



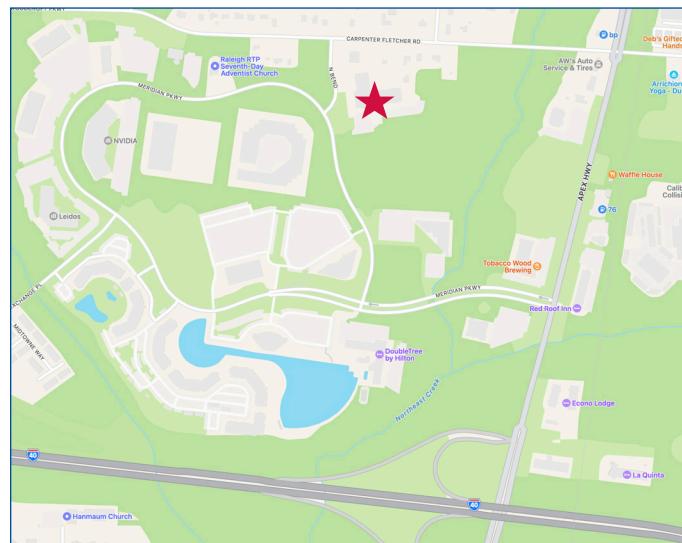
WALDROP PROPERTIES, LLC
Commercial Real Estate Solutions

- Offering Price: \$8,231,160
- Base Lease Rate: \$20.00 Per Square Foot, Triple Net
- Square Footage: Approximately 39,196 Square Feet
- Floor Plan: Please See Below/Attached
- Acreage: Approximately 9.07 Acres
- Survey: Please See Below/Attached
- Parking: 165 Parking Spaces (4.21/1,000)
- Zoning: O&I (Office & Institutional)
- PIN: 0738075602
- Location: Approximately 1.3 Miles To I-40
- Approximately 9 Miles To Raleigh Durham International Airport
- Approximately 20 Miles To Downtown Raleigh
- Comments: Campus Setting With Courtyard Area With Gazebo
- Good Balance Of Hard Walled Offices To Open Work Areas
- Large Training Room
- Three Large Conference Rooms
- Large Café/Breakroom Area
- Fitness Area With Locker Rooms
- Exterior Basketball Court
- Availability: Current Tenant's Lease Expires July 2026. It May Be Possible To Negotiate An Earlier Occupancy.

3700 Computer Dr., Suite 240
Raleigh, NC 27609
Office: 919-645-1605
Fax: 919-645-1606
www.waldropproperties.com

Available For Sale Or Lease

Stand-Alone Office Campus, +/- 39,196 Square Feet
2905 Meridian Parkway, Durham, North Carolina 27713



**6% Commission Paid On
A Lease Fully Executed By
March 31, 2026**

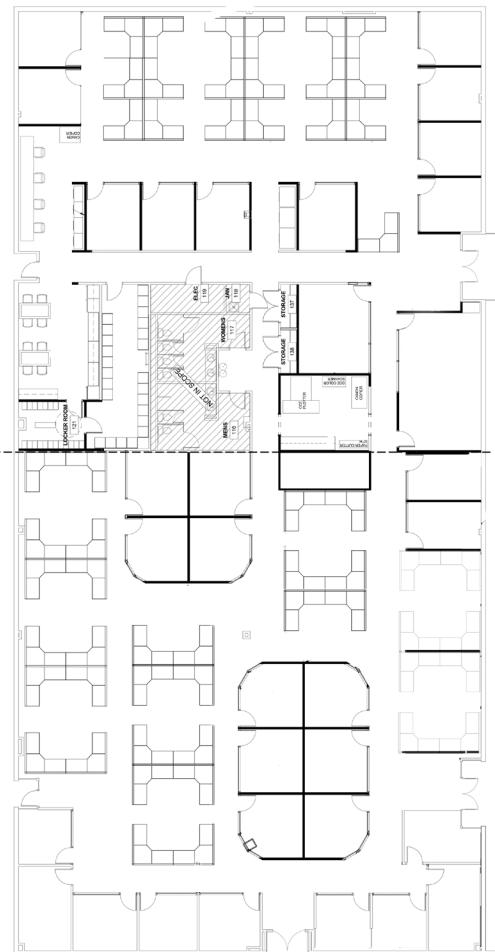
for more information contact

Michael Waldrop at 919-645-1605
michael@wp-cre.com

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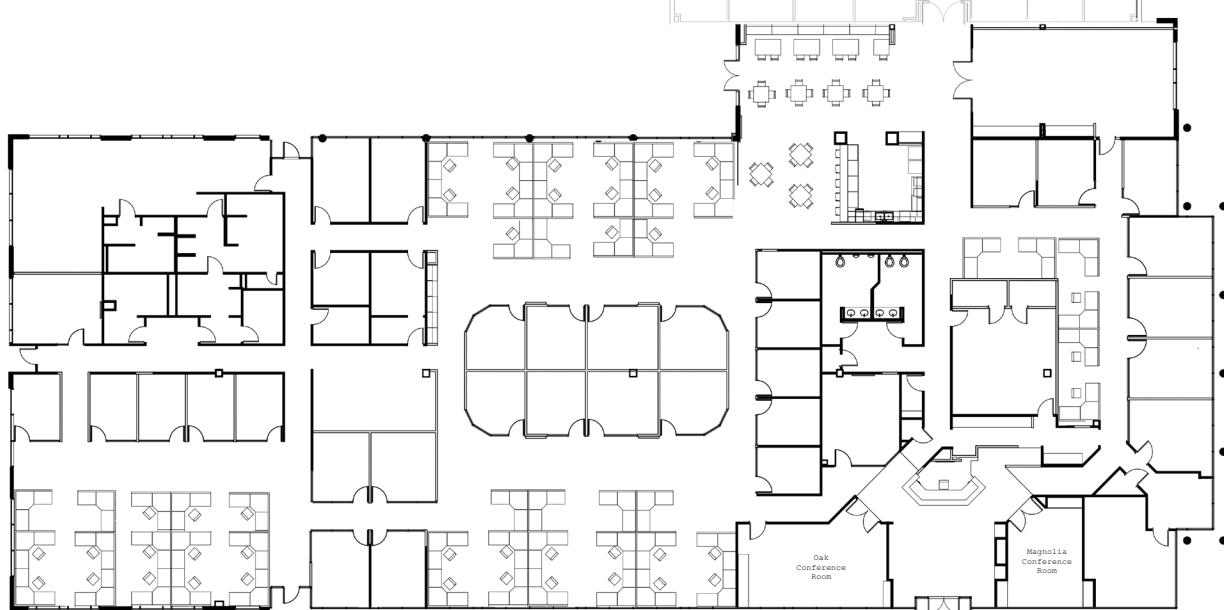
2905 Meridian Parkway

Durham, North Carolina 27713



Floor Plan

Disclaimer: Floor Plan Is Considered To Be Accurate; However, The Listing Agency Makes No Warranties And/Or Representations As To The Accuracy. Buyers And Tenants Are Responsible For Confirming Floor Plan And Square Footage.



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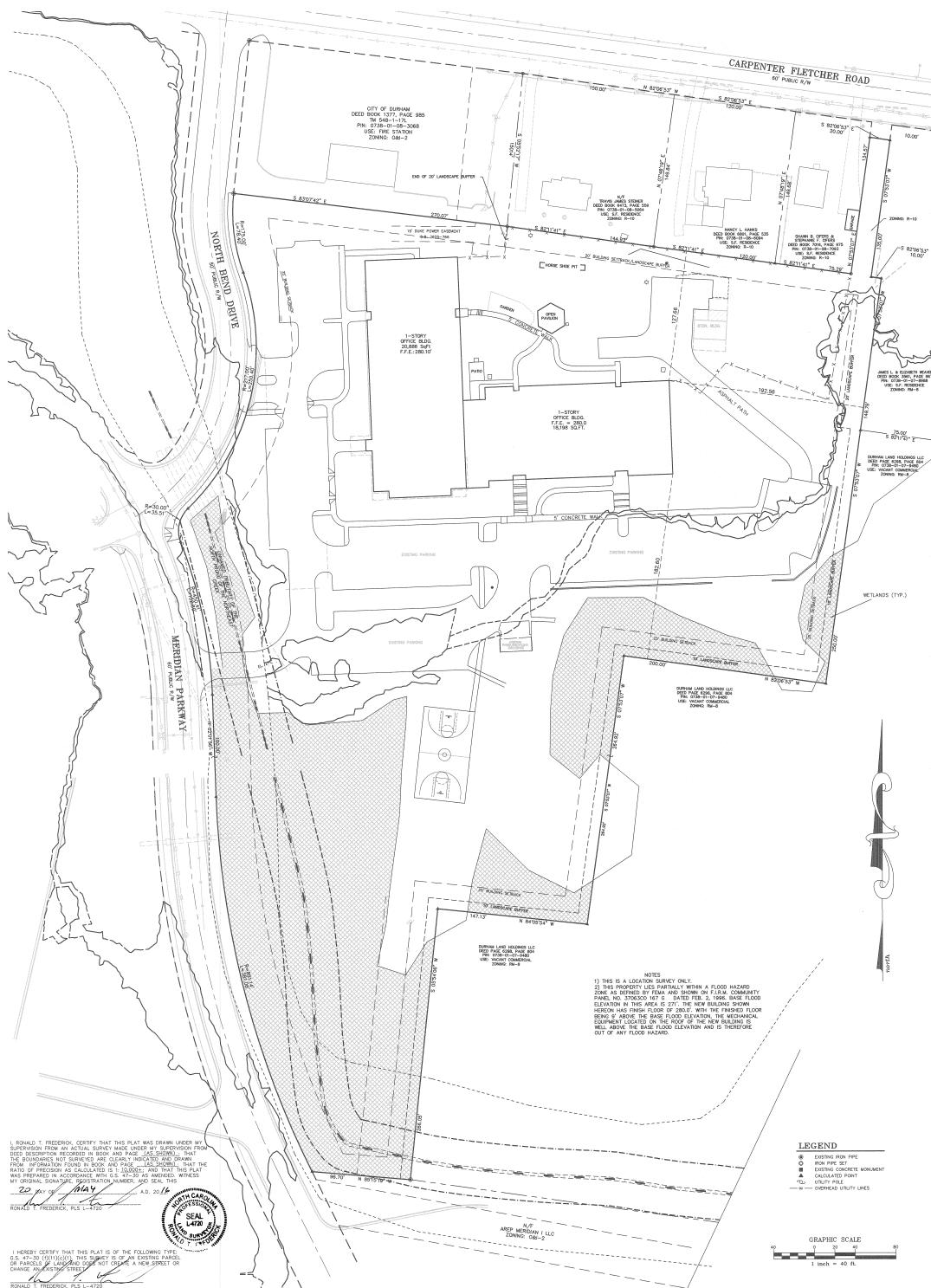
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Site Plan

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Aerial

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