



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

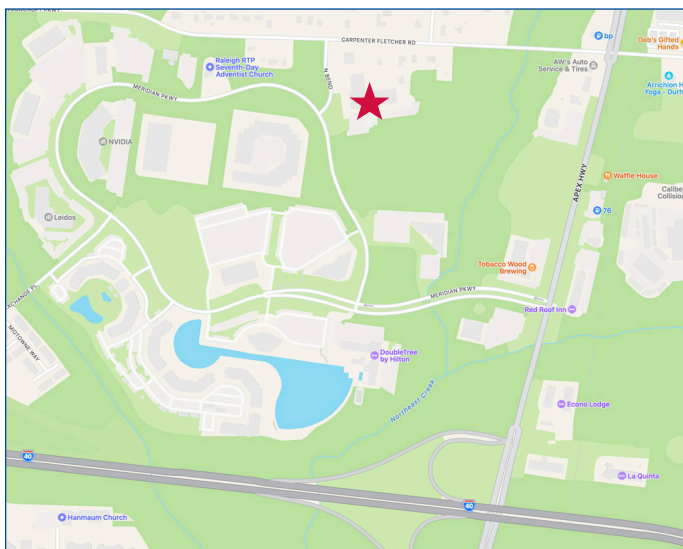
Large Café/Breakroom Area

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.

Available For Sale Or Lease

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



for more information contact

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

The information contained herein has been obtained from sources deemed reliable, however, no representation or warranty, either expressed or implied, is made as to its completeness or accuracy. Prospective buyers or tenants should make their own investigations to ascertain the accuracy of the material contained herein. This offering is subject to change, correction or withdrawal.

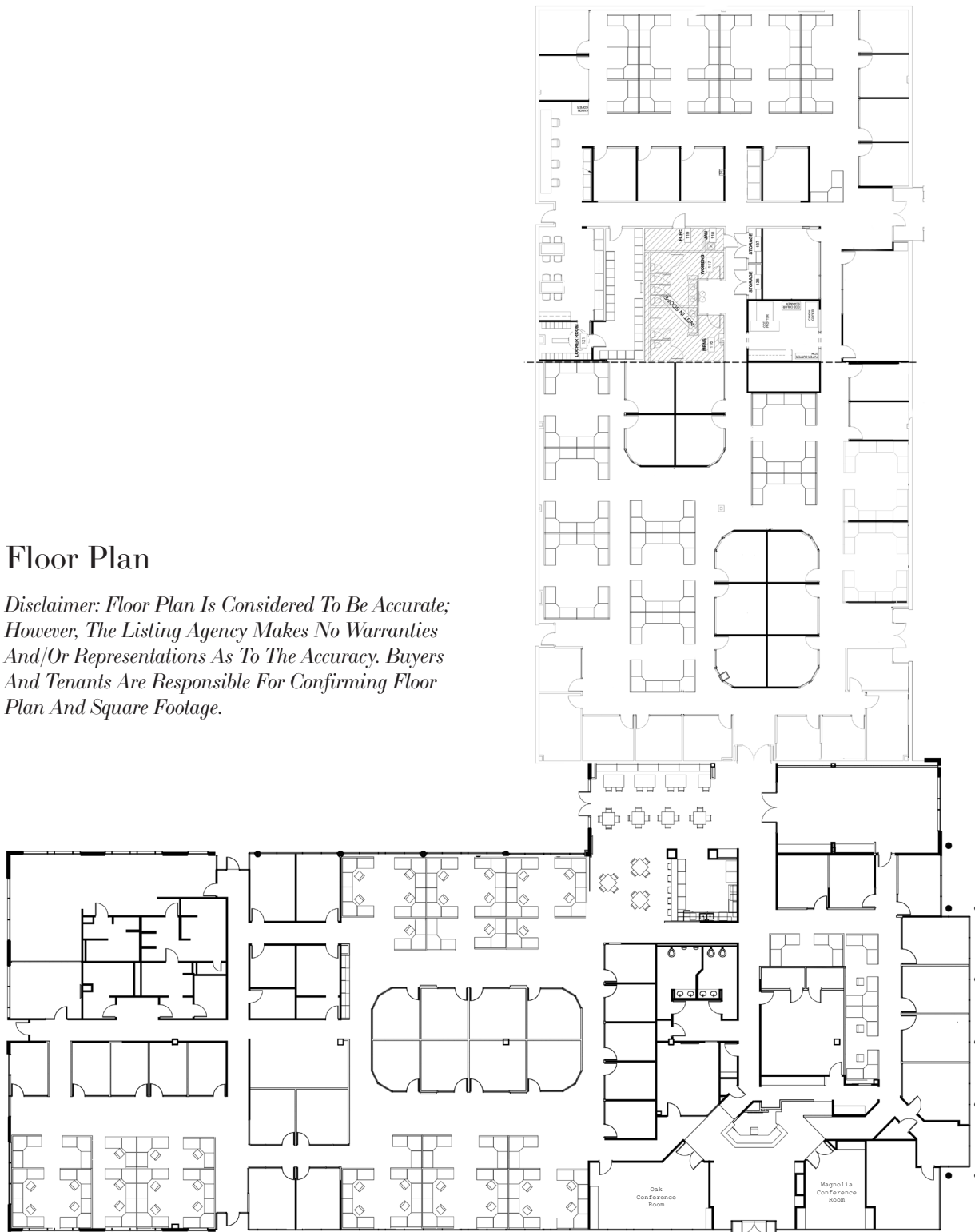
3700 Computer Dr., Suite 240
Raleigh, NC 27609
Office: 919-645-1605
Fax: 919-645-1606
www.waldropproperties.com

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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CITY OF DURHAM
 OXED BOOK 1377 PAGE 385
 TM 548-1-171
 DT 27-01-01-020-2068
 USE: FIRE STATION
 ZONING: SM-1.2

1-STORY OFFICE BLDG.
 20,888 SQ. FT.
 F.F.E. 158.17

1-STORY OFFICE BLDG.
 F.F.E. 158.00
 16,188 SQ. FT.

NOTES
 1) THIS IS A LOCATION SURVEY ONLY.
 2) THIS PROPERTY LIES PARTIALLY WITHIN A FLOOD HAZARD ZONE, AS NOTED BY FEMA AND SHOWN ON FLOOD COMMUNITY PANEL NO. 230402 867. THE NEW BUILDING SHOWN HEREON HAS FINISH FLOOR OF 20.0 FT. ±, BASE FLOOD ELEVATION IN THIS AREA IS 27.1'. THE NEW BUILDING SHOWN HEREON HAS FINISH FLOOR OF 20.0 FT. WITH THE FINISHED FLOOR 8' ABOVE THE BASE FLOOD ELEVATION. THE MECHANICAL EQUIPMENT LOCATED ON THE ROOF OF THE NEW BUILDING IS WELL ABOVE THE BASE FLOOD ELEVATION AND IS THEREFORE OUT OF ANY FLOOD HAZARD.

LEGEND
 (Symbol) EXISTING HIGH PIPE
 (Symbol) ROCK PILE SET
 (Symbol) EXISTING CONCRETE WORK
 (Symbol) CALCULATED POINT
 (Symbol) UTILITY POLE
 (Symbol) PROPOSED UTILITY LINES

GRAPHIC SCALE
 1 inch = 40 feet

SEAL
 NORTH CAROLINA
 SEAL
 14725
 RONALD T. FREDERICK



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Aerial

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