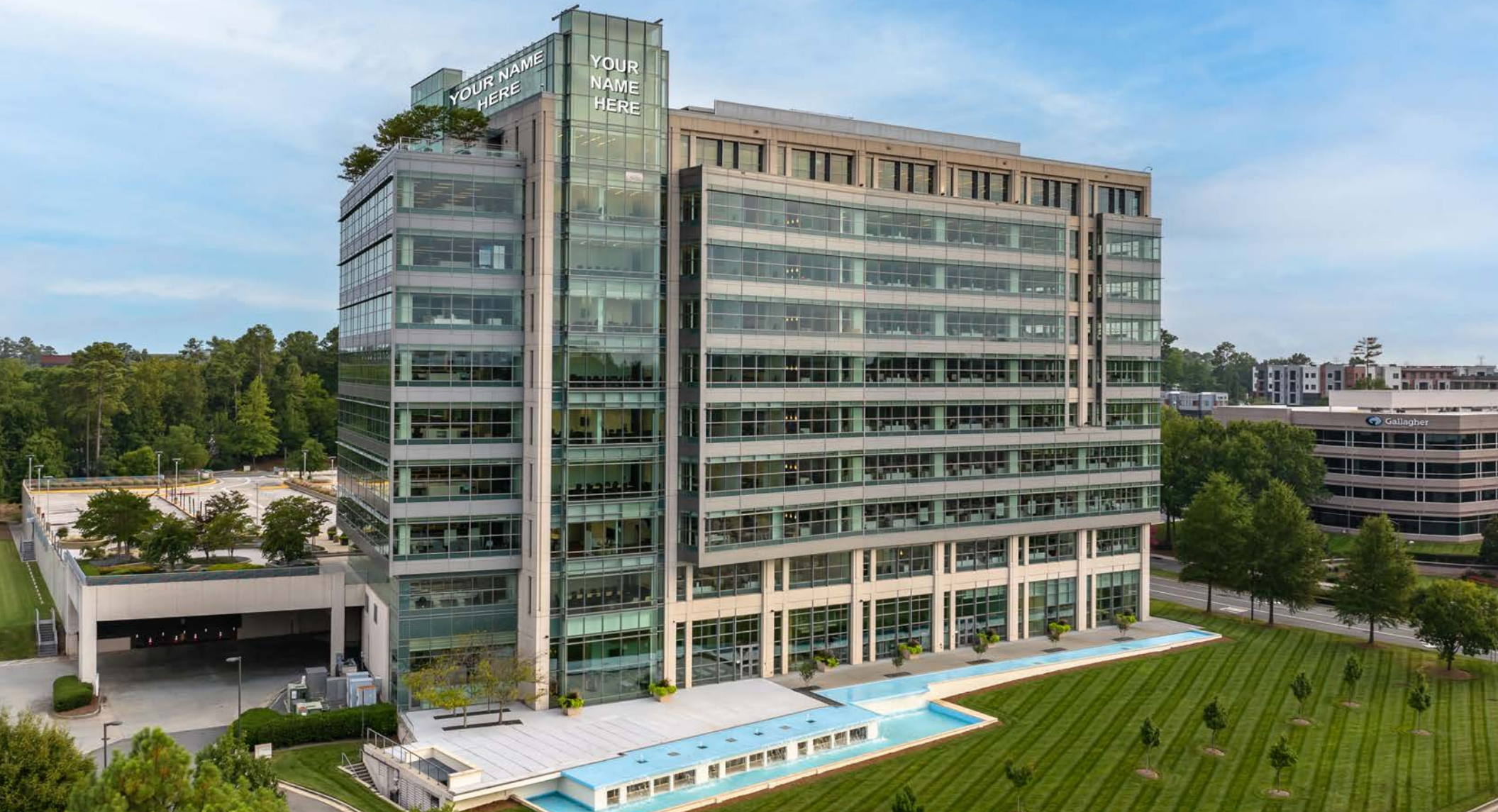


IMPERIAL TOWER

4820 Emperor Boulevard, Durham NC 27703

NORTH CAROLINA'S
LARGEST AND MOST VISIBLE
OFFICE BUILDING ON I-40



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LEASING:

NAI TRI PROPERTIES

OWNERSHIP:

 **DRAWBRIDGE**
REALTY

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

HIGHLIGHTS

"Main and Main" Central Triangle Location at I-40 & I-540

Beacon logo signage visible by land and air

Unparalleled branding visibility with an annual average daily traffic count of 168,000 vehicles

Most visible office tower along I-40 in North Carolina

Skyline views from rooftop patio to both Downtown Raleigh and Downtown Durham

Plug-and-Play Opportunity

3 miles to RDU International Airport

LEED Silver Certified

Efficient floor plates and modern finishes throughout

Onsite amenities include conference facility, cafeteria, outdoor terraces, rooftop terrace, outdoor patio with decorative pool and cascading waterfall feature, and wellness rooms

COMING SOON upgrades and new private amenities. See Planned Improvements page for details

Walkable amenities including Fitness Connection, Chelsea Café, Imperial Center Food Trucks, Sheraton Imperial Hotel, 4 mile paved walking/jogging trail



IMPERIAL TOWER

Iconic Location. Iconic Design.

This landmark 11-story class-A office is a rare opportunity. Prime location at RTP's "main and main" intersection, unparalleled signage, prominent visibility, and desirable amenities make Imperial Tower a must-see.

ADDRESS	4820 Emperor Blvd, Durham NC 27703
BUILDING SIZE	264,590 RSF
AVAILABLE SPACE	Full building opportunity 11 stories
RENTAL RATE	Full Service. Contact Broker for Rate.
HVAC	Two water-cooled 300-ton Trane centrifugal chillers with cooling towers on the roof with individual air handlers on each floor. Air is distributed throughout each floor via a VAV system on DDC controls. An energy recovering ventilator (ERV) brings fresh outside air into the facility, pre-cools it and then exhausts an equal amount of stale air. Pre-cooling the outside air via the ERV lowers energy consumption.
GENERATOR	2.5 MW generator housed in a concrete vault beneath the water feature. The generator is provided with a 4,000A MLD panel for emergency, standby, chiller and parking structure loads.
TELECOM	Fiber available from Frontier, Spectrum and Lumen. Main distribution frame (MDF) on level P3 with five (5) 5-ton Liebert cooling units. Intermediate distribution frames (IDF) on floors 6 and 8, each with a single 5-ton Liebert cooling unit.
POWER	480-volt 3-phase 3,000 amp power bus and a 480-volt 3-phase 2,000 amp emergency power bus duct both running vertically through the facility that are tapped on each floor for power loads.
EXTERIOR	Concrete precast, metal panels and glass.
PARKING	Surface and structured parking at 3.52/1,000 SF
ELEVATORS	Six 350 fpm traction ThyssenKrupp elevators, one elevator doubles as a service elevator.



"Main and Main" Location

Effortless Connectivity



RALEIGH DURHAM INTERNATIONAL AIRPORT

DOWNTOWN RALEIGH

NORTH RALEIGH

RTP, DOWNTOWN DURHAM, CHAPEL HILL



IMPERIAL TOWER

IMPERIAL CENTER BUSINESS PARK

PAGE ROAD
SLATER ROAD

S MIAMI BLVD

MORRISVILLE, CARY



Planned Improvements

Imperial Tower boasts several floors of **private amenity spaces**. A 9th floor exclusive outdoor terrace with skyline views, a full kitchen and cafe, and outdoor gathering spaces at the entrance and at the waterside patio.

Planned improvements include high-end remodels of existing spaces and creating two floors of amenities, indoors and outdoors, creating extended workspaces and interactive games to strengthen company culture, improve team relationships, and foster creativity.

- Modernized Lobby with new seating and collaborative workspaces.
- Refreshed 9th Floor Terrace for exclusive outdoor gatherings with skyline views. Terrace includes a gas fire pit and new furniture.
- NEW Waterside Patio transformation including table tennis, lounge furniture, fire pit, and al fresco dining.
- NEW Game Room including a golf simulator, putting green, table tennis, pool tables, shuffleboard, lounge, and bar seating.
- NEW Wellness Wing including yoga, fitness classroom, strength training, treadmills, cycles, massage room, dry cleaning, showers and lockers.



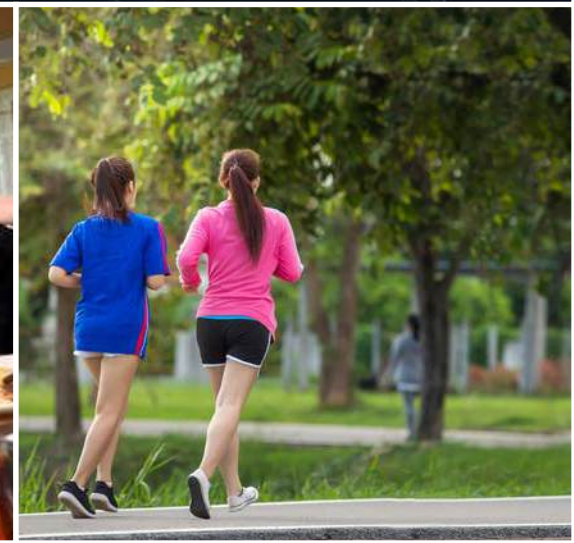


GAME ROOM

Flourishing Community

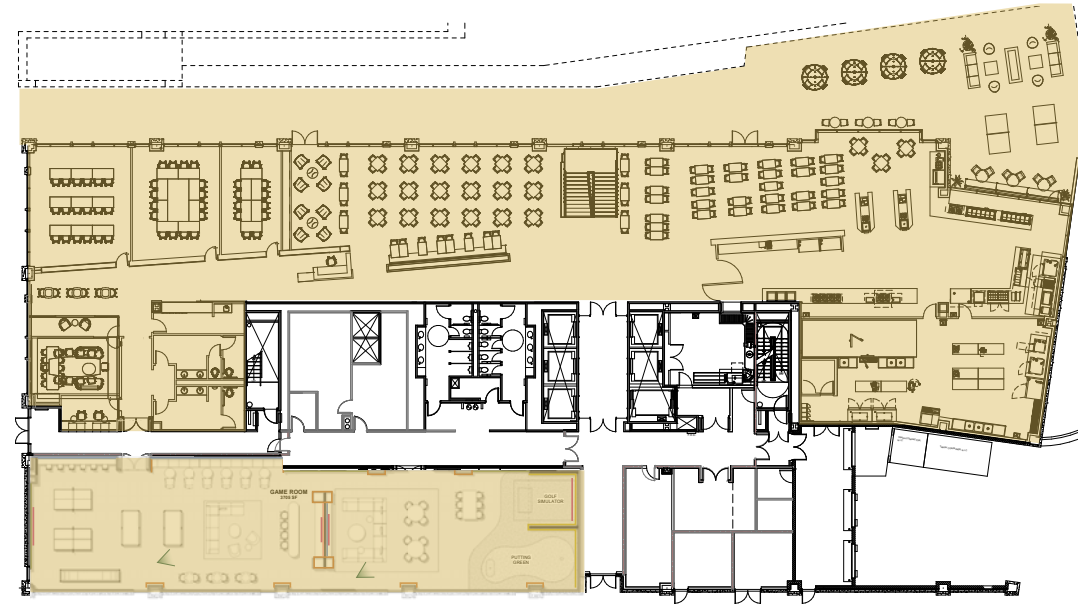
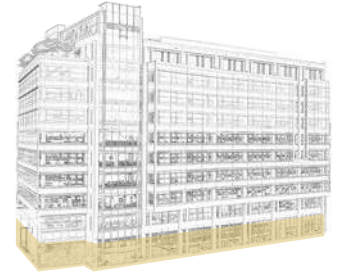
Imperial Center Business Park's award winning location boasts incomparable amenities. Its mature and lush tree lined network offers an escape to nature for rejuvenating breaks, exercise, and team-building activities, including a basketball and volleyball court. Within 5-10 minutes, one can walk to the 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

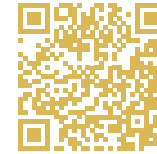


Floor Plans

Planned Amenity Floors

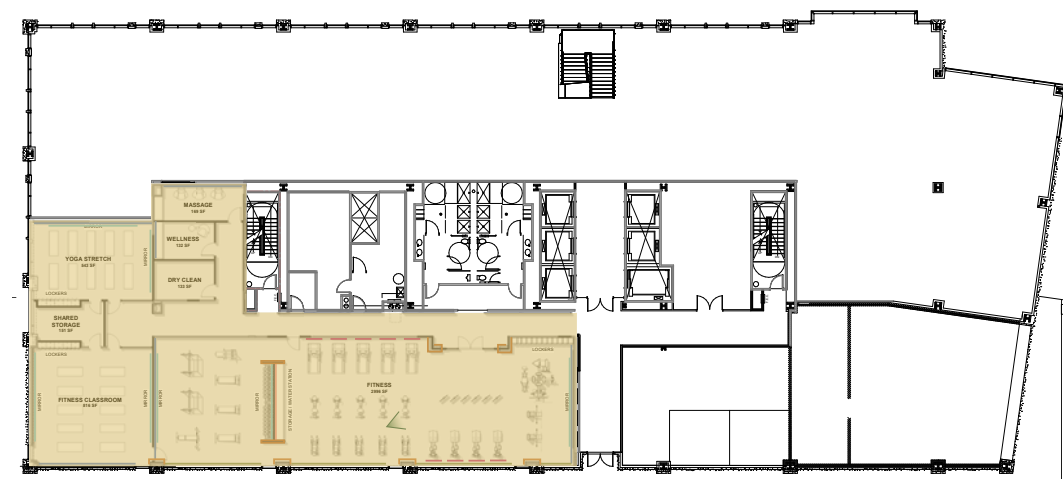


Lower Level 2

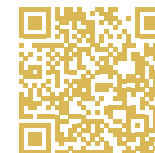


Click or scan for virtual tour

- **Existing Full-Service Kitchen and Cafeteria**
- **New Waterside Patio** transformation including table tennis, lounge furniture, fire pit, and al fresco dining
- **New Game Room** including a golf simulator, putting green, table tennis, pool tables, shuffleboard, lounge, and bar seating
- **New Library Room**



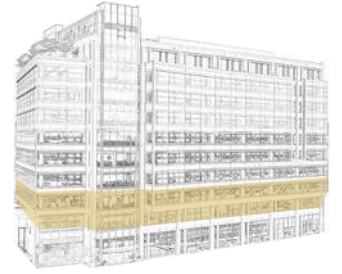
Lower Level 3



Click or scan for virtual tour

- **New Wellness Wing** including yoga, fitness classroom, strength training, treadmills, cycles, massage room, dry cleaning, showers and lockers

Floor Plans

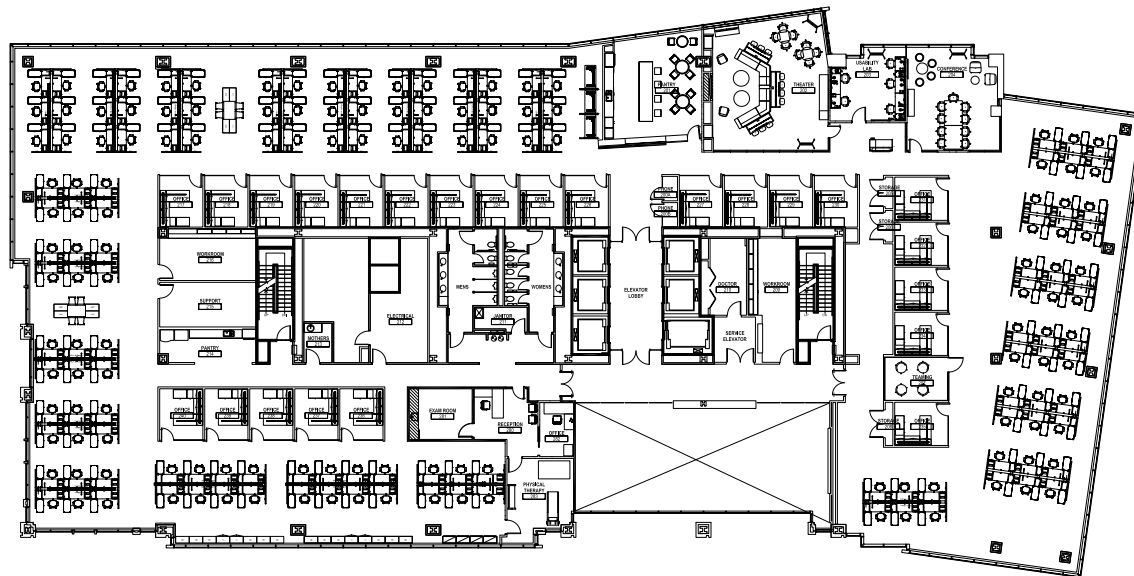


First Floor



Click or scan for virtual tour

- **New Modernized Lobby** with new seating and collaborative workspaces

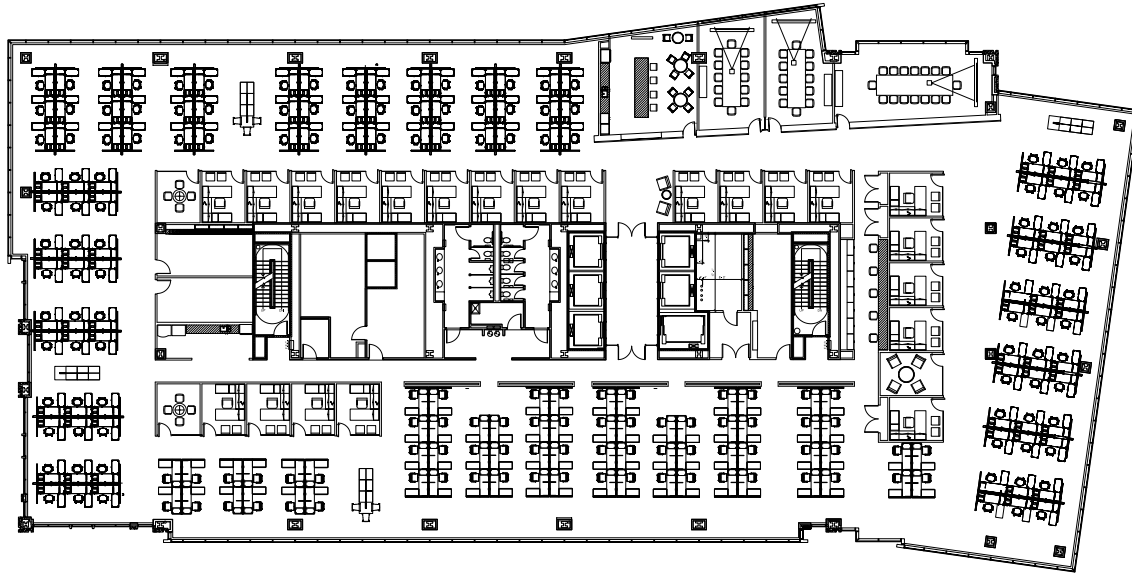
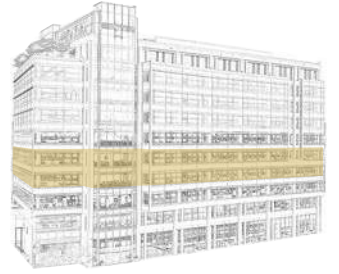


Second Floor

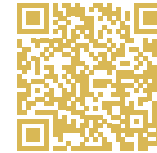


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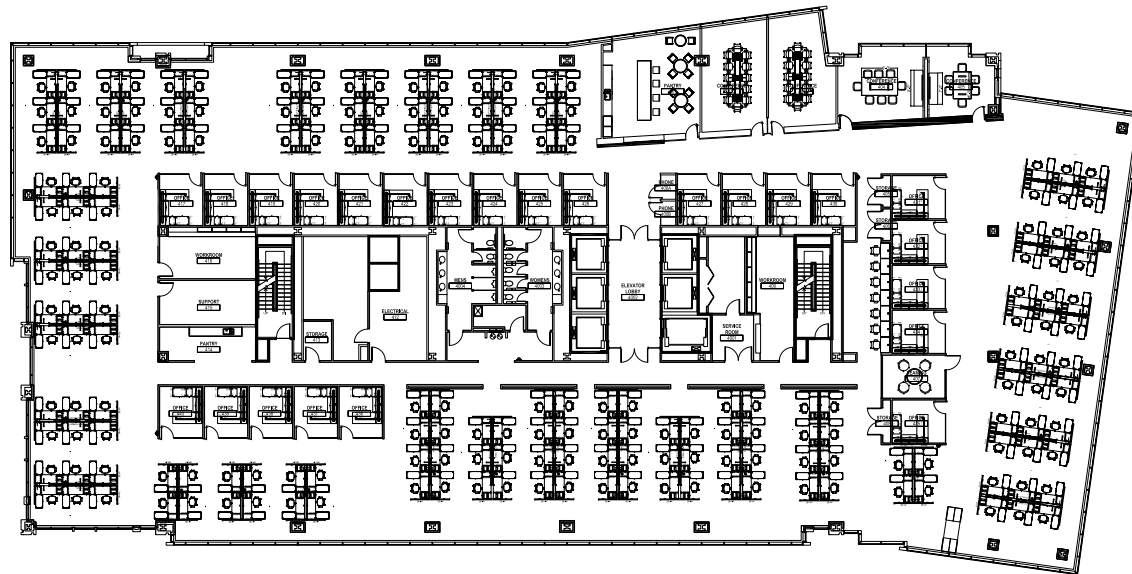
Floor Plans



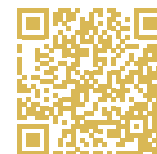
Third Floor



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virtual tour

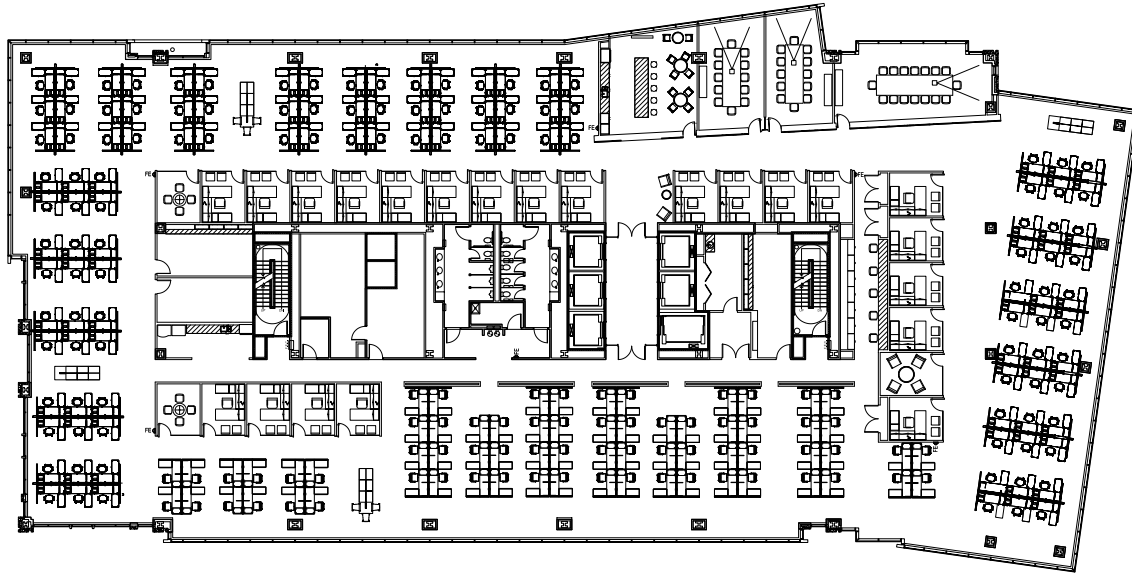
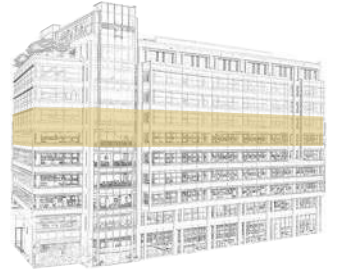


Fourth Floor

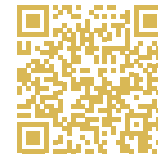


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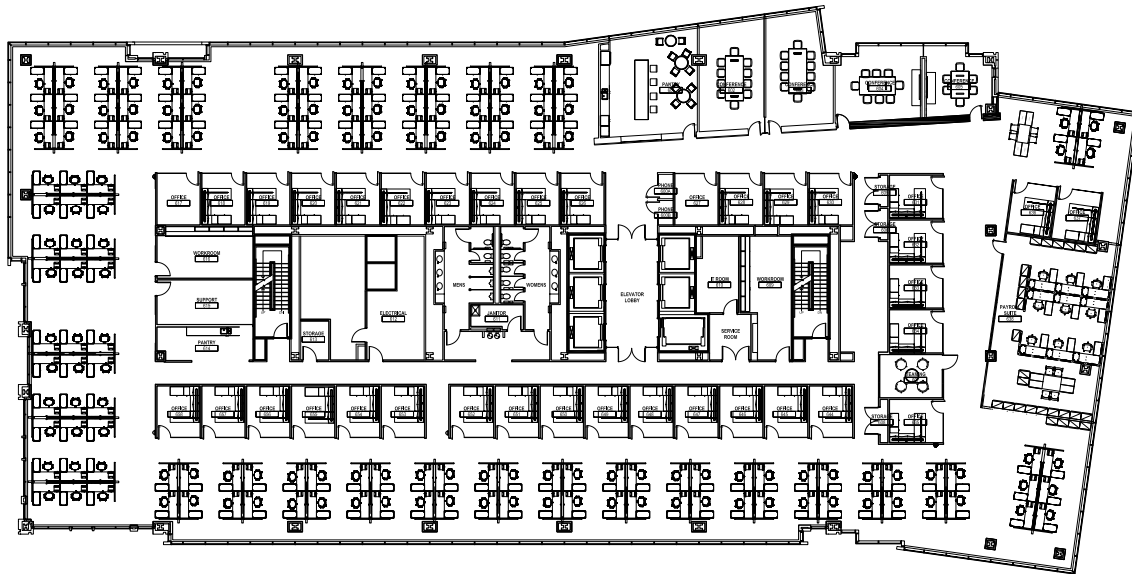
Floor Plans



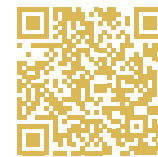
Fifth Floor



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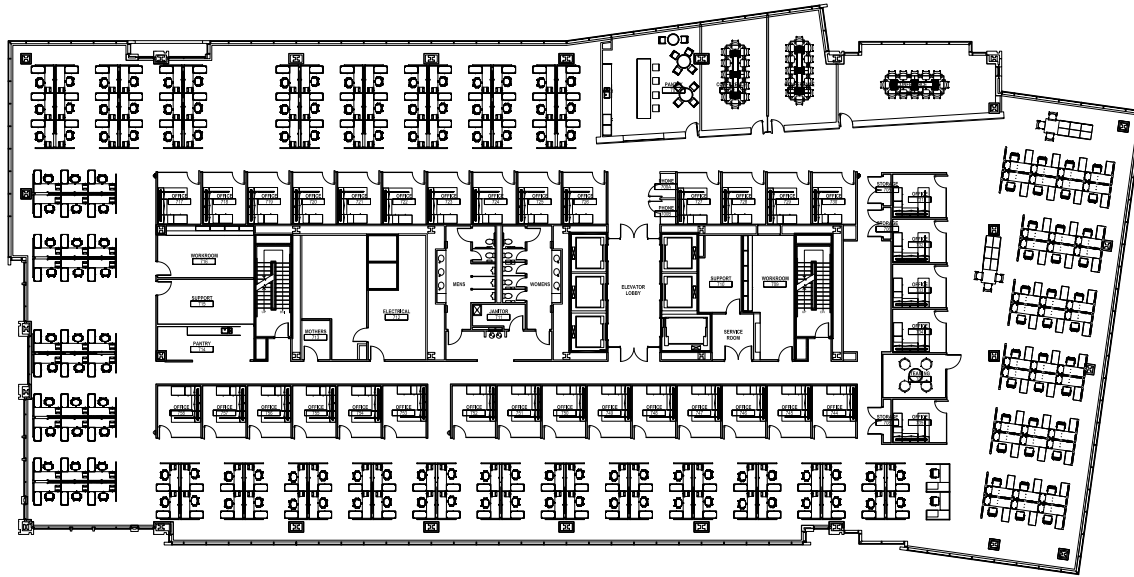
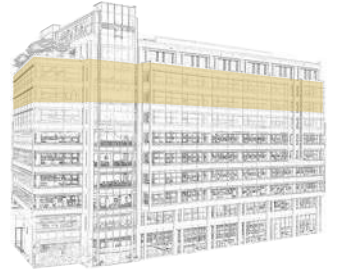


Sixth Floor



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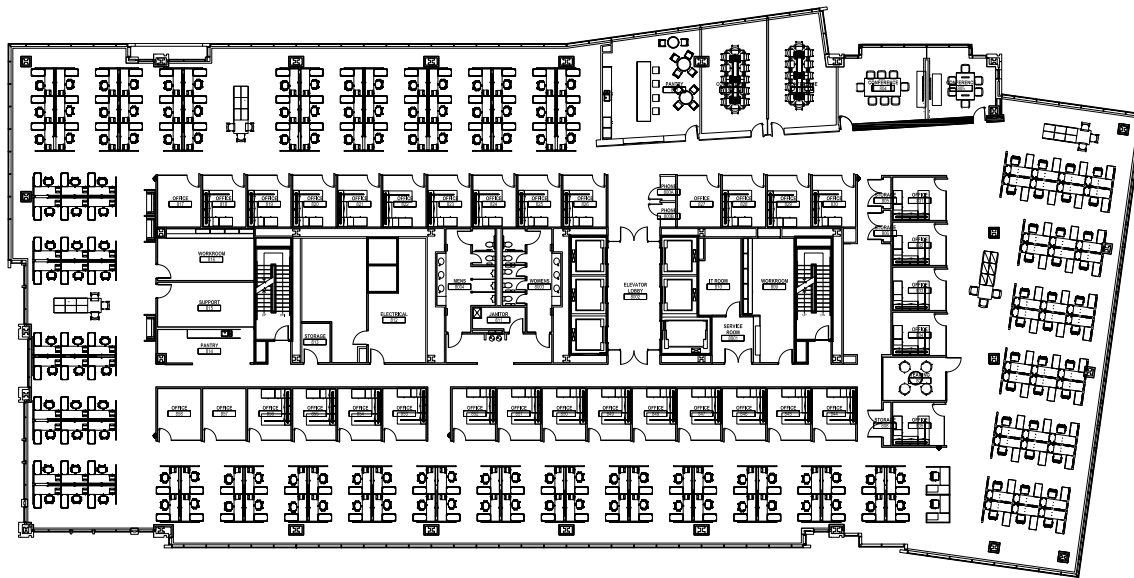
Floor Plans



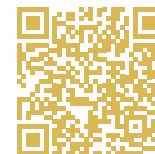
Seventh Floor



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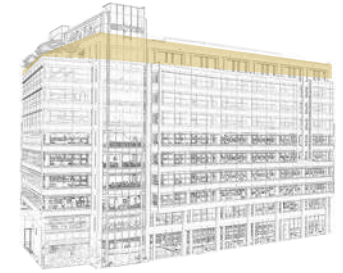
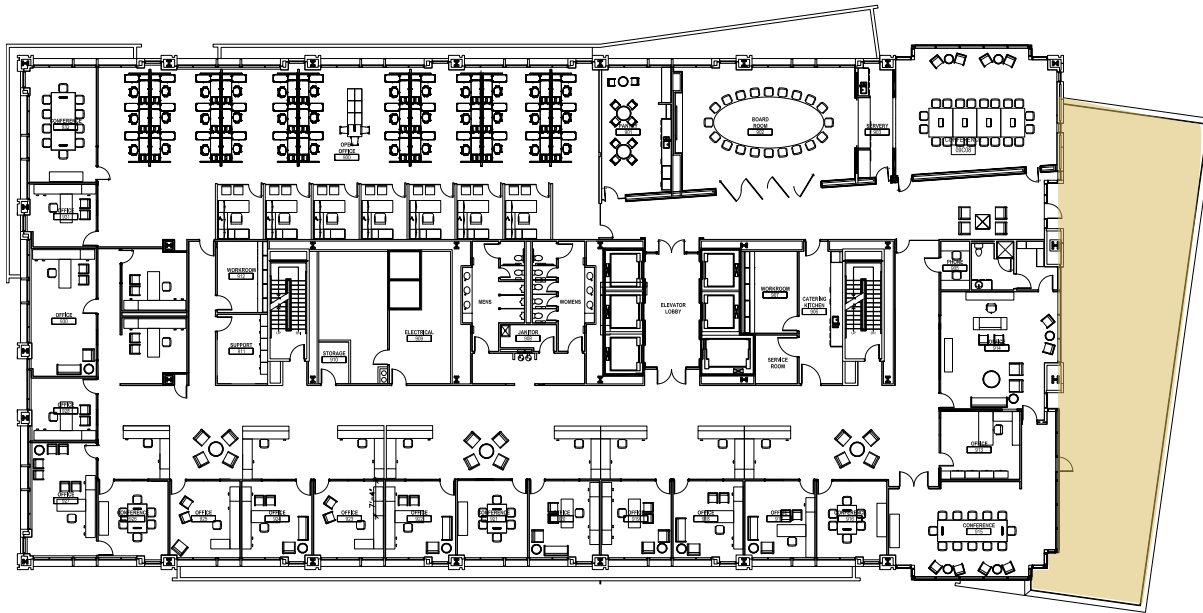


Eighth Floor



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virtual tour

Floor Plans



Ninth Floor

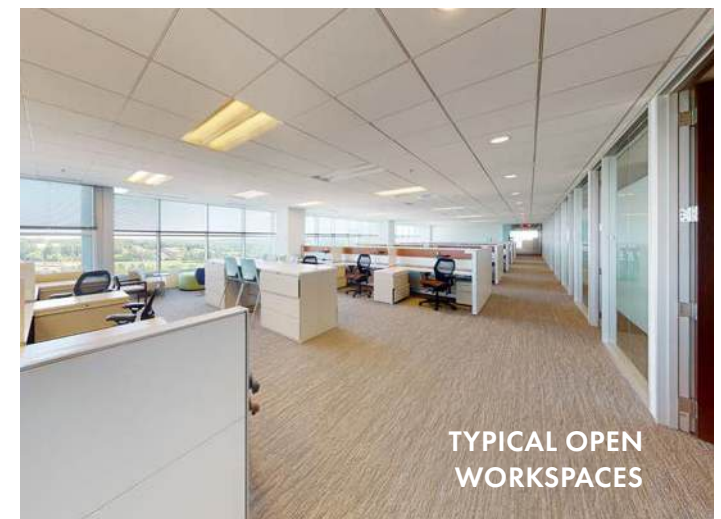


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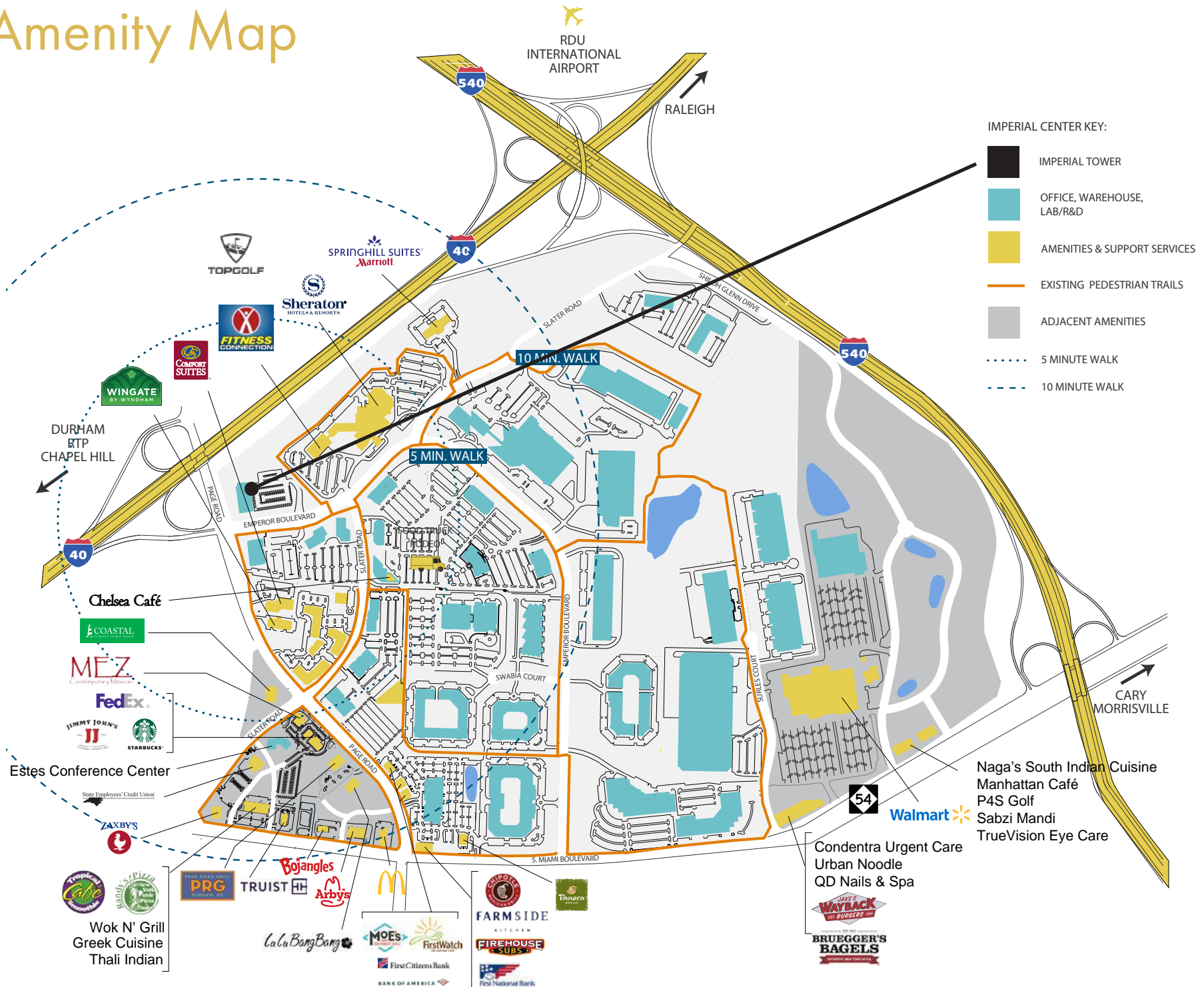
- **Refreshed 9th Floor Terrace** for exclusive outdoor gatherings with skyline views. Terrace includes a gas fire pit and new furniture.

Availability Overview

Floor 1	23,203 RSF
Floor 2	28,641 RSF
Floor 3	30,818 RSF
Floor 4	30,744 RSF
Floor 5	30,744 RSF
Floor 6	30,744 RSF
Floor 7	30,744 RSF
Floor 8	30,744 RSF
Floor 9	28,208 RSF



Amenity Map



Amenities

Unmatched Business Park Conveniences

No RTP location compares with Imperial Center Business Park's superior walkable amenities. And much more can be accessed only a short drive away. Raleigh-Durham International Airport is an 8 min drive. Brier Creek is a 9 minute drive and boasts over 75 stores, eateries, entertainment, medical facilities, and Brier Creek Country Club. Amenities near the airport and along NC 54/S. Miami Blvd./Chapel Hill Rd. are also within a short 5 minute drive.

DINING

Arby's
Baba Ghannouj
Bojangles'
Bruegger's Bagels
Burger King
Carolina Glazed Donuts
Chelsea Café
Chipotle
Curry Point Express
Dharani Indian Cuisine
Farmside Kitchen
Firehouse Subs
First Watch
Gatherings full bar at the Sheraton
Greek Cuisine
Imperial Center Food Truck Rodeo
Jimmy John's
LuLu Bang Bang
McDonald's
Mez
Moe's
Mr. Cheesesteak
Naga's South Indian Cuisine
Page Road Grill
Panera Bread
Ping Pong Café
Randy's Pizza
Rookie's Sports, Food & Spirits
Seasons Restaurant at The Sheraton
Singa's Famous Pizza
Starbucks

Subway
Thali Indian
Tropical Smoothie Café
Wayback Burgers
Wendy's
Will's Social Bistro & Lounge
Wok'n Grille
Zaxby's
&More grab-and-go café at the Sheraton

HOTELS

Comfort Suites
Delta Hotels by Marriott
DoubleTree By Hilton
Extended Stay America
Home2 Suites by Hilton
Homewood Suites by Hilton
Sheraton Imperial
Sleep Inn Raleigh Durham Airport
Spring Hill Suites
StayAPT Suites
WaterWalk Raleigh RTP
Wingate by Windham

WELLNESS

Fitness Connection
4 Mile paved trail
2 fitness stations
Volleyball Court
Basketball Court
Picnic Tables
Topgolf

BANKING

Bank of America
Coastal Federal Credit Union
First Citizens Bank
SECU
Truist
Woodforest National Bank

SERVICES

AT&T
Atlantic Tire & Service
Concentra Urgent Care
Convention Center at the Sheraton
Duke Health Center Creekstone
Duke Occupational Health RTP
EV Charging Stations
Event and Meeting room options at the Sheraton
FedEx Office Print & Ship Center
Imperial Family Medicine
MOBLZ
Office Depot
Page Road Dry Cleaners
QD Nails & Spa
Spiffy
The Smile Shop Dentists
Walmart
Whole Life Chiropractic



UNPARALLELED BRANDING VISIBILITY



GARDEN



FULL KITCHEN AND CAFETERIA



EXECUTIVE CONFERENCE ROOM



WATERSIDE PATIO CONFERENCE ROOM



FULL KITCHEN AND CAFETERIA



9TH FLOOR TERRACE
SKYLINE VIEWS

IMPERIAL TOWER

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