

WINCHESTER PLACE

4309 Emperor Boulevard | Durham, NC 27703

SPEC
SUITE
AVAILABLE
NOW!



NAI TRI PROPERTIES

WINCHESTER PLACE

4309 Emperor Boulevard | Durham, NC 27703

A FOUR-STORY OFFICE BUILDING LOCATED IN THE AWARD-WINNING IMPERIAL CENTER BUSINESS PARK. MINUTES FROM I-40, I-540, RDU INTERNATIONAL AIRPORT AND NUMEROUS SURROUNDING AMENITIES.

BUILDING SIZE Approximately 111,689 RSF

AVAILABLE SPACE
Suite 220: 3,708 RSF
Suite 310: 7,947 RSF *Available 7/1/2026*
Suite 325: 6,278 RSF, *Spec Suite Available Now*
Suite 400: 16,923 RSF, *Available 2/1/2026*

RENTAL RATE \$29.50 PSF, Full Service

TI ALLOWANCE Available

LEASE TERM Flexible

PARKING RATIO 4.5 spaces per 1,000 SF

COMMON AREA FACTOR 15%

HIGHLIGHTS



View
Chelsea
Café
Menu



- Weekly Summer Food Trucks in the parking lot!
- 2 minute walk to Chelsea Café
- Numerous walkable food options within 5-10 min. including Starbucks, Mez, Lulu Bang Bang, Page Road Grill, First Watch, Moe's, Jimmy John's, and Sheraton's restaurant Season's, café, and bar.
- Imperial Center amenities also include volleyball and basketball courts, 4 mile paved jogging trail, on-site management and more.
- Men's and women's showers and lockers
- Silver LEED facility
- 8 EV charging stations
- Beautiful lobby renovations and NEW restroom upgrades
- Generator pad available

LEASING CONTACT

ROBIN ROSEBERRY ANDERS, SIOR | 919.281.2319 | randers@triprop.com

EMILY PFEIFFER | 252.945.9240 | epfeiffer@triprop.com

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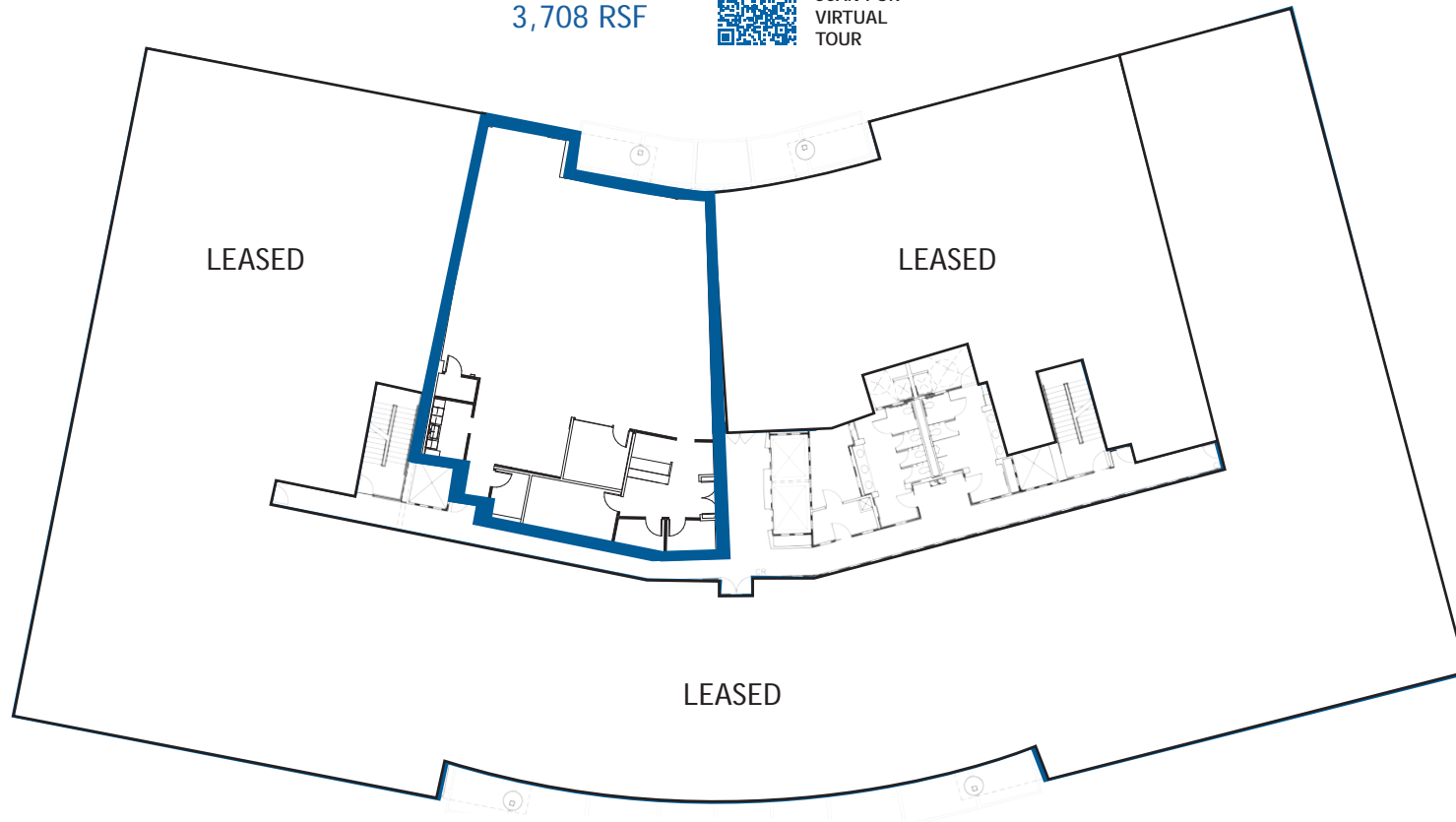
WINCHESTER PLACE

4309 Emperor Boulevard | Durham, NC 27703

Suite 220
3,708 RSF



CLICK OR
SCAN FOR
VIRTUAL
TOUR



Second (2nd) Floor

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NAI TRI PROPERTIES

5425 Page Road, Suite 100
Durham, NC 27703
919.941.5745 | tripnop.com

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4309 Emperor Boulevard | Durham, NC 27703

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TOUR

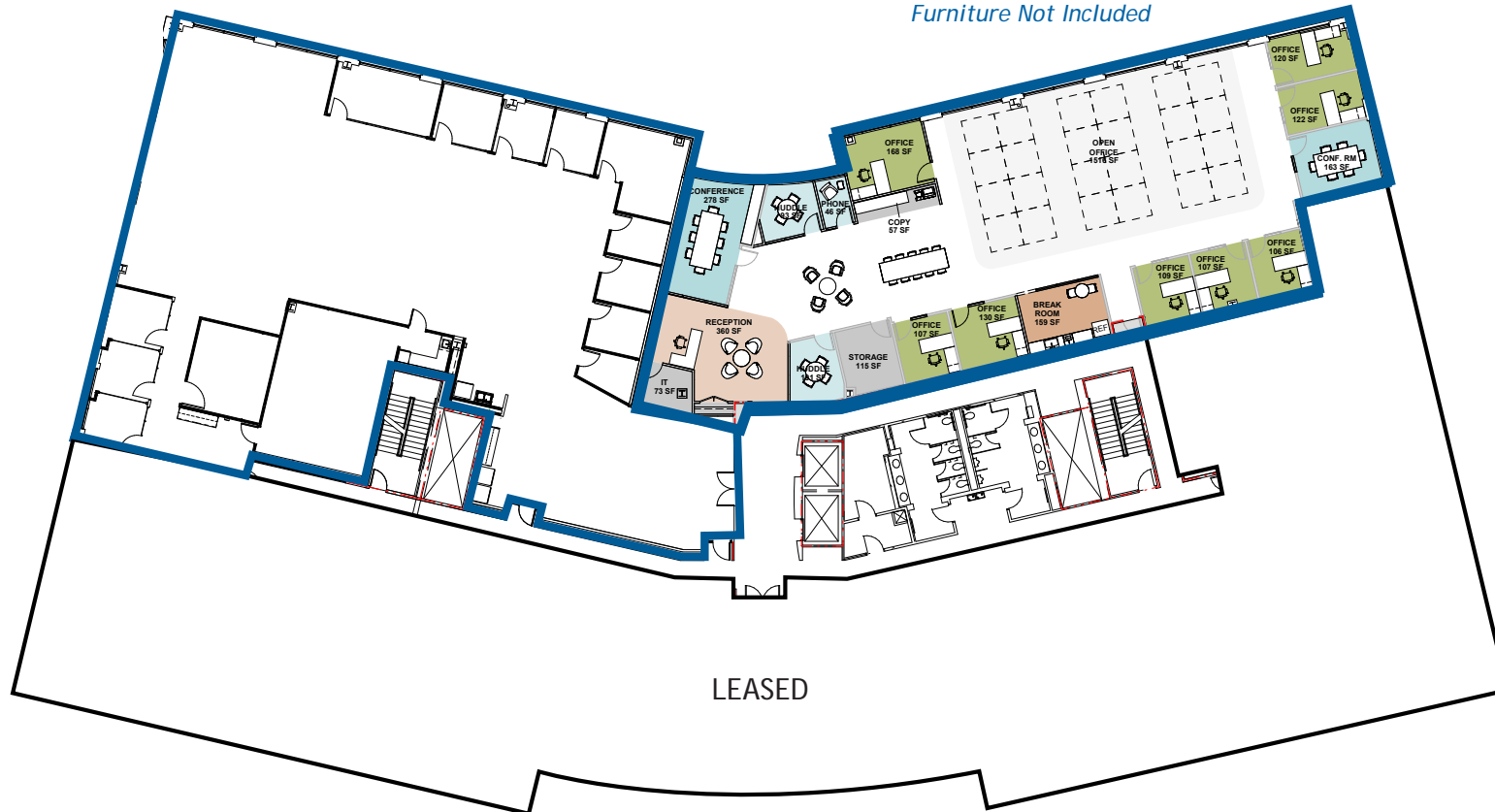


Suite 310
7,947 RSF
Available 7/1/2026

Spec Suite 325
6,278 RSF
Available Now
Furniture Not Included



CLICK OR
SCAN FOR
VIRTUAL
TOUR



LEASED

Third (3rd) Floor

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Third (3rd) Floor

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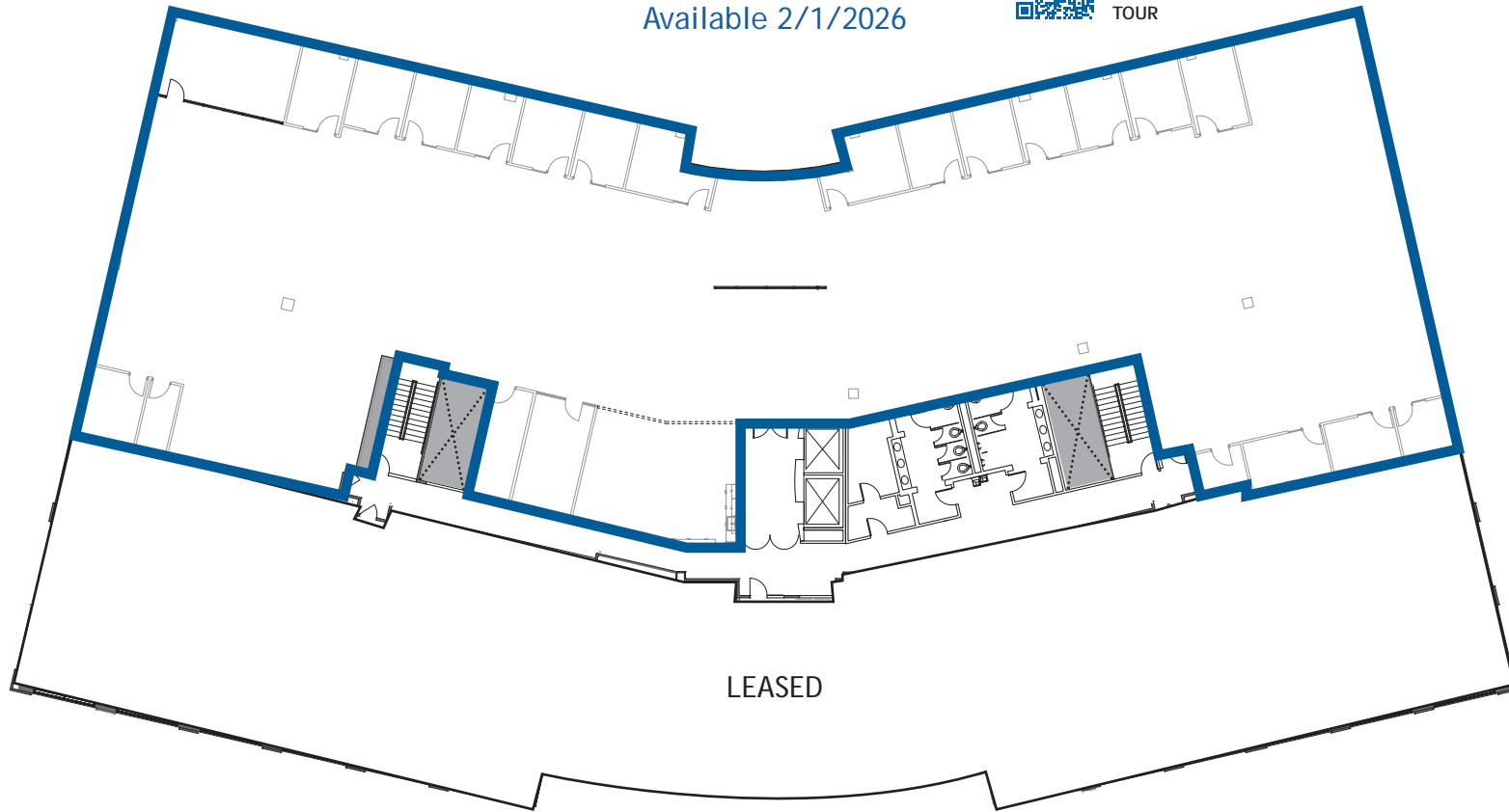
WINCHESTER PLACE

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Suite 400
16,923 RSF
Available 2/1/2026



CLICK OR
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TOUR



Fourth (4th) Floor

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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

BANKING

Coastal Federal Credit Union
State Employee's Credit Union
Truist

OTHER

Estes Conference Center
FedEx Print & Ship Center
Lyla Jones Cake Studios
Page Road Dry Cleaners
Whole Life Chiropractic

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
Convention Center at the Sheraton
12 Event and Meeting room options at the Sheraton

3 CHURCHILL COMMONS

DINING

Chipotle
Farmhouse Kitchen
Firehouse Subs
First Watch
Moe's Southwest Grill
Panera Bread

BANKING

Bank of America
First Citizens Bank
First National Bank

OTHER

AT&T

4 SHILOH CROSSING

DINING

Bruegger's Bagels
Jake's Wayback Burgers
Naga's South Indian Cuisine
Manhattan Cafe
Urban Noodle

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

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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

LOCATION AERIAL



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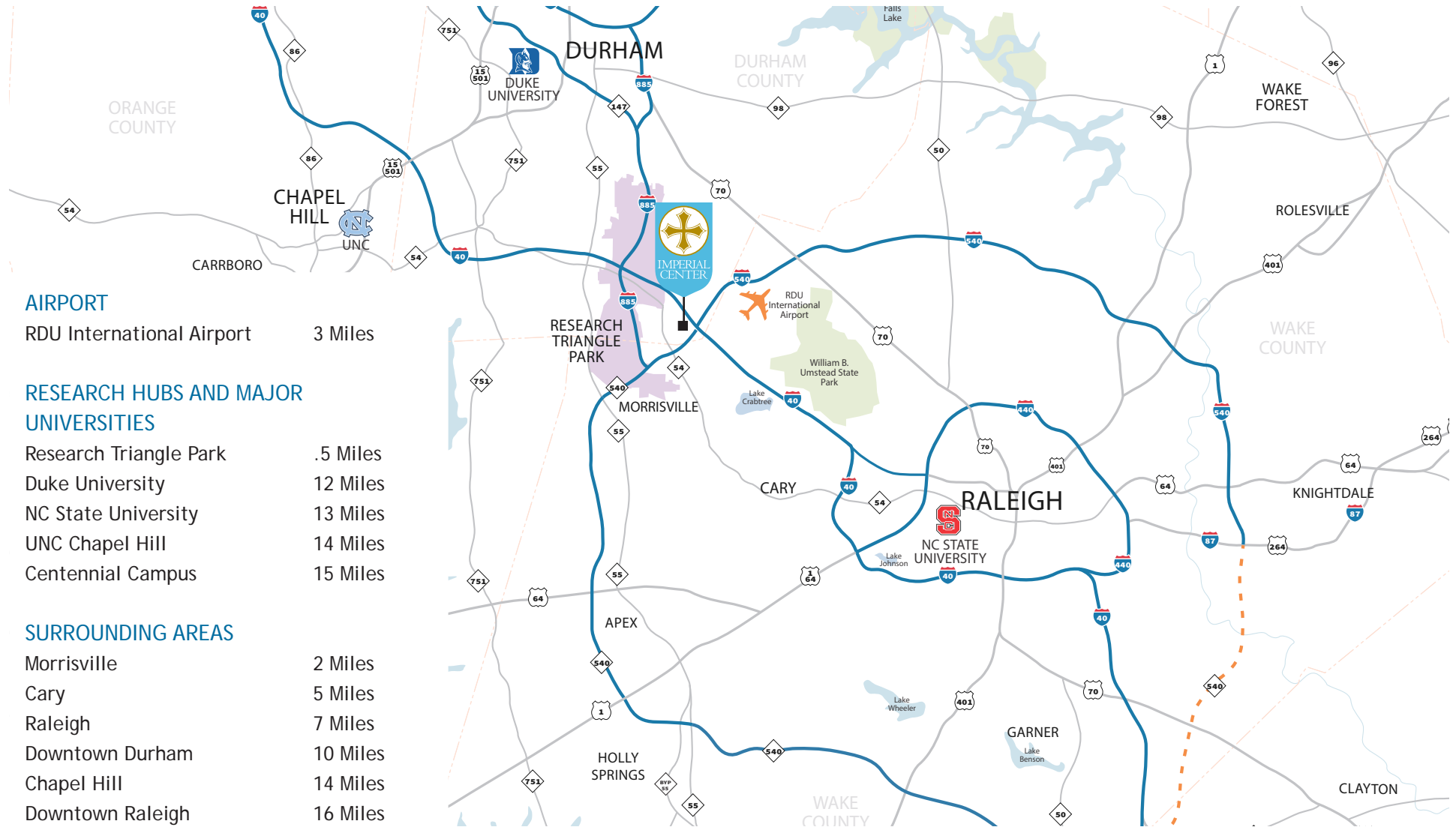
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TRIANGLE REGION



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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.



THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL

\$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

Duke UNIVERSITY

#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



RESEARCH TRIANGLE PARK

65,000+ Employees
300+ Companies
\$300 million invested annually

#1
AMERICA'S TOP
STATE FOR
BUSINESS: NORTH
CAROLINA
CNBC
2022 & 2023

TOP 20 BEST-
PERFORMING
METRO AREAS FOR
THE 12TH YEAR IN
A ROW: RALEIGH
Milken Institute
2024

#1
BEST U.S. METRO
FOR WOMEN IN
TECH: DURHAM
CoworkingCafe Study
2024

#1
BEST PLACES TO
START A BUSINESS:
RALEIGH
Lending Tree
2023

#3
HOTTEST JOB
MARKETS IN AMERICA:
RALEIGH
WSJ & Moody's Analysis
2022

#2
BEST CITIES TO
MOVE TO:
RALEIGH
Forbes
2024

#6
MOST EDUCATED
CITIES IN AMERICA:
DURHAM /
CHAPEL HILL
WalletHub
2023

#3
TOP BIOTECH HUB
RTP-DURHAM
Fierce Biotech
2022



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.