



IMPERIAL  
TOWER

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



LEASING:

OWNERSHIP:

**NAI**TRI PROPERTIES

 **DRAWBRIDGE**  
REALTY

# HIGHLIGHTS

“Main and Main” Central Triangle Location at I-40 & I-540

Logo signage available

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

Most visible office tower along I-40 in North Carolina

Plug-and-Play Opportunity

3 miles to RDU International Airport

LEED Silver Certified

Efficient floor plates and modern finishes throughout

COMING SOON upgrades and new private amenities. See Planned Improvements page for details. Includes social lounges, games, conference facility, café/bakery/coffee shop, fitness center with showers and lockers, golf simulator, athletic fields, outdoor patio with decorative pool and cascading waterfall feature, and more

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



## CONTACTS:

GREG SANCHEZ, SIOR  
919.281.2321  
gsanchez@triprop.com

RYAN GAYLORD, CCIM, SIOR  
919.491.8722  
rgaylord@triprop.com

ROBIN ROSEBERRY ANDERS, SIOR  
919.369.6713  
randers@triprop.com



## 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	264,598 RSF
AVAILABLE SPACE	4.5 floors, 100,258 RSF
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. 5 watts psf for convenience outlets
FLOOR LOAD	Live load of 80 lbs psf upper floors, 175 lbs psf at grade and mezzanine
PARKING	Surface and structured parking at 4/1,000 SF
ELEVATORS	Six 350 fpm traction ThyssenKrupp elevators, one elevator doubles as a service elevator.



# “Main and Main” Location

RALEIGH DURHAM  
INTERNATIONAL  
AIRPORT  
3.5 MILES

DOWNTOWN  
RALEIGH  
14 MILES

NORTH  
RALEIGH  
5 MILES



RTP - 1 MILE,  
DOWNTOWN DURHAM - 10 MILES,  
CHAPEL HILL - 13 MILES



IMPERIAL TOWER

IMPERIAL CENTER  
BUSINESS PARK



MORRISVILLE,  
CARY  
5 MILES

PAGE ROAD  
SLATER ROAD



S MIAMI BLVD

# Planned Improvements

Imperial Tower boasts several floors of private amenity spaces. An entire floor of new amenities including a café/bakery/coffee shop, fitness/wellness wing, social lounge, games, flexible conference facility, and outdoor gathering spaces in The Garden and Waterside Patio.

From the moment you arrive, experience a workplace designed for how we work today - fostering community gatherings, inspiring fresh ideas, making everyday moments meaningful achievements.



Click or scan for virtual tour of new improvements

- The Welcome Lounge with cozy seating, collaborative workspaces, coffee bar, water feature, plant wall, and two floor-to-ceiling LED video displays
- The Social Game Lounge with games including table tennis, foosball, shuffleboard, gaming console, and hangout seating
- Flexible Conference Facility with retractable partitions
- Fitness/Wellness Wing with a fitness classroom, upgraded showers & lockers, treadmills, cycles, strength training, and more
- Café/Bakery/Coffee Shop including artisan coffees, scratch-made and locally sourced menu of breakfast, lunch, pastries, and desserts
- Cue Club billiards suite
- The Pinehurst 19th Hole social room with golf simulator and putting green
- Waterside Patio including lounge furniture, fire pit, and al fresco dining
- NEW Outdoor soccer field, pickleball courts, and basketball



# Athletic Fields

Step outside. Imperial Center Business Park boasts 4 miles of paved trails, almost all tree-lined and shaded, with fitness stations and communal volleyball and basketball. Imperial Tower will feature new private outdoor spaces, including a soccer field, pickleball courts, a basketball court, a bike hub, and more.

ATHLETIC  
FIELDS



# 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.

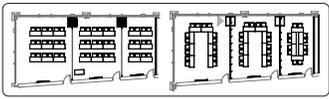


- 456 Acres
- Employs ~8,000 people
- Over 4.7 million square feet
- Office
- Lab/R&D
- Flex
- Warehouse
- Dining
- Banking
- Hotels
- Multifamily
- Gym
- 4 miles paved walking/jogging trail
- Fitness stations
- Basketball Court
- Volleyball Court
- Bus stops
- EV Charging Stations



# Floor Plans

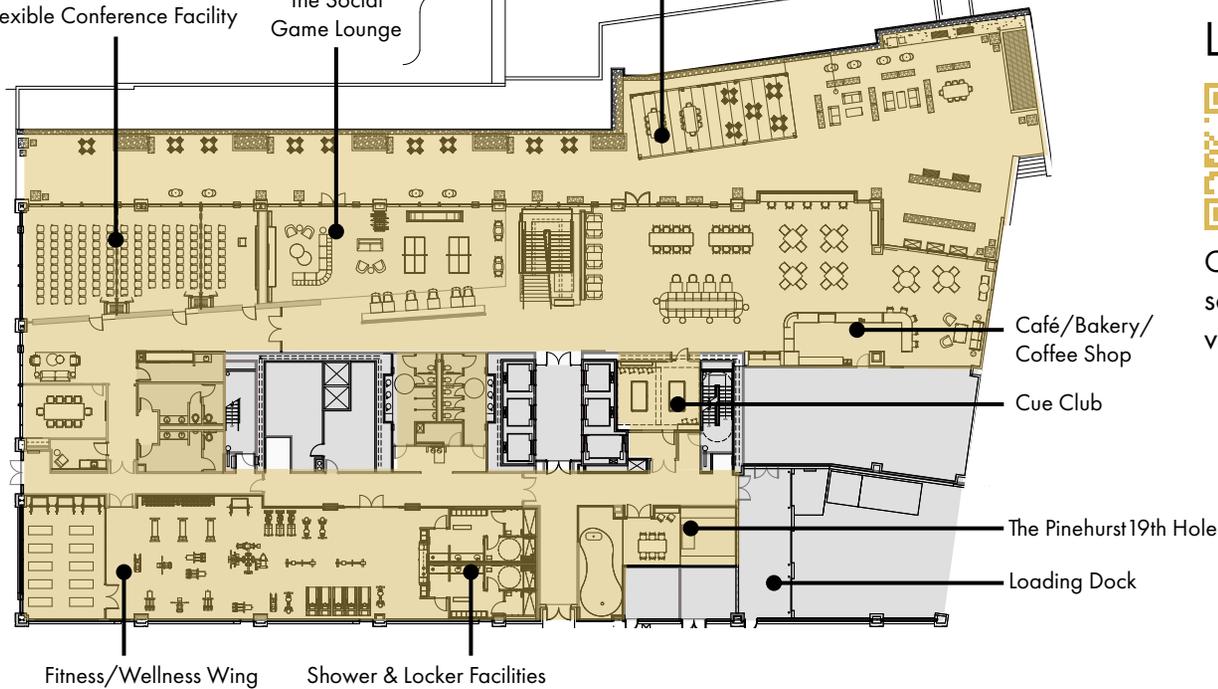
## Planned Amenity Floors



Flexible Conference Facility

The Social Game Lounge

Waterside Patio



### Lower Level 2



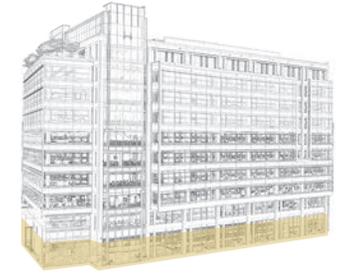
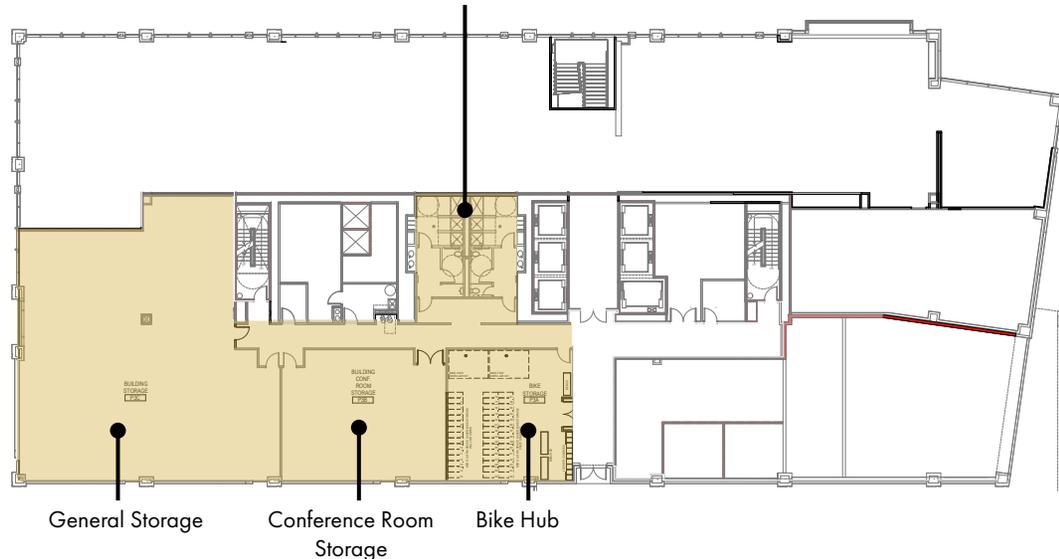
Click or scan for virtual tour

- **The Social Game Lounge** including table tennis, foosball, shuffleboard, gaming console, and hangout seating
- **Flexible Conference Facility** Retractable partitions to accommodate 120+ person townhall, training, or conference needs
- **Fitness/Wellness Wing** with a fitness classroom, treadmills, cycles, strength training, and more
- **Café/Bakery/Coffee Shop** including artisan coffees, scratch-made and locally sourced menu of breakfast, lunch, pastries, and desserts 8 am - 2 pm
- **Cue Club** a billiards suite
- **The Pinehurst 19th Hole** social room with golf simulator and putting green
- **Waterside Patio** including lounge furniture, fire pit, and al fresco dining
- **Bike Hub** including bike lockers, and storage
- Multiple shower facilities with lockers on both amenity levels

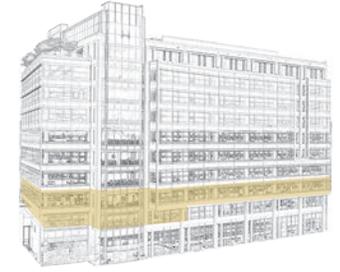
### Lower Level 3



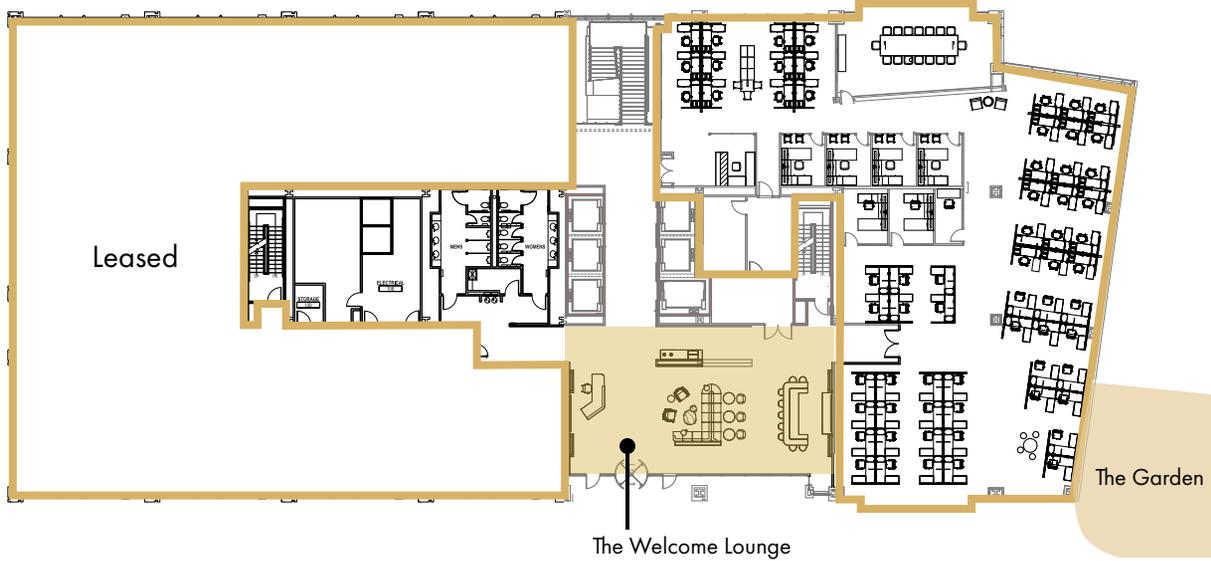
Click or scan for virtual tour



# Floor Plans



Suite 110  
10,025 RSF

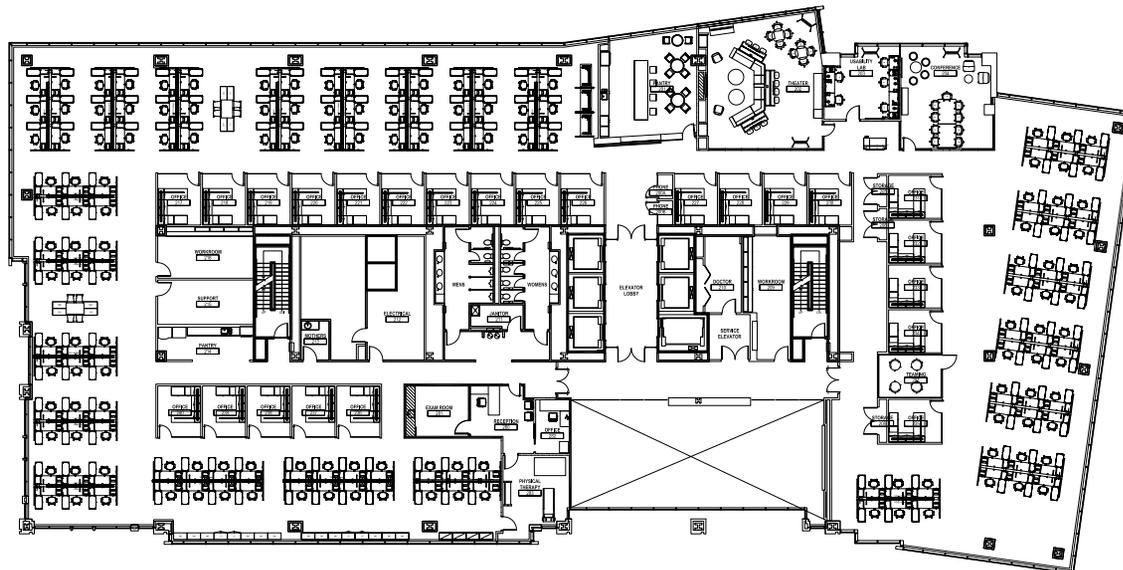


First Floor  
10,025 RSF



Click or scan for virtual tour

- **The Welcome Lounge** with cozy seating, collaborative workspaces, coffee bar, water feature, plant wall, and two floor-to-ceiling LED video displays
- **The Garden** with seating, music, and landscaping

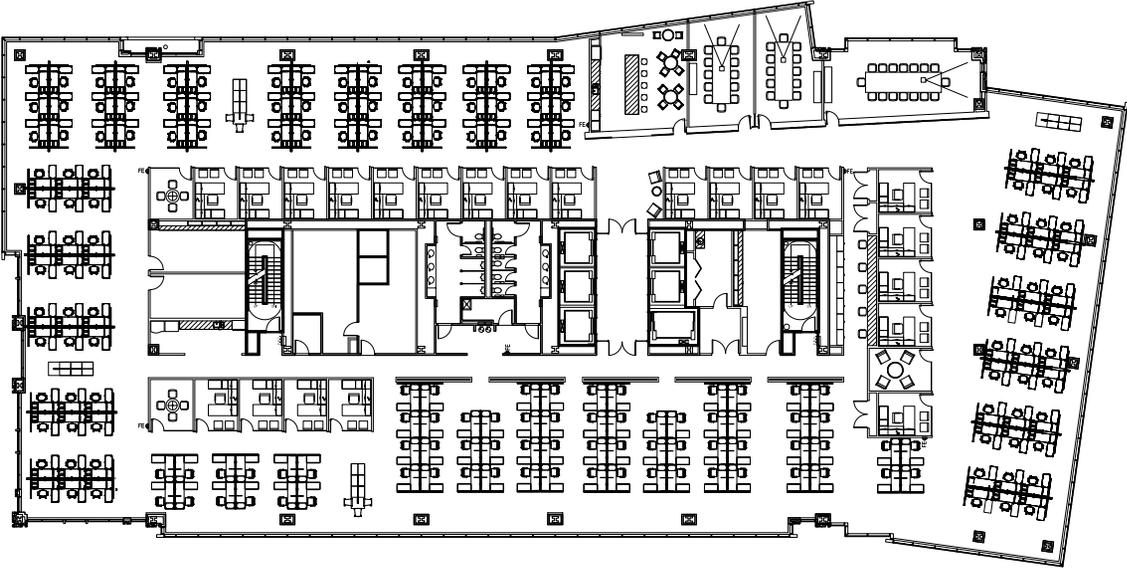
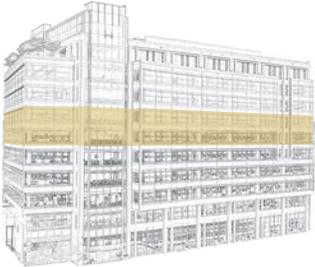


Second Floor  
28,579 RSF



Click or scan for virtual tour

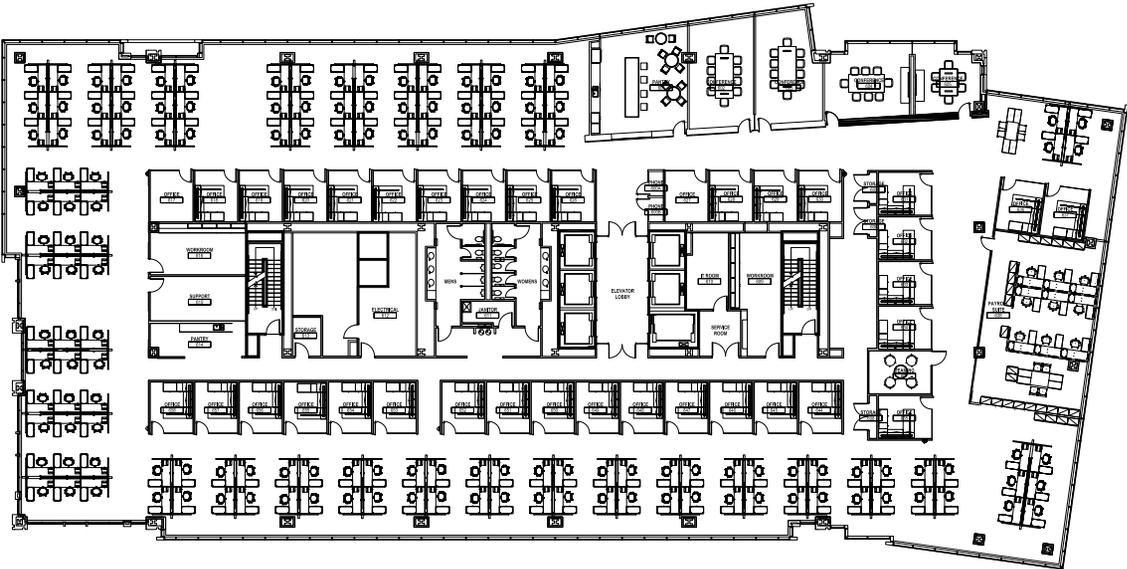
# Floor Plans



Fifth Floor  
30,827 RSF



Click or scan for virtual tour



Sixth Floor  
30,827 RSF



Click or scan for virtual tour



# 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

Delta Hotels by Marriott  
DoubleTree By Hilton  
Extended Stay America  
Fairfield by Marriott  
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

### BANKING

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

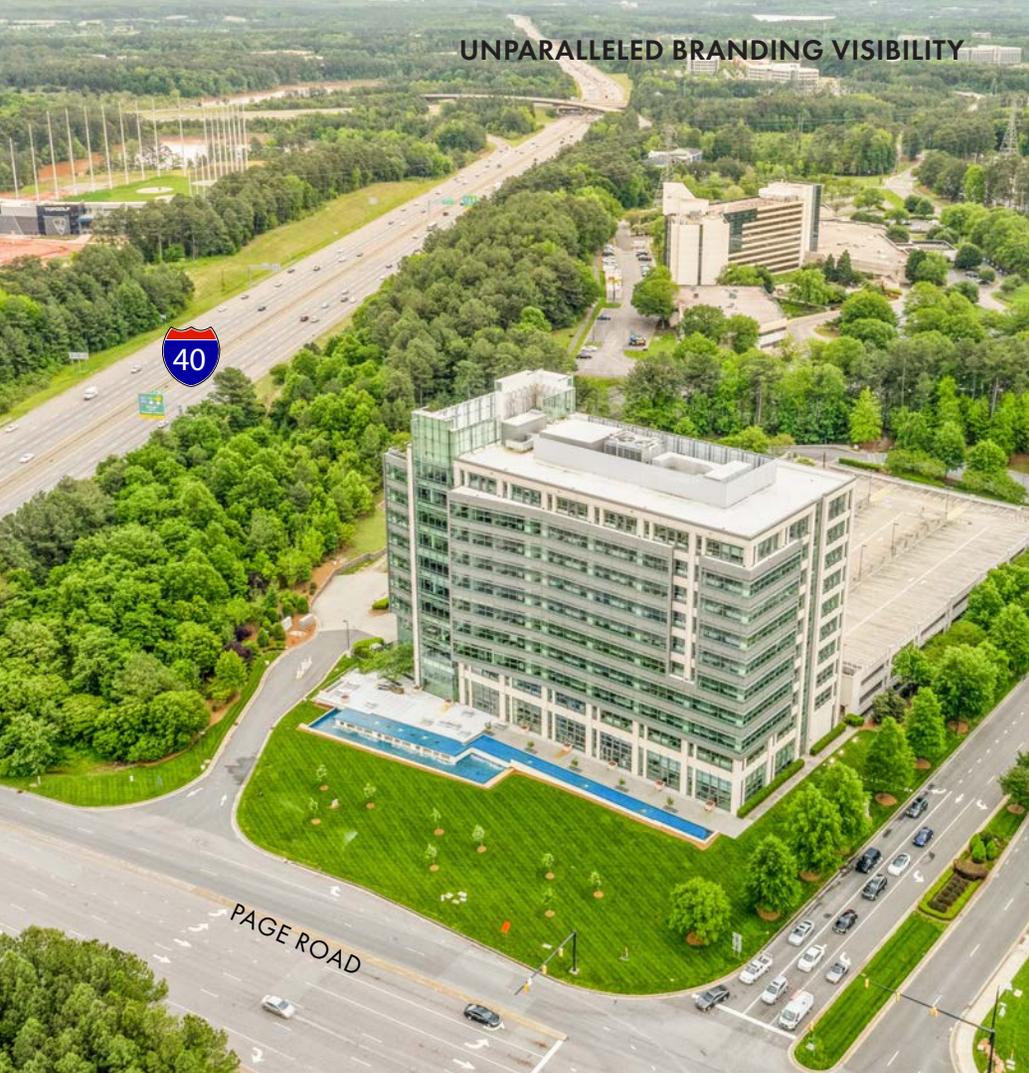
### WELLNESS/ACTIVITIES

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

### 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**



**THE GARDEN**



**SOCIAL GAME LOUNGE**



**CAFÉ/BAKERY/COFFEE SHOP**



**FLEXIBLE CONFERENCE FACILITY**





# IMPERIAL TOWER

## LEASING:

GREG SANCHEZ, SIOR  
919.281.2321  
gsanchez@triprop.com

RYAN GAYLORD, CCIM, SIOR  
919.491.8722  
rgaylord@triprop.com

ROBIN ROSEBERRY ANDERS, SIOR  
919.389.6713  
randers@triprop.com

NAI TRI PROPERTIES  
5425 Page Road, Suite 100  
Durham NC 27703  
triprop.com  
919.941.5745

**NAI** TRI PROPERTIES

## OWNERSHIP:

 DRAWBRIDGE  
REALTY