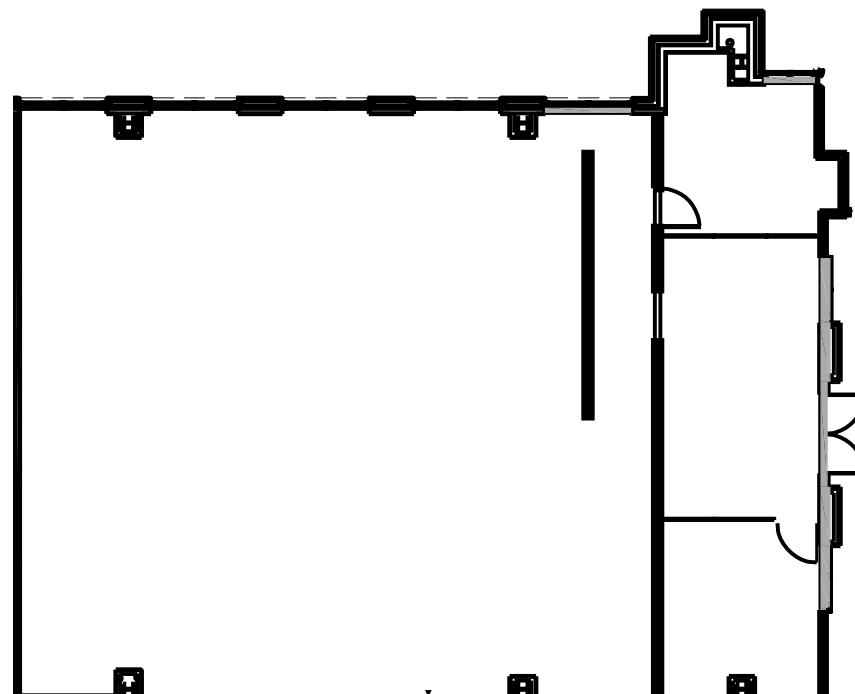
919.625.8828

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AVAILABILITIES

FIRST FLOOR

SUITE 125 | 3,178 SF



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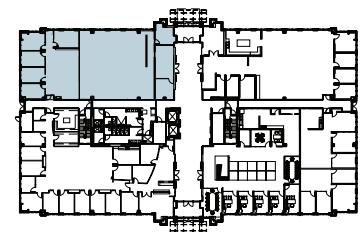
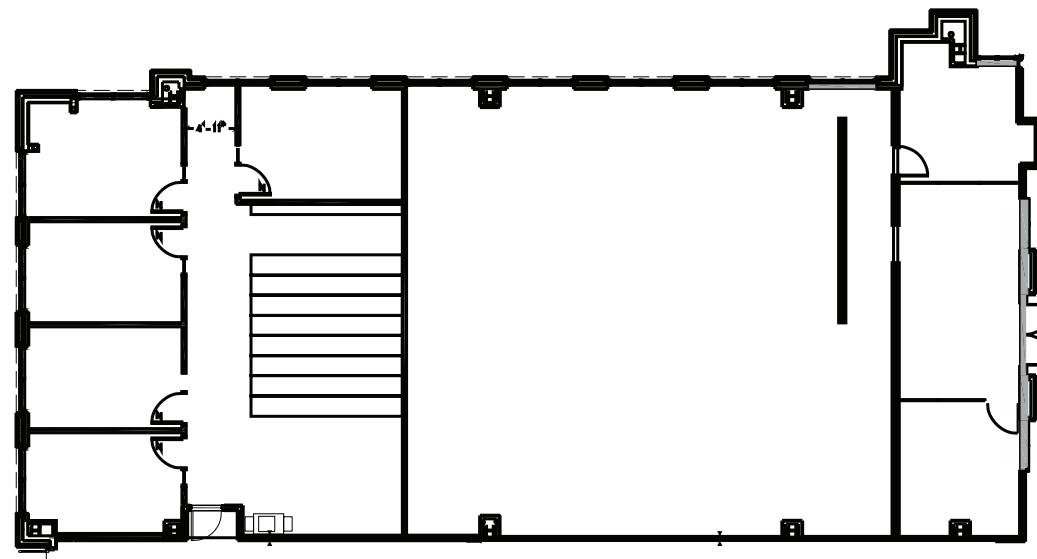
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AVAILABILITIES

FIRST FLOOR

SUITES 115 & 125 | 5,078 SF



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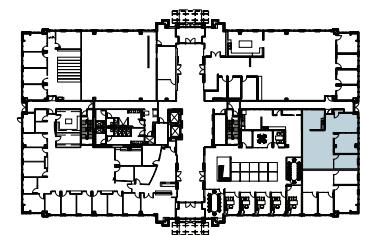
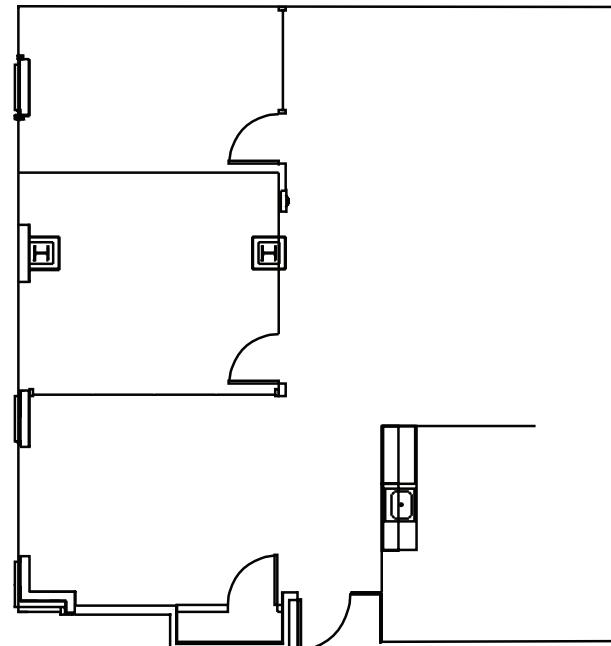
jane.doggett@foundrycommercial.com

AVAILABILITIES

FIRST FLOOR

SUITE 180 | 1,458 SF

AVAILABLE IMMEDIATELY



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AVAILABILITIES

SECOND FLOOR

7,548 - 25,626 SF (DIVISIBLE)



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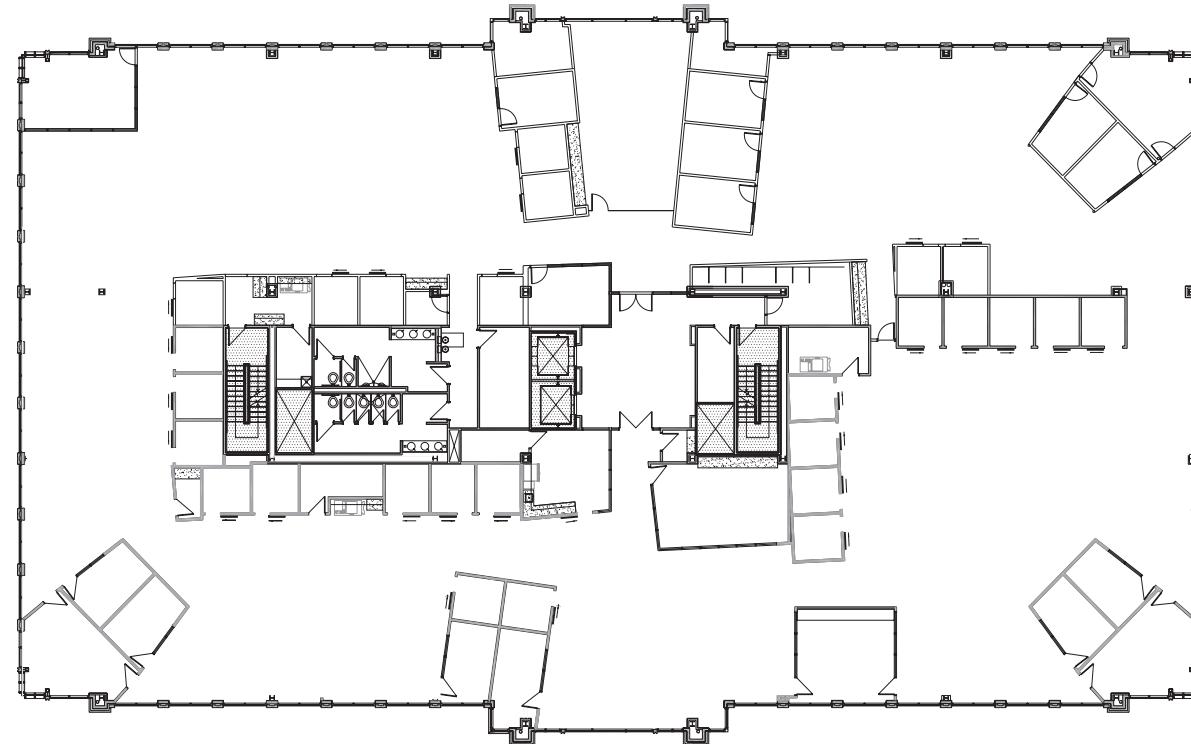
AVAILABILITIES

THIRD FLOOR

26,279 SF

AVAILABLE IMMEDIATELY

FULLY FURNISHED



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FOUNDRY COMMERCIAL

5438 WADE PARK BOULEVARD

SUITE 500

RALEIGH, NC 27607

FOUNDRYCOMMERCIAL.COM

LEASED BY

FOUNDRY
COMMERCIAL

OWNED BY

INNOVATUS
CAPITAL PARTNERS, LLC

MANAGED BY

AREP

American Real Estate Partners