

OFFICE FOR SUBLEASE

# BRISTOL PLACE

4819 EMPEROR BOULEVARD, DURHAM, NC 27703

Plug and Play Sublease-Below Market Rate!



NAI TRI 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

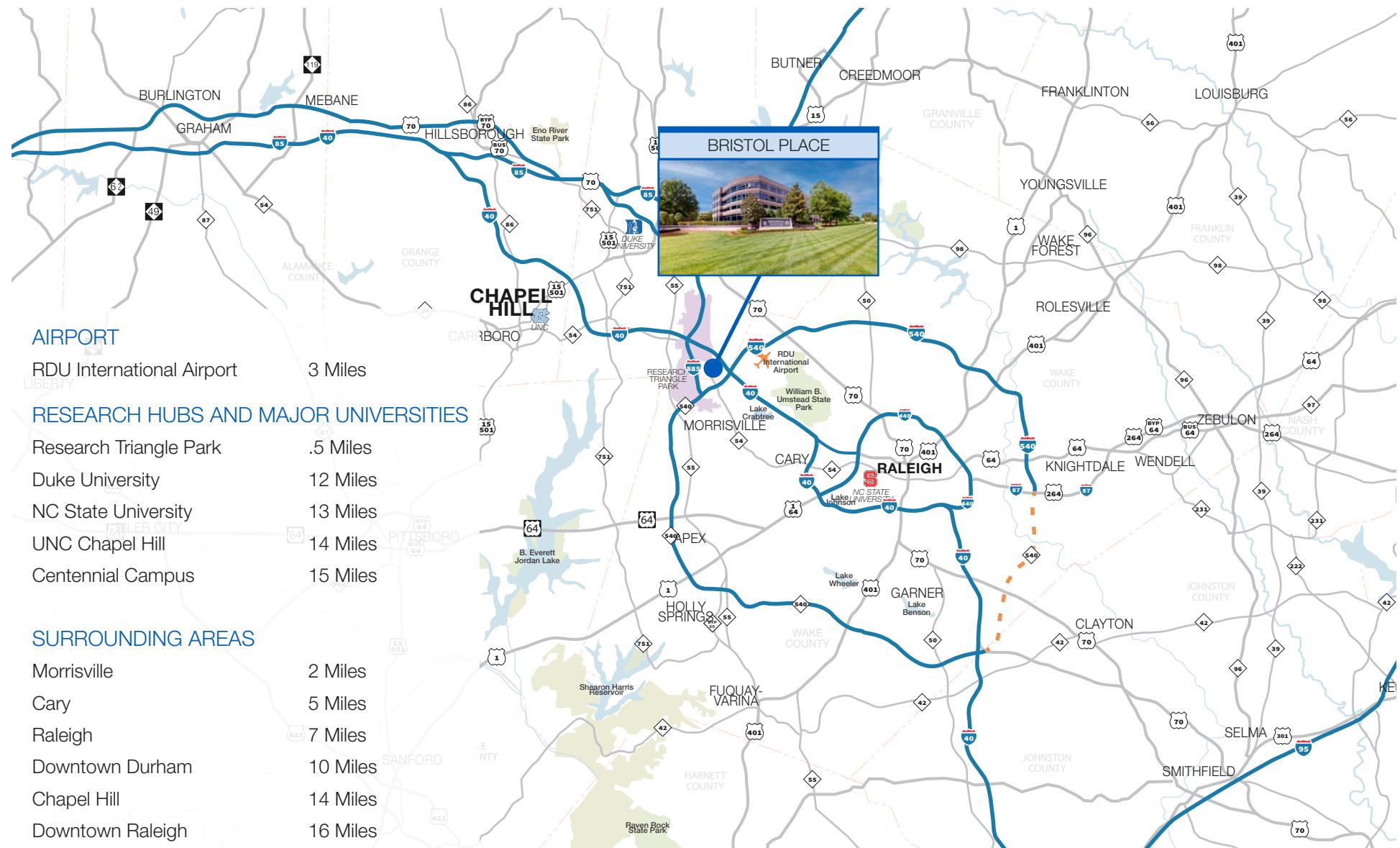
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PAXTON MASSARELLI | 919.271.8040 | [pmassarelli@triprop.com](mailto:pmassarelli@triprop.com)

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# TRIANGLE REGION



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# LOCATION AERIAL



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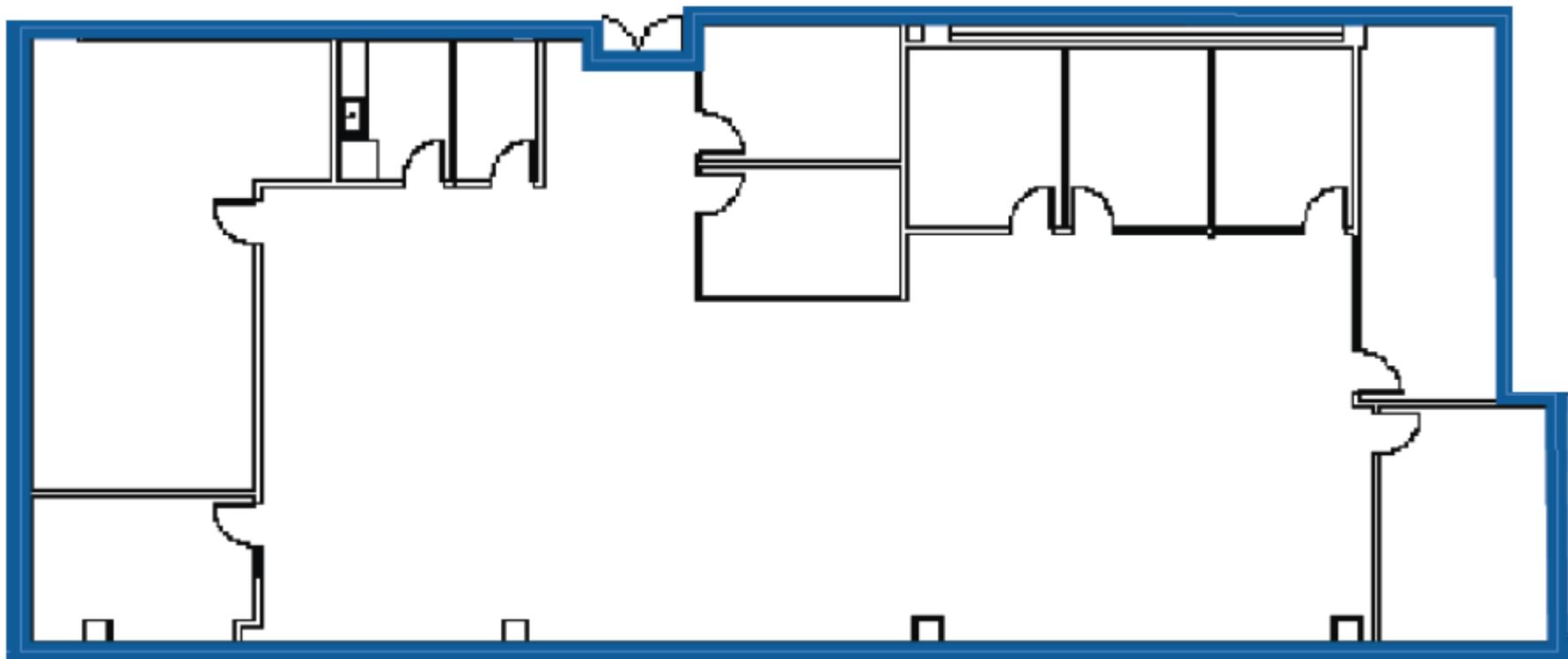
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NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

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# FLOOR PLAN

 CLICK OR  
SCAN FOR  
VIRTUAL TOUR



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

### 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

## 4 SHILOH CROSSING

### DINING

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

### 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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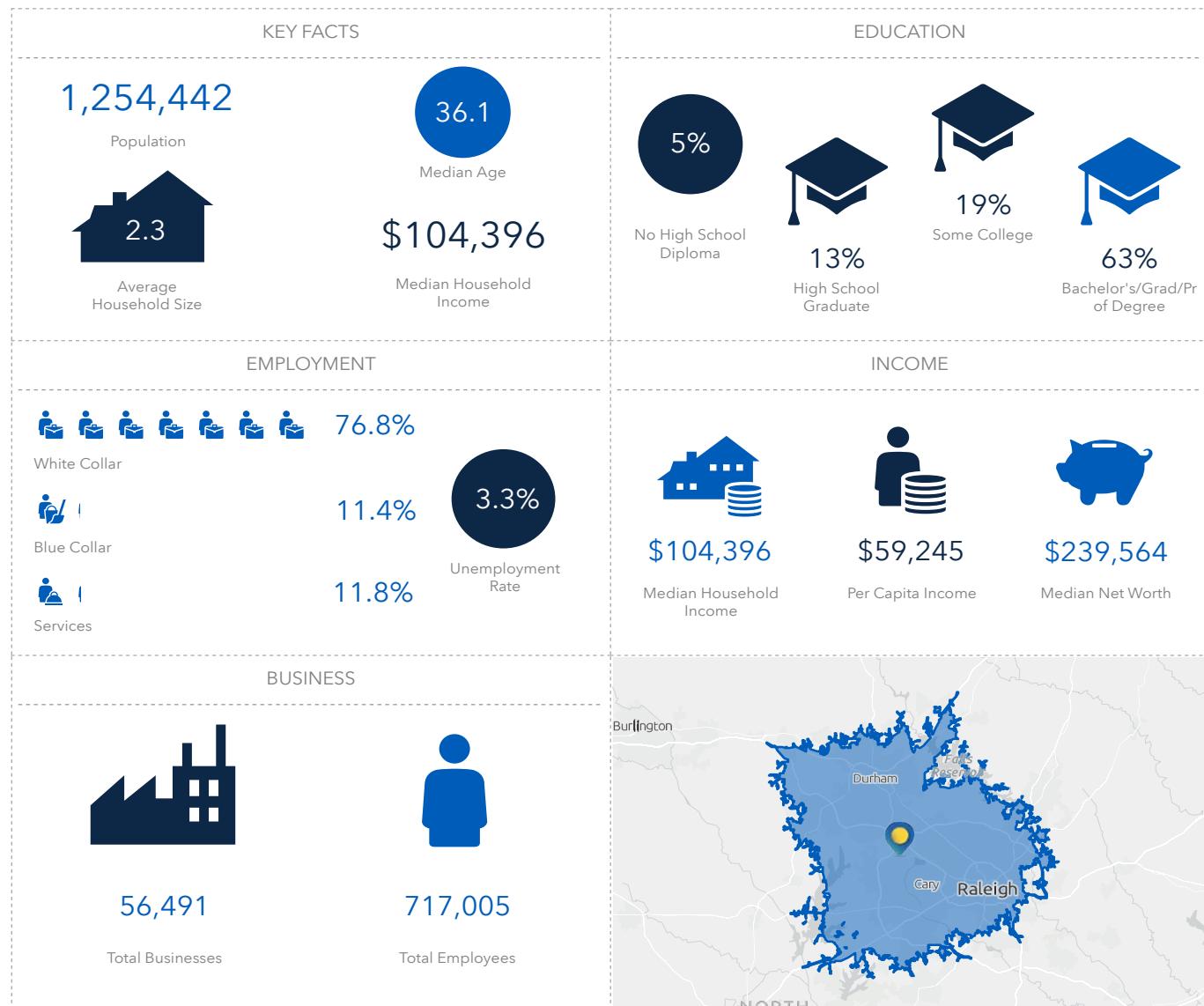
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# DEMOGRAPHICS

## 27 MINUTE AVERAGE COMMUTE DRIVE TIME



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