



IMPERIAL
TOWER

NORTH CAROLINA'S
LARGEST AND MOST VISIBLE
OFFICE BUILDING ON I-40



LEASING:

NAITRI PROPERTIES

OWNERSHIP:

 **DRAWBRIDGE**
REALTY

HIGHLIGHTS

“Main and Main” Central Triangle Location at I-40 & I-540

Logo signage available

Unparalleled branding visibility with an annual average daily traffic count of 168,000 vehicles

Most visible office tower along I-40 in North Carolina

Plug-and-Play Opportunity

3 miles to RDU International Airport

LEED Silver Certified

Efficient floor plates and modern finishes throughout

COMING SOON upgrades and new private amenities. See Planned Improvements page for details. Includes social lounges, games, conference facility, café/bakery/coffee shop, fitness center with showers and lockers, golf simulator, athletic fields, outdoor patio with decorative pool and cascading waterfall feature, and more

Walkable amenities including Fitness Connection, Chelsea Café, Imperial Center Food Trucks, Sheraton Imperial Hotel, 4 mile paved walking/jogging trail



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IMPERIAL TOWER

Iconic Location. Iconic Design. This landmark 11-story class-A office is a rare opportunity. Prime location at RTP's "main and main" intersection, unparalleled signage, prominent visibility, and desirable amenities make Imperial Tower a must-see.

ADDRESS	4820 Emperor Blvd, Durham NC 27703
BUILDING SIZE	264,598 RSF
AVAILABLE SPACE	4.5 floors, 100,258 RSF
RENTAL RATE	Full Service. Contact Broker for Rate.
HVAC	Two water-cooled 300-ton Trane centrifugal chillers with cooling towers on the roof with individual air handlers on each floor. Air is distributed throughout each floor via a VAV system on DDC controls. An energy recovering ventilator (ERV) brings fresh outside air into the facility, pre-cools it and then exhausts an equal amount of stale air. Pre-cooling the outside air via the ERV lowers energy consumption.
GENERATOR	2.5 MW generator housed in a concrete vault beneath the water feature. The generator is provided with a 4,000A MLD panel for emergency, standby, chiller and parking structure loads.
TELECOM	Fiber available from Frontier, Spectrum and Lumen. Main distribution frame (MDF) on level P3 with five (5) 5-ton Liebert cooling units. Intermediate distribution frames (IDF) on floors 6 and 8, each with a single 5-ton Liebert cooling unit.
POWER	480-volt 3-phase 3,000 amp power bus and a 480-volt 3-phase 2,000 amp emergency power bus duct both running vertically through the facility that are tapped on each floor for power loads. 5 watts psf for convenience outlets
FLOOR LOAD	Live load of 80 lbs psf upper floors, 175 lbs psf at grade and mezzanine
PARKING	Surface and structured parking at 4/1,000 SF
ELEVATORS	Six 350 fpm traction ThyssenKrupp elevators, one elevator doubles as a service elevator.



“Main and Main” Location

RALEIGH DURHAM
INTERNATIONAL
AIRPORT
3.5 MILES

DOWNTOWN
RALEIGH
14 MILES

NORTH
RALEIGH
5 MILES



RTP - 1 MILE,
DOWNTOWN DURHAM - 10 MILES,
CHAPEL HILL - 13 MILES



IMPERIAL TOWER

IMPERIAL CENTER
BUSINESS PARK

MORRISVILLE,
CARY
5 MILES

PAGE ROAD
SLATER ROAD

S MIAMI BLVD

Planned Improvements

Imperial Tower boasts several floors of private amenity spaces. An entire floor of new amenities including a café/bakery/coffee shop, fitness/wellness wing, social lounge, games, flexible conference facility, and outdoor gathering spaces in The Garden and Waterside Patio.

From the moment you arrive, experience a workplace designed for how we work today - fostering community gatherings, inspiring fresh ideas, making everyday moments meaningful achievements.



Click or scan for building highlights and improvements video

- The Welcome Lounge with cozy seating, collaborative workspaces, coffee bar, water feature, plant wall, and two floor-to-ceiling LED video displays
- The Social Game Lounge with games including table tennis, foosball, shuffleboard, gaming console, and hangout seating
- Flexible Conference Facility with retractable partitions
- Fitness/Wellness Wing with a fitness classroom, upgraded showers & lockers, treadmills, cycles, strength training, and more
- Café/Bakery/Coffee Shop including artisan coffees, scratch-made and locally sourced menu of breakfast, lunch, pastries, and desserts
- Cue Club billiards suite
- The Pinehurst 19th Hole social room with golf simulator and putting green
- Waterside Patio including lounge furniture, fire pit, and al fresco dining
- NEW Outdoor soccer field, pickleball courts, and basketball



Athletic Fields

Step outside. Imperial Center Business Park boasts 4 miles of paved trails, almost all tree-lined and shaded, with fitness stations and communal volleyball and basketball. Imperial Tower will feature new private outdoor spaces, including a soccer field, pickleball courts, a basketball court, a bike hub, and more.

ATHLETIC
FIELDS



Flourishing Community

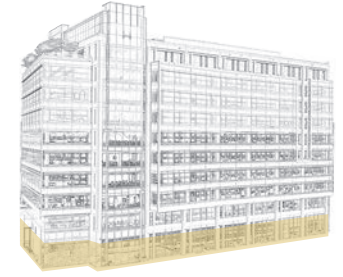
Imperial Center Business Park's award winning location boasts incomparable amenities. Its mature and lush tree lined network offers an escape to nature for rejuvenating breaks, exercise, and team-building activities, including a basketball and volleyball court. Within 5-10 minutes, one can walk to the 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 Plans

Planned Amenity Floors



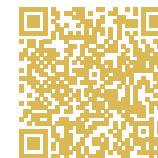
Lower Level 2



Click or scan for virtual tour of new improvements

- **The Social Game Lounge** including table tennis, foosball, shuffleboard, gaming console, and hangout seating
- **Flexible Conference Facility** Retractable partitions to accommodate 120+ person townhall, training, or conference needs
- **Fitness/Wellness Wing** with a fitness classroom, treadmills, cycles, strength training, and more
- **Café/Bakery/Coffee Shop** including artisan coffees, scratch-made and locally sourced menu of breakfast, lunch, pastries, and desserts 8 am - 2 pm

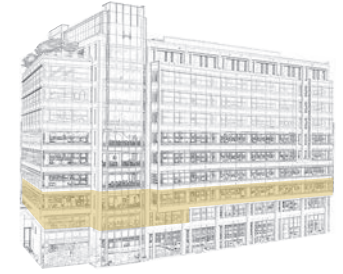
Lower Level 3



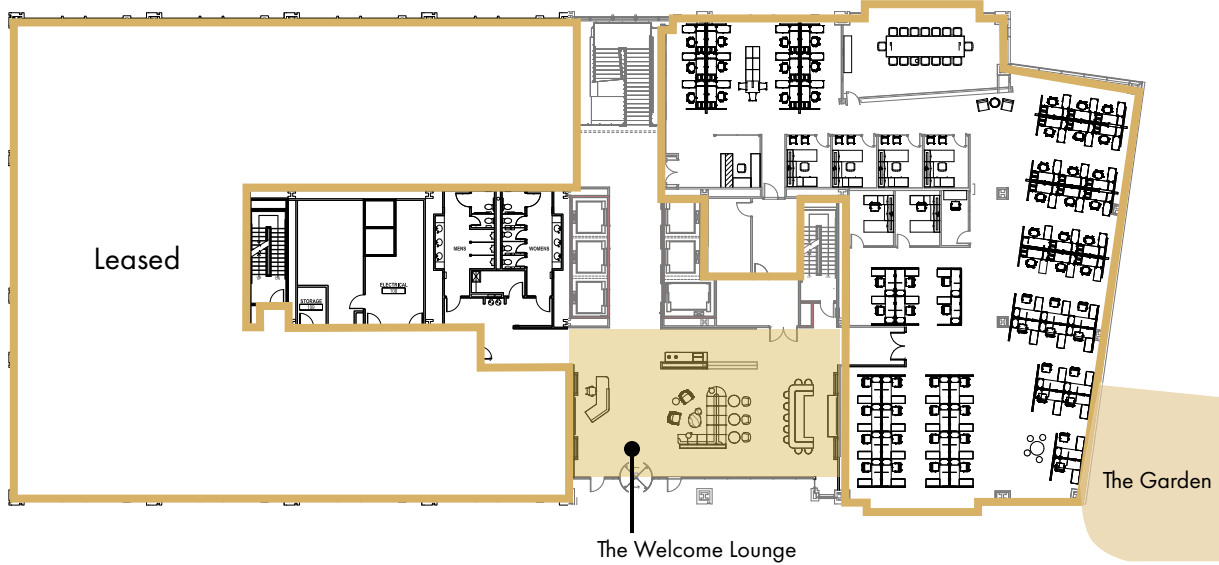
Click or scan for virtual tour of new improvements

- **Cue Club** a billiards suite
- **The Pinehurst 19th Hole** social room with golf simulator and putting green
- **Waterside Patio** including lounge furniture, fire pit, and al fresco dining
- **Bike Hub** including bike lockers, and storage
- Multiple shower facilities with lockers on both amenity levels

Floor Plans



Suite 110
10,025 RSF

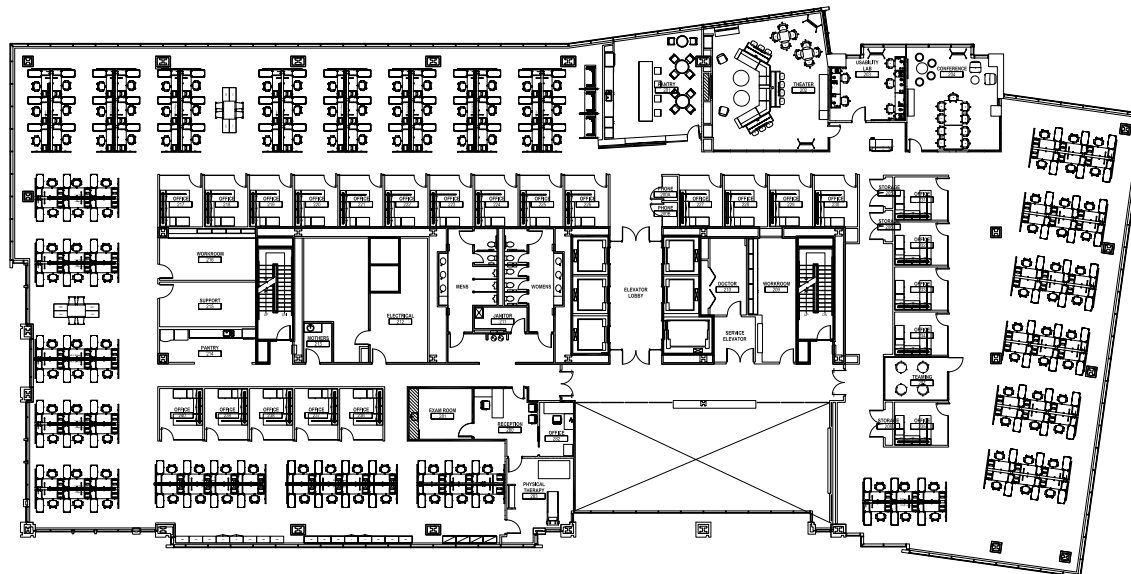


First Floor
10,025 RSF

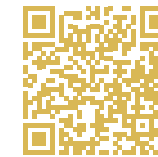


Click or scan for virtual tour

- **The Welcome Lounge** with cozy seating, collaborative workspaces, coffee bar, water feature, plant wall, and two floor-to-ceiling LED video displays
- **The Garden** with seating, music, and landscaping

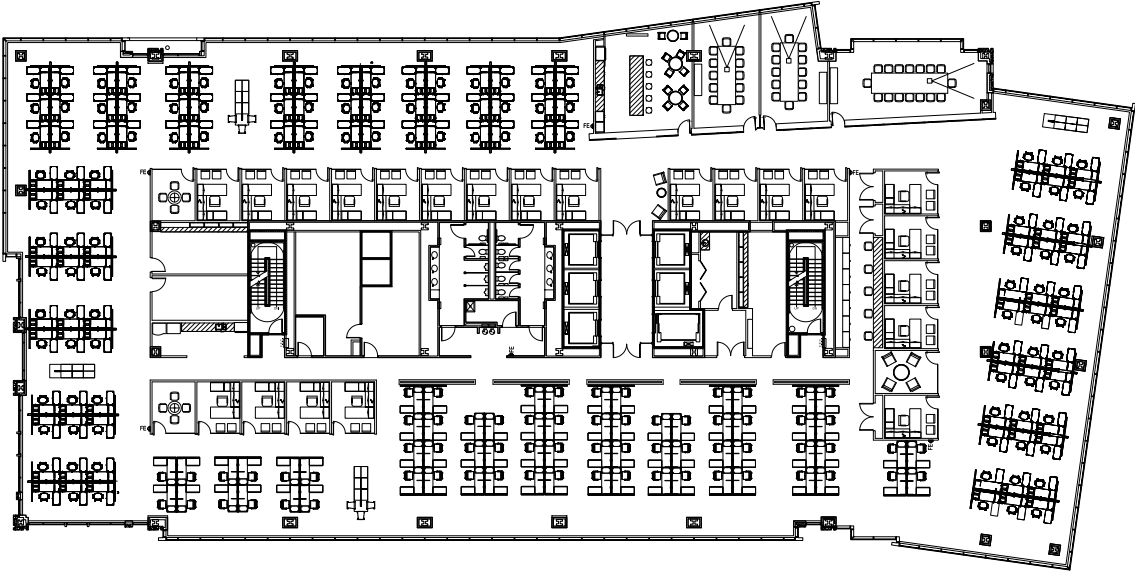
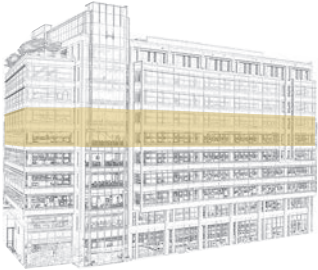


Second Floor
28,579 RSF



Click or scan for virtual tour

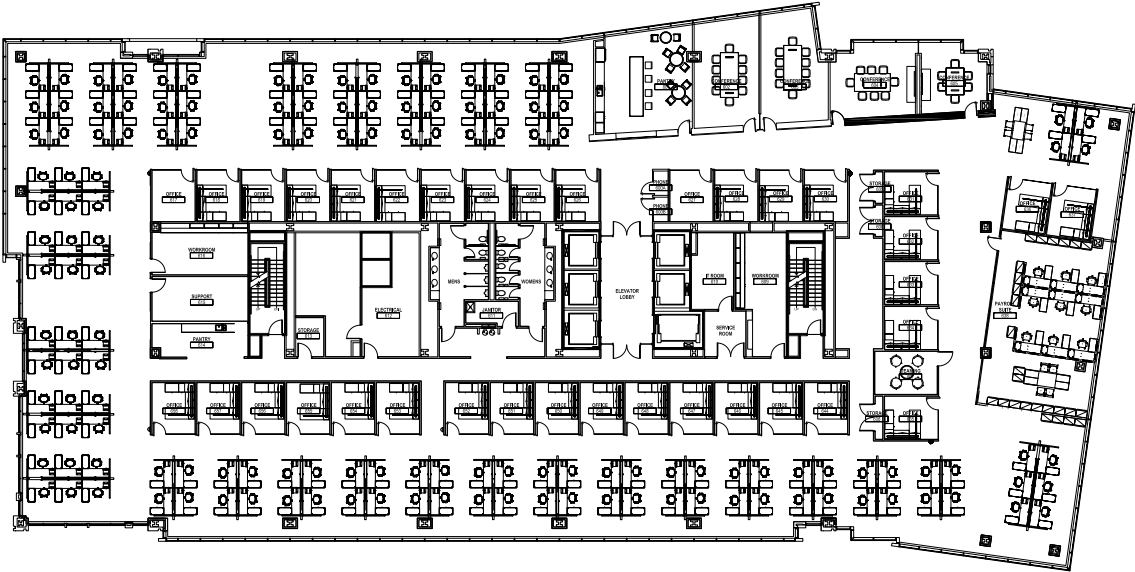
Floor Plans



Fifth Floor
30,827 RSF



Click or scan for virtual tour



Sixth Floor
30,827 RSF



Click or scan for virtual tour

Amenities

Unmatched Business Park Conveniences

No RTP location compares with Imperial Center Business Park's superior walkable amenities. And much more can be accessed only a short drive away. Raleigh-Durham International Airport is an 8 min drive. Brier Creek is a 9 minute drive and boasts over 75 stores, eateries, entertainment, medical facilities, and Brier Creek Country Club. Amenities near the airport and along NC 54/S. Miami Blvd./Chapel Hill Rd. are also within a short 5 minute drive.

DINING

Arby's
Baba Ghannouj
Bojangles'
Bruegger's Bagels
Burger King
Carolina Glazed Donuts
Chelsea Café
Chipotle
Curry Point Express
Dharani Indian Cuisine
Farmside Kitchen
Firehouse Subs
First Watch
Gatherings full bar at the Sheraton
Greek Cuisine
Imperial Center Food Truck Rodeo
Jimmy John's
LuLu Bang Bang
McDonald's
Mez
Moe's
Mr. Cheesesteak
Naga's South Indian Cuisine
Page Road Grill
Panera Bread
Ping Pong Café
Randy's Pizza
Rookie's Sports, Food & Spirits
Seasons Restaurant at The Sheraton
Singa's Famous Pizza
Starbucks

Subway
Thali Indian
Tropical Smoothie Café
Wayback Burgers
Wendy's
Will's Social Bistro & Lounge
Wok'n Grille
Zaxby's
&More grab-and-go café at the Sheraton

HOTELS

Delta Hotels by Marriott
DoubleTree By Hilton
Extended Stay America
Fairfield by Marriott
Home2 Suites by Hilton
Homewood Suites by Hilton
Sheraton Imperial
Sleep Inn Raleigh Durham Airport
Spring Hill Suites
StayAPT Suites
WaterWalk Raleigh RTP
Wingate by Windham

BANKING

Bank of America
Coastal Federal Credit Union
First Citizens Bank
SECU
Truist
Woodforest National Bank

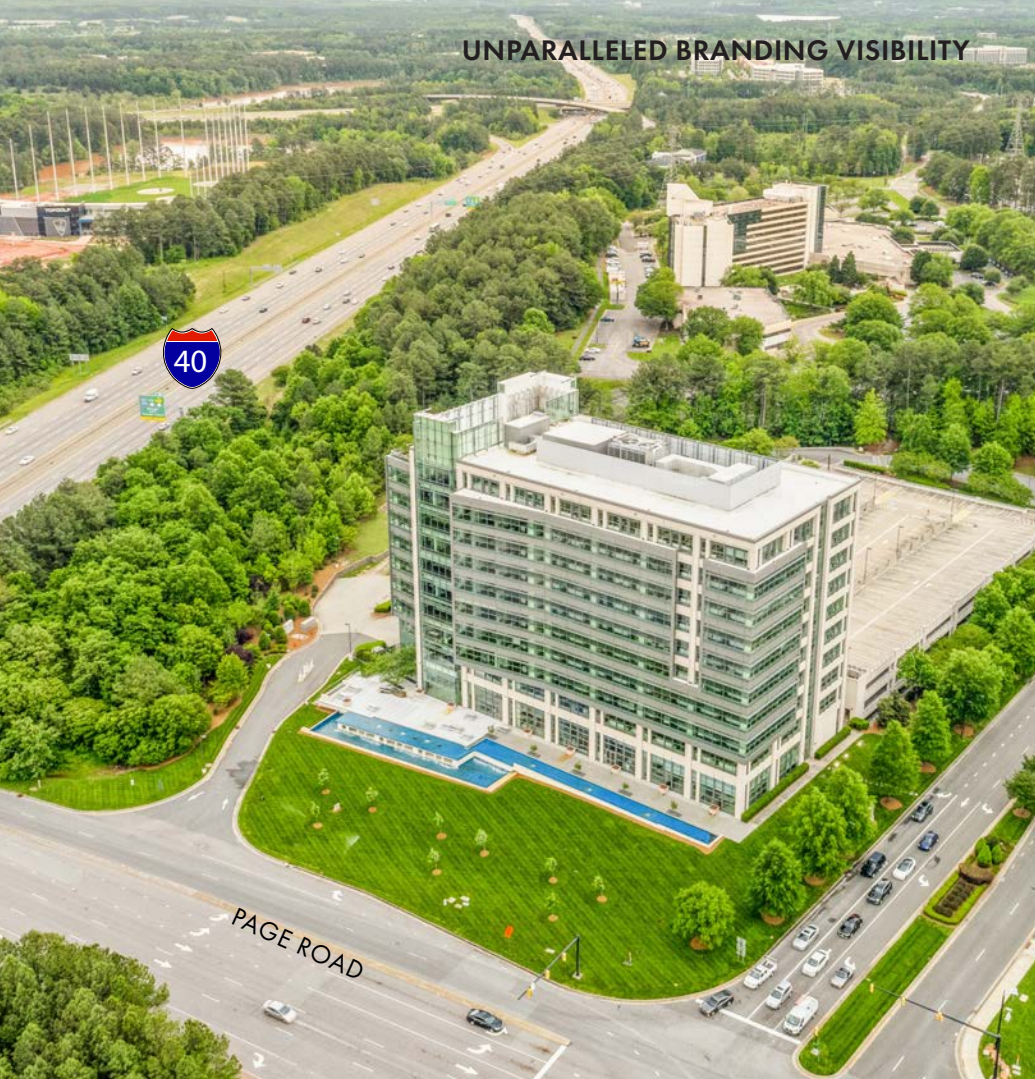
WELLNESS/ACTIVITIES

2 fitness stations
4-Mile paved trail
Andretti Karting
Basketball Court
Fitness Connection
Picnic Tables
Topgolf
Volleyball Court

SERVICES

AT&T
Atlantic Tire & Service
Concentra Urgent Care
Convention Center at the Sheraton
Duke Health Center Creekstone
Duke Occupational Health RTP
EV Charging Stations
Event and Meeting room options at the Sheraton
FedEx Office Print & Ship Center
Imperial Family Medicine
MOBLZ
Office Depot
Page Road Dry Cleaners
QD Nails & Spa
Spiffy
The Smile Shop Dentists
Walmart
Whole Life Chiropractic

UNPARALLELED BRANDING VISIBILITY



THE GARDEN



SOCIAL GAME LOUNGE



CAFÉ/BAKERY/COFFEE SHOP



FLEXIBLE CONFERENCE FACILITY





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