

OFFICE FOR SUBLEASE
BRISTOL PLACE

4819 EMPEROR BOULEVARD, DURHAM, NC 27703

Plug and Play Sublease-Below Market Rate!



NAITRI PROPERTIES

PROPERTY OVERVIEW

Recently renovated modern office with a newly expanded and upgraded technology lab in conveniently located Imperial Center. This plug and play space is just minutes to RDU International Airport and within walking distance to a variety of amenities.

PROPERTY NAME

Bristol Place

ADDRESS

4819 Emperor Boulevard, Durham, NC 27703

BUILDING SIZE

Approximately 105,410 RSF

AVAILABLE SPACE

Suite 320: 5,388 RSF

RENTAL RATE

Negotiable-**Below Market!**

LEASE EXPIRATION

February 28, 2030

PARKING RATIO

4.00:1,000 SF with on-site parking deck

HIGHLIGHTS

- Recently upgraded and expanded technology lab (ESD floor, supplemental HVAC, extensive power)
- Move in ready- plug & play space
- Newly renovated lobby and outdoor seating
- Men's and Women's showers with lockers
- Access to 4-mile paved walking trail, volleyball and basketball courts, and fitness stations
- Walkable amenities include restaurants, hotels, banks, and the Sheraton Hotel's conference center

CONTACT

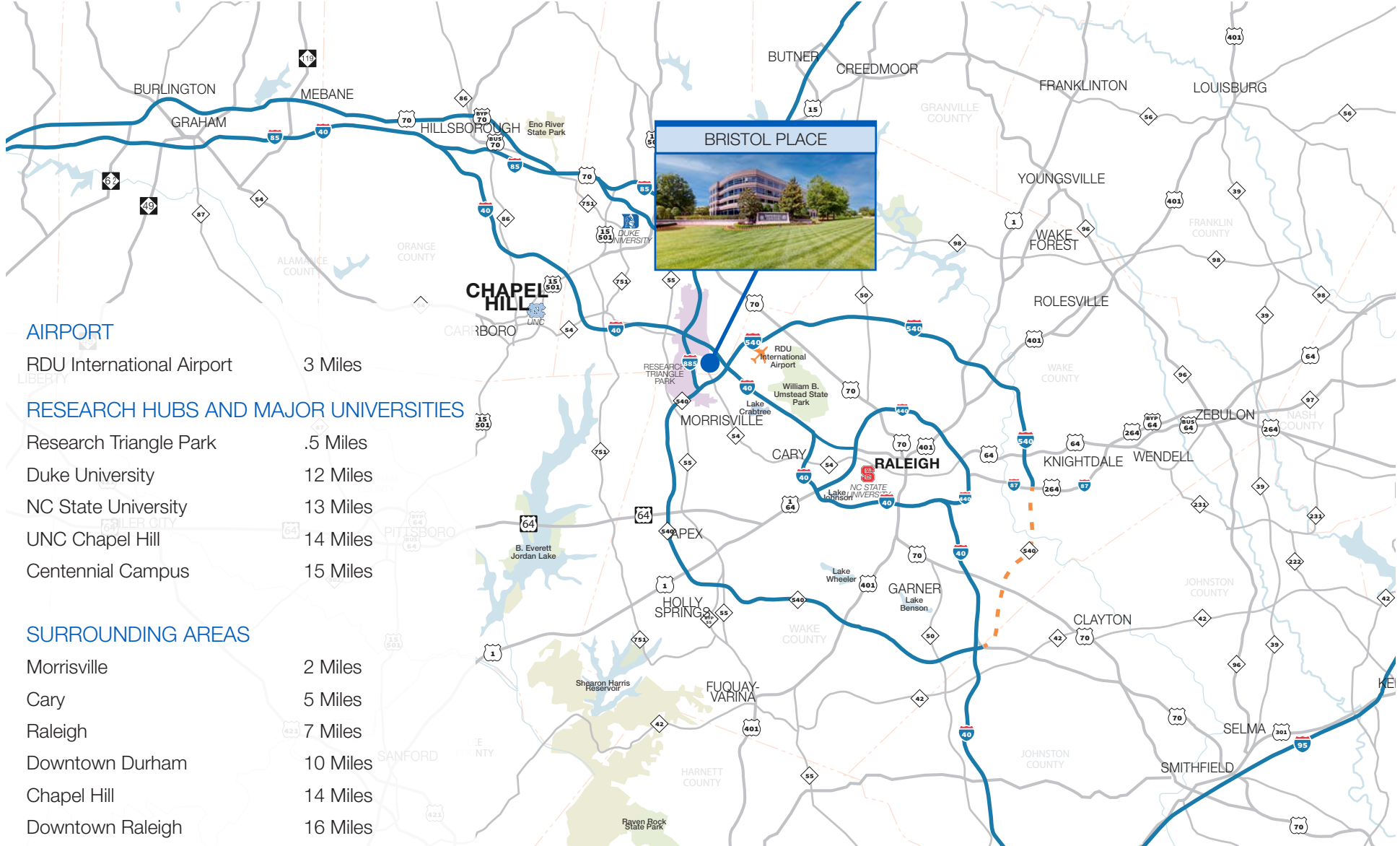
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PAXTON MASSARELLI | 919.271.8040 | pmassarelli@triprop.com

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TRIANGLE REGION



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LOCATION AERIAL



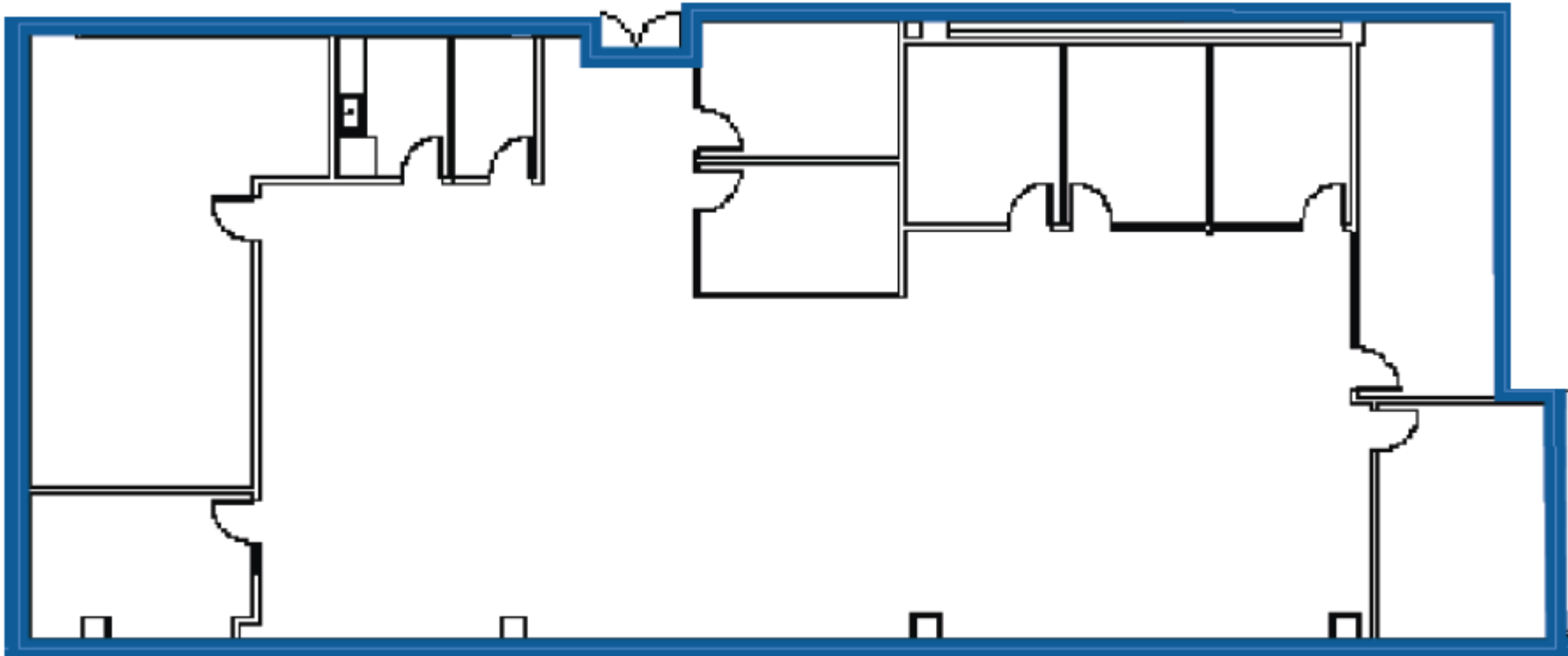
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FLOOR PLAN



Suite 320: 5,388 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
Thali 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
Convention Center at the Sheraton
12 Event and Meeting room options at the Sheraton

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

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

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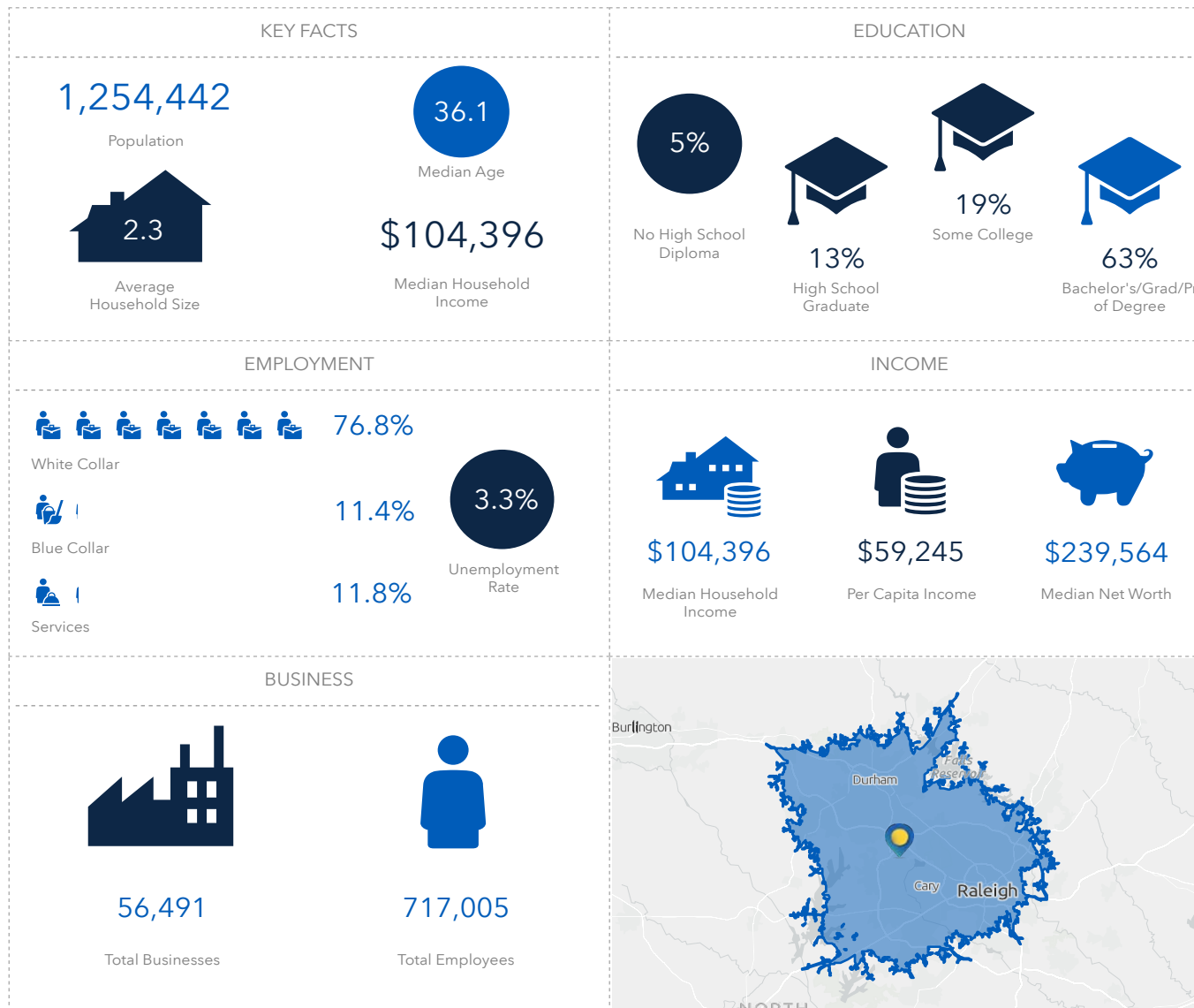
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DEMOGRAPHICS

27 MINUTE AVERAGE COMMUTE DRIVE TIME



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