

# YORKSHIRE PLACE

4307 Emperor Boulevard | Durham, NC 27703

SPEC  
SUITE  
COMING  
SOON



NAITRI PROPERTIES

# YORKSHIRE PLACE

4307 Emperor Boulevard | 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 SURROUNDING AMENITIES.

**BUILDING SIZE** 81,145 RSF

**AVAILABLE SPACE**

- Spec Suite 125 - 2,310 RSF, delivers 6/15/26
- Suite 200 - 5,346 RSF, divisible to 1,580 RSF
- Suite 300 - 27,822 RSF, divisible to 5,158 RSF

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

**EXTERIOR** Steel structure in brick veneer and reflective glass

**HVAC** Variable air volume (VAV) HVAC system

**PARKING RATIO** 5 spaces per 1,000 RSF

**AMENITIES**

- Recent exterior and lobby renovations
- Men's and women's showers and lockers
- 3 minute walk to Chelsea Café
- Food Trucks 1 minute walk
- Numerous walkable food options within 5-10 minutes, including Starbucks, Mez, Lulu Bang Bang, Page Road Grill, First Watch, Moe's, Jimmy John's, and dining options at the Sheraton, including Seasons, Gathering, and &More.
- Central Pines conference facility with seating up to 95 located on the first floor
- Volleyball and Basketball courts
- 4-mile paved jogging trail
- On-site management
- Silver LEED Certified for energy efficiency
- Existing generator pad available



View Chelsea Café Menu



**LEASING CONTACT**

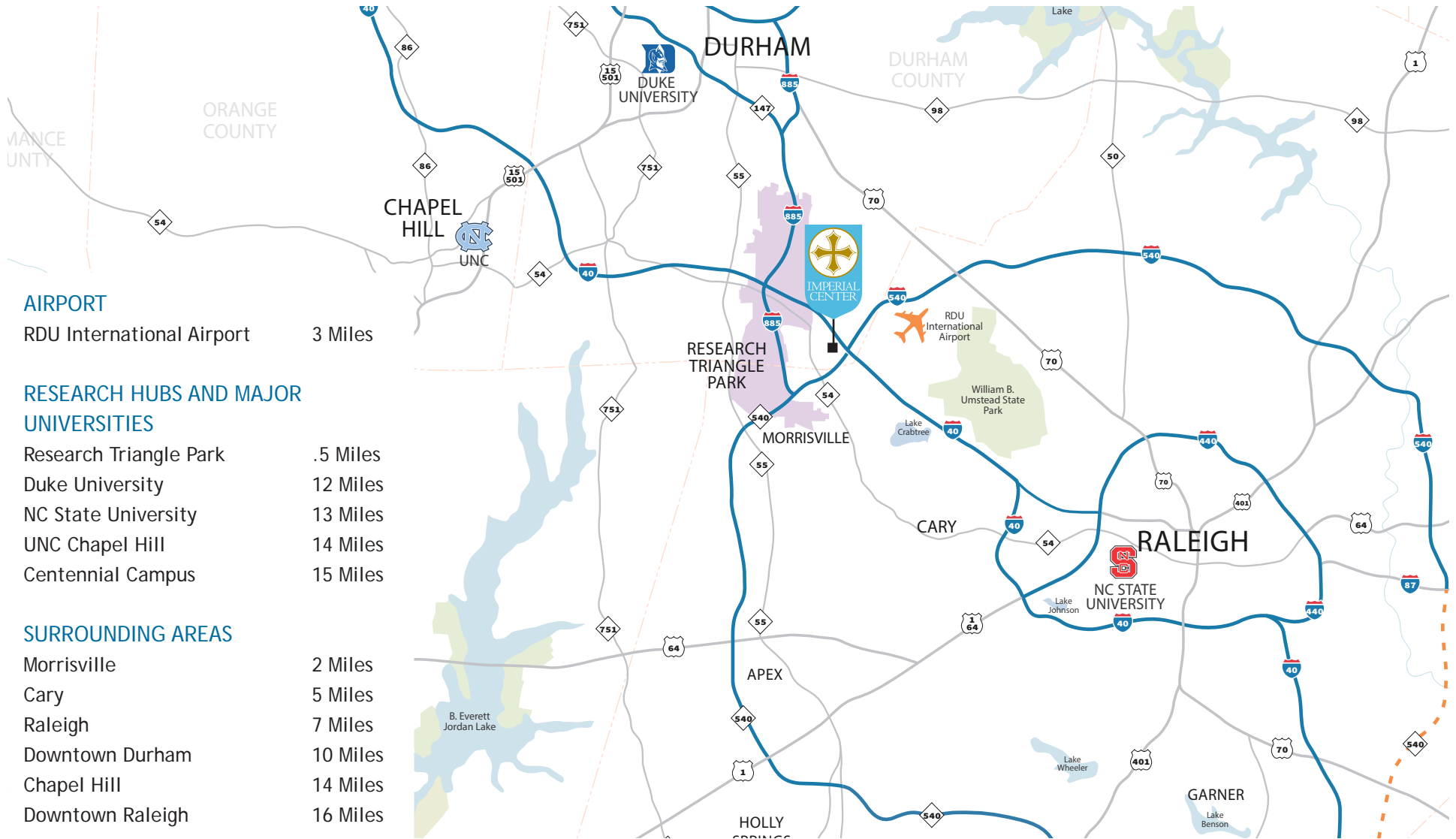
ROBIN ROSEBERRY ANDERS, SIOR | 919.369.6713 | randers@triprop.com

LEE BISHOP | 919.609.6331 | lbishop@triprop.com

THOMAS FLYNN | 704.999.8504 | tflynn@triprop.com



# TRIANGLE REGION



## LEASING CONTACT

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# LOCATION AERIAL



RALEIGH DURHAM  
INTERNATIONAL  
AIRPORT

DOWNTOWN  
RALEIGH

NORTH  
RALEIGH

YORKSHIRE PLACE



RTP,  
DOWNTOWN DURHAM,  
CHAPEL HILL

IMPERIAL CENTER  
BUSINESS PARK



MORRISVILLE,  
CARY

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# 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

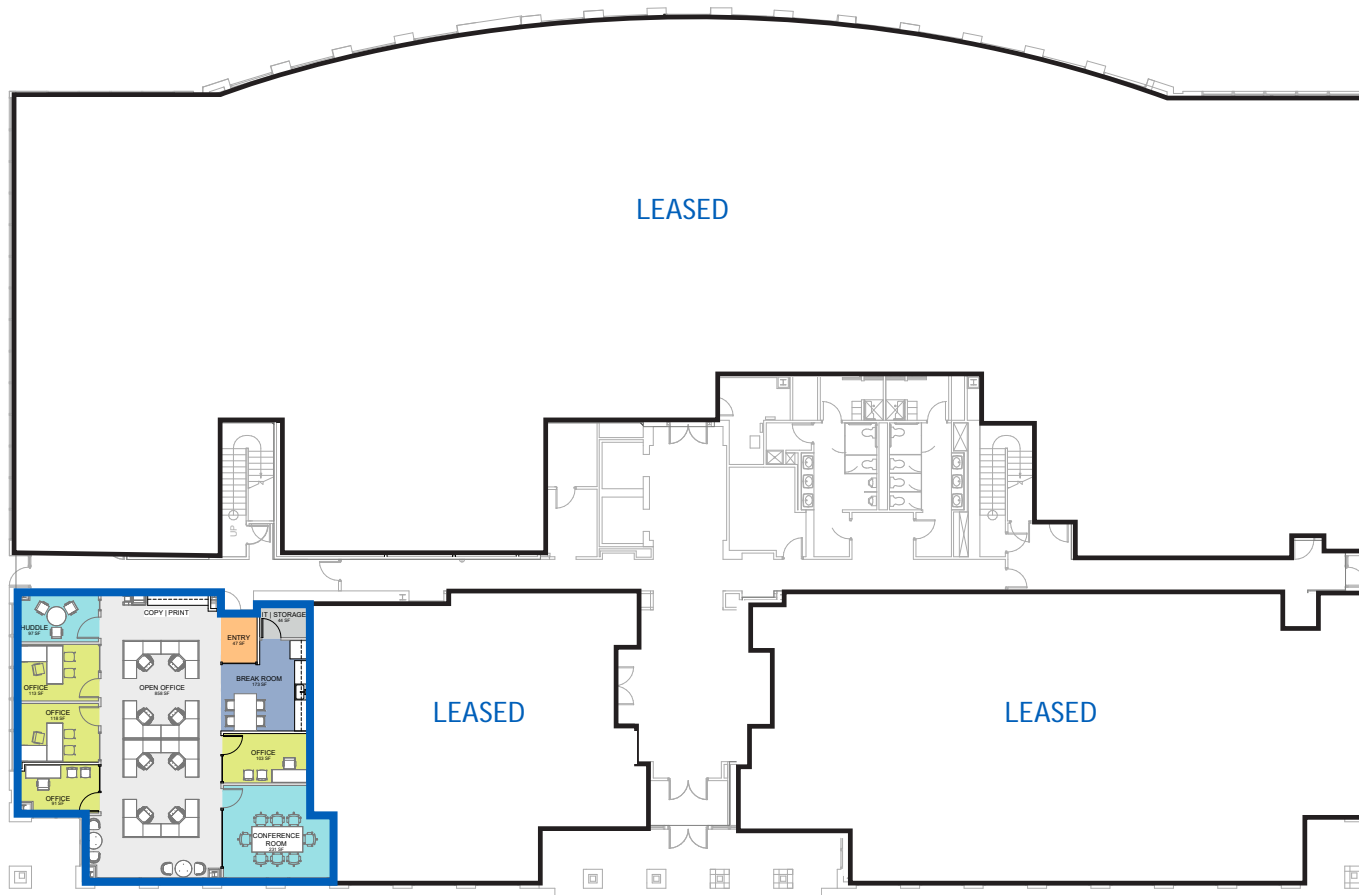
Volleyball Court

Bus stops

EV Charging Stations

# FLOOR PLAN

First (1<sup>st</sup>) Floor



Spec Suite 125  
2,310 RSF

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# FLOOR PLAN

## First (1<sup>st</sup>) Floor



Spec Suite 125  
2,310 RSF  
*Furniture not included*

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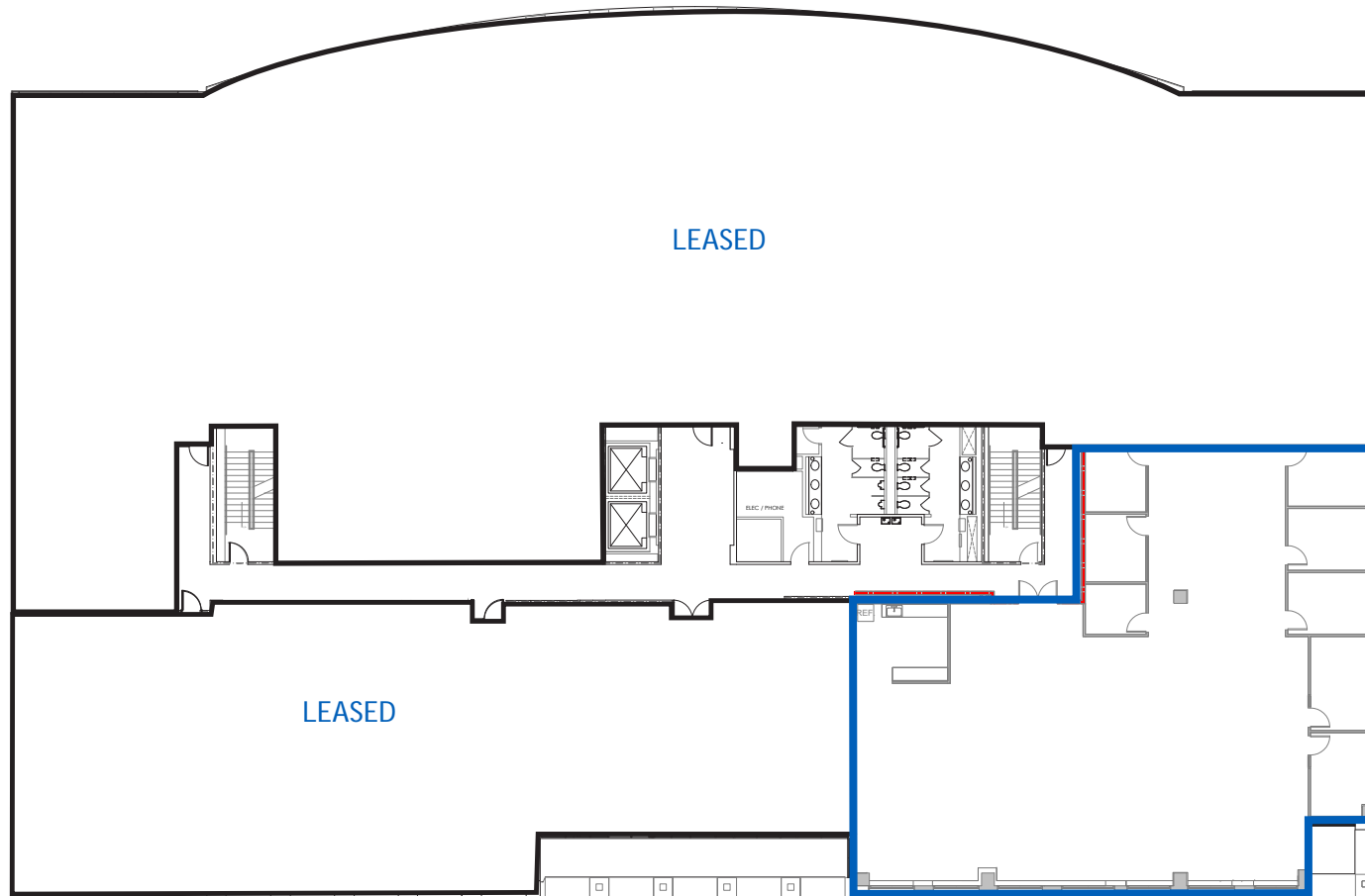
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# FLOOR PLAN

Second (2<sup>nd</sup>) Floor



Suite 200  
5,346 RSF  
Divisible to 1,580 RSF

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# FLOOR PLAN

## SAMPLE PLANS

### Second (2<sup>nd</sup>) Floor



Suite 200  
Sample Plans  
5,346 RSF  
*Furniture not included*

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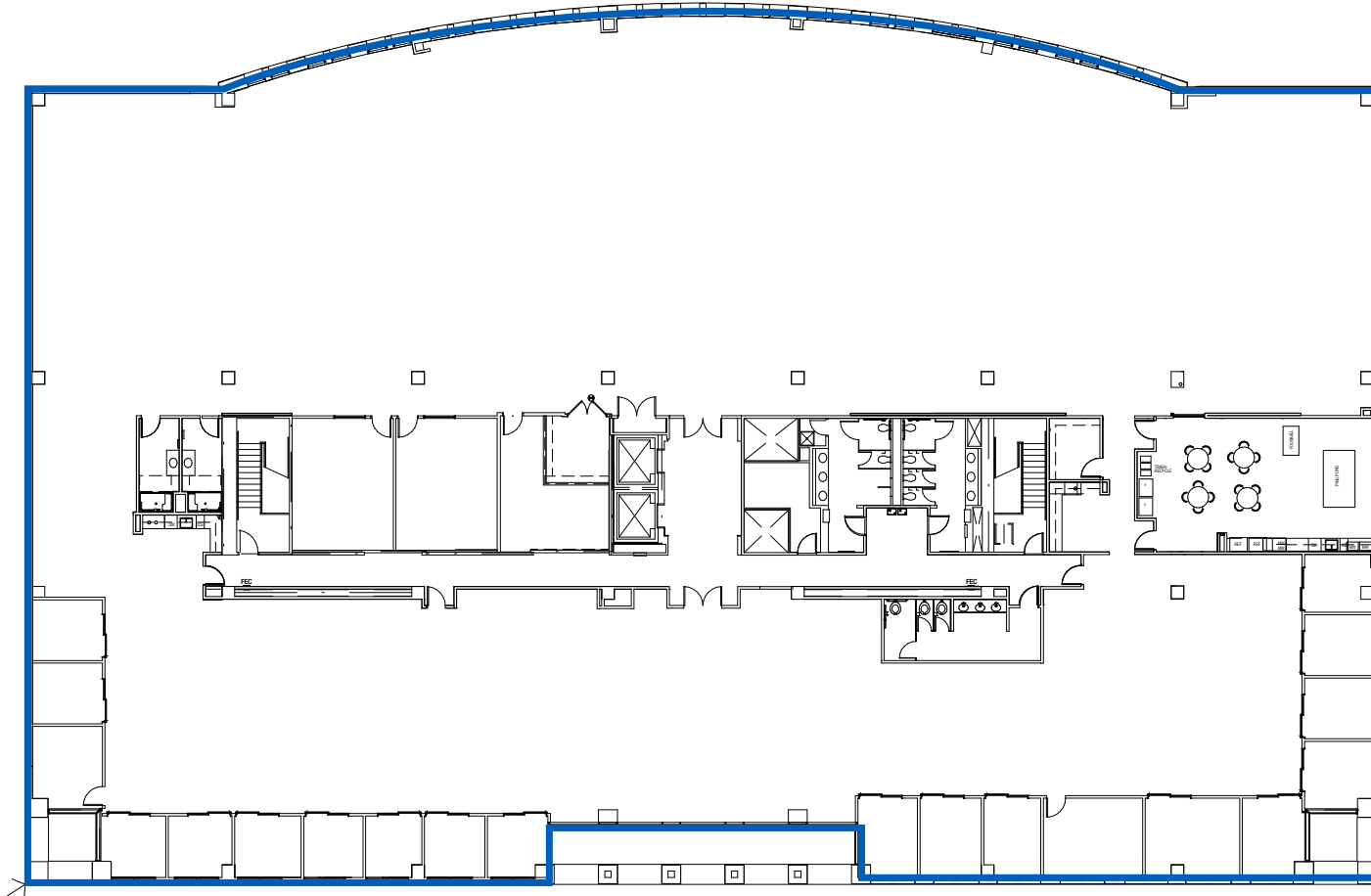
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# FLOOR PLAN

## Third (3<sup>rd</sup>) Floor



Suite 300  
27,822 RSF

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# FLOOR PLAN

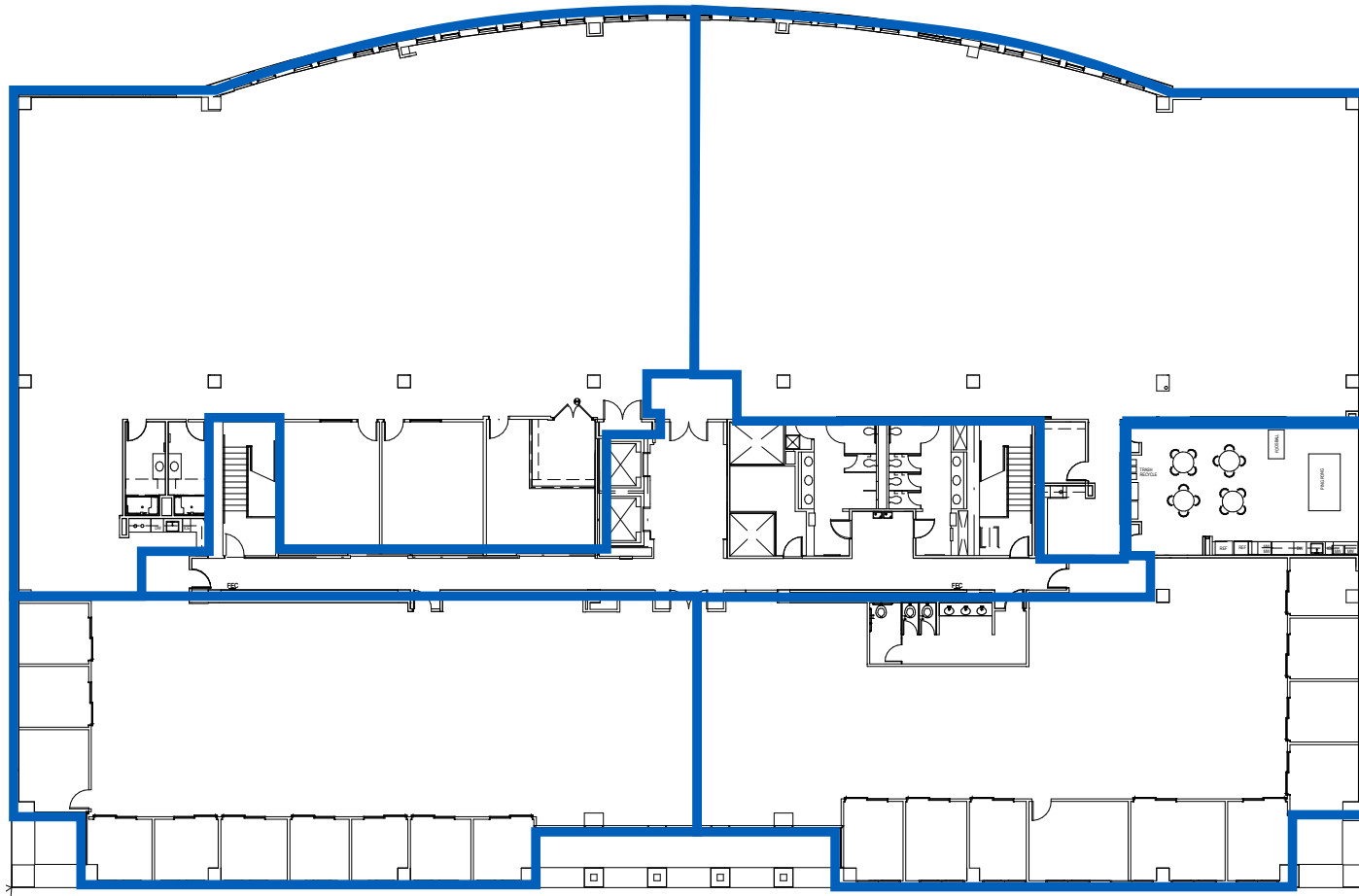
## Third (3<sup>rd</sup>) Floor

Suite A  
9,024 RSF

Suite B  
7,278 RSF

Suite A  
5,158 RSF

Suite A  
6,362 RSF



Suite 300  
Sample Subdivide Plan  
27,822 RSF

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# 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

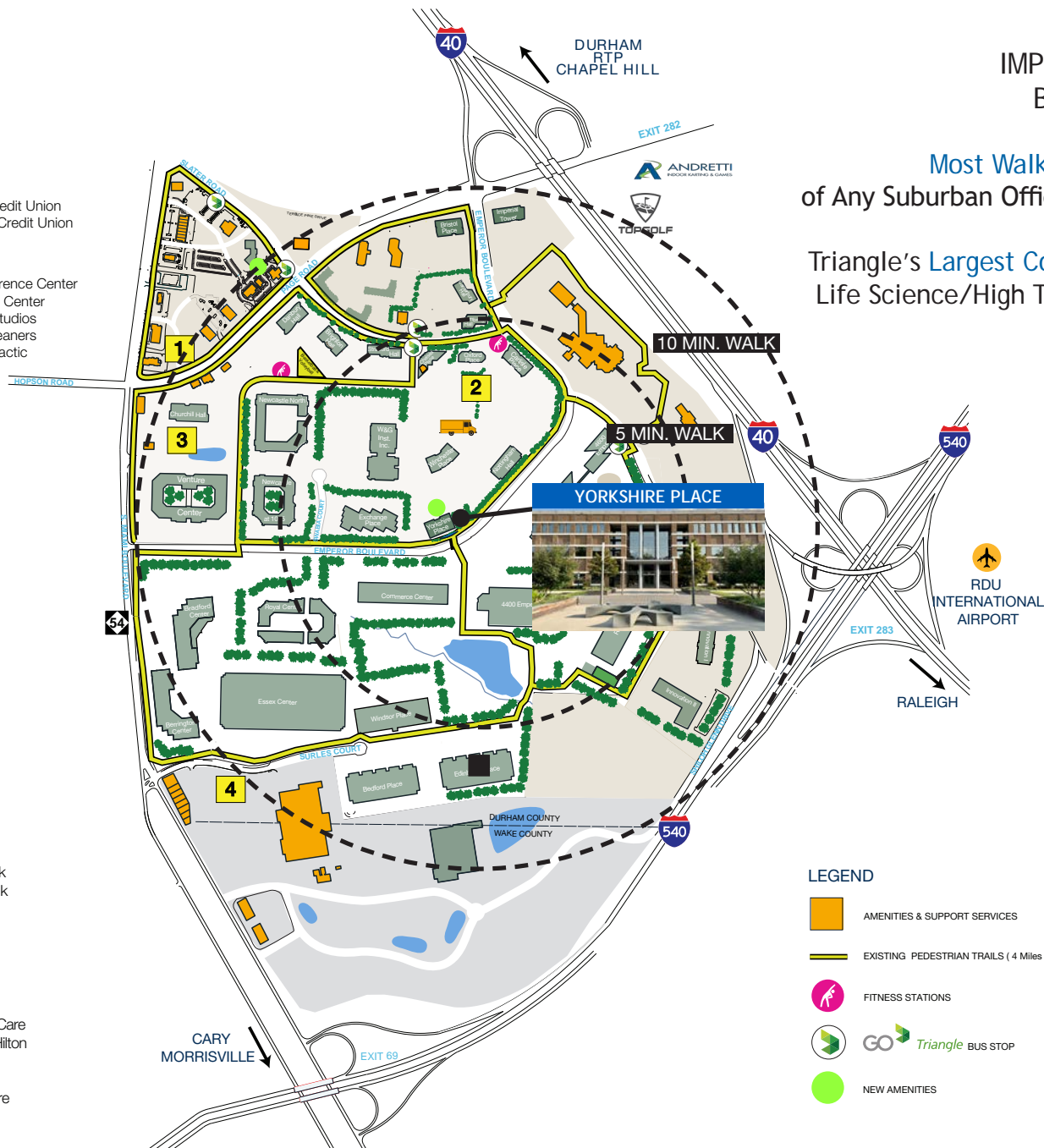
Bank of America  
First Citizens Bank  
First National Bank

### 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

### LEGEND

- AMENITIES & SUPPORT SERVICES
- EXISTING PEDESTRIAN TRAILS ( 4 Miles )
- FITNESS STATIONS
- GO Triangle BUS STOP
- NEW AMENITIES

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# 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.



\$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



# 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.