

BRIGHTON HALL

1101 Slater Road, Durham NC 27703

RENOVATIONS AND SPEC SUITE
NEWLY COMPLETED



NAITRI PROPERTIES



BRIGHTON HALL

1101 Slater Road, Durham NC 27703

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

BUILDING SIZE	Approximately 77,526 RSF
AVAILABLE SPACE	Suite 110: 2,298 RSF Suite 210: 7,519 RSF, divisible to 3,000 RSF Suite 350: 7,570 RSF, Spec suite
RENTAL RATE	\$30.50 PSF, Full Service
SPEC SUITE	Brand-new move-in ready
EXTERIOR	Steel structure in brick veneer and reflective exterior glass
PARKING RATIO	4 spaces per 1,000 SF
FEATURES	<ul style="list-style-type: none">• New interior and exterior improvements• 19 restaurant options within a 5 minute walk• Adjacent to 4 mile paved walking/jogging trail• Men's and women's showers and lockers on 3rd floor• Gold LEED Certified



LEASING CONTACT

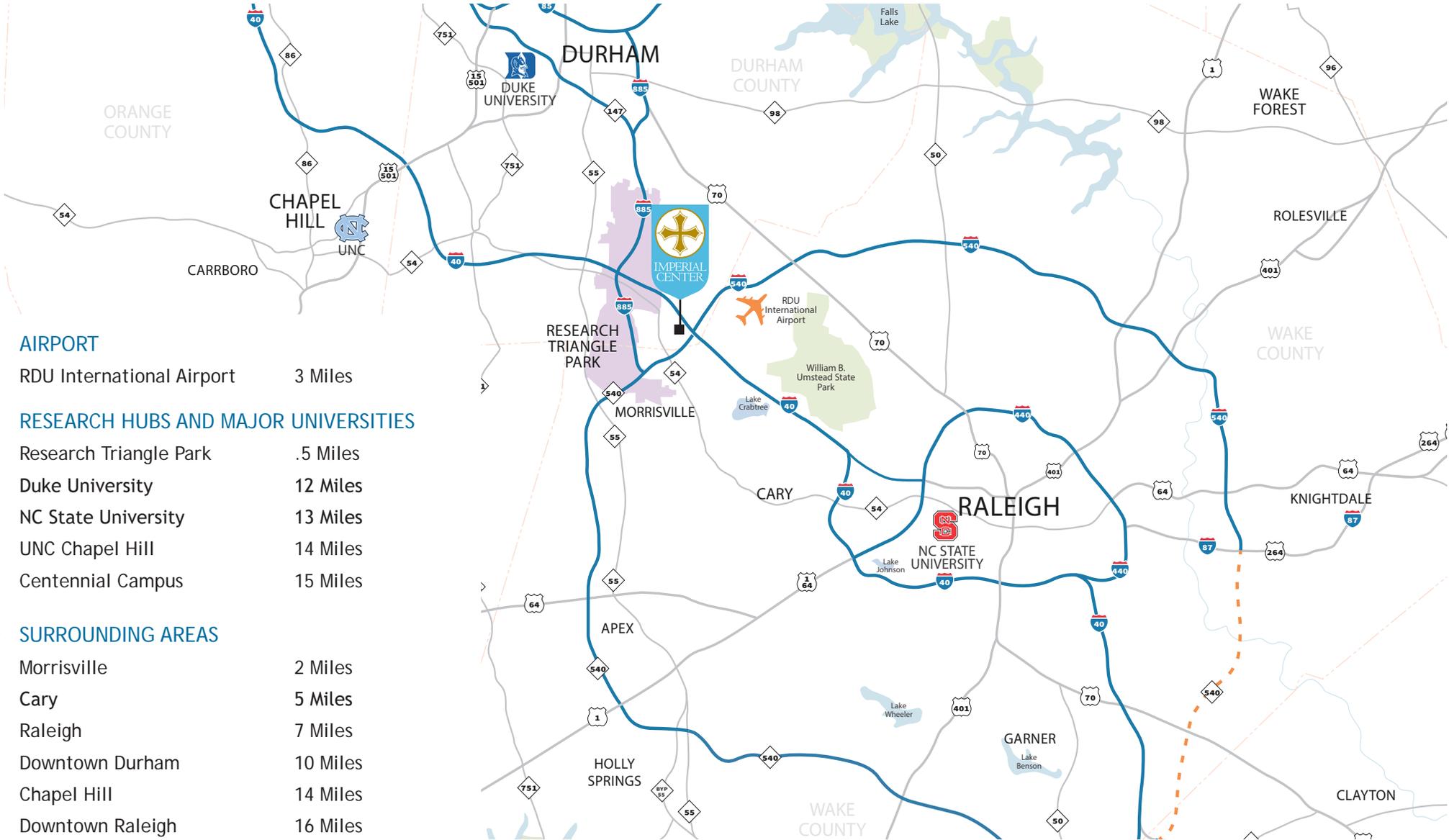
ROBIN ROSEBERRY ANDERS, SIOR | 919.369.6713 | randers@triprop.com

LEE BISHOP | 919.609.6331 | lbishop@triprop.com

THOMAS FLYNN | 704.999.8504 | tflynn@triprop.com

NAITRI PROPERTIES

TRIANGLE REGION



AIRPORT

RDU International Airport 3 Miles

RESEARCH HUBS AND MAJOR UNIVERSITIES

Research Triangle Park .5 Miles
 Duke University 12 Miles
 NC State University 13 Miles
 UNC Chapel Hill 14 Miles
 Centennial Campus 15 Miles

SURROUNDING AREAS

Morrisville 2 Miles
 Cary 5 Miles
 Raleigh 7 Miles
 Downtown Durham 10 Miles
 Chapel Hill 14 Miles
 Downtown Raleigh 16 Miles

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

LOCATION AERIAL



RALEIGH DURHAM
INTERNATIONAL
AIRPORT

DOWNTOWN
RALEIGH

NORTH
RALEIGH

RTP,
DOWNTOWN DURHAM,
CHAPEL HILL



IMPERIAL CENTER
BUSINESS PARK



MORRISVILLE,
CARY

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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

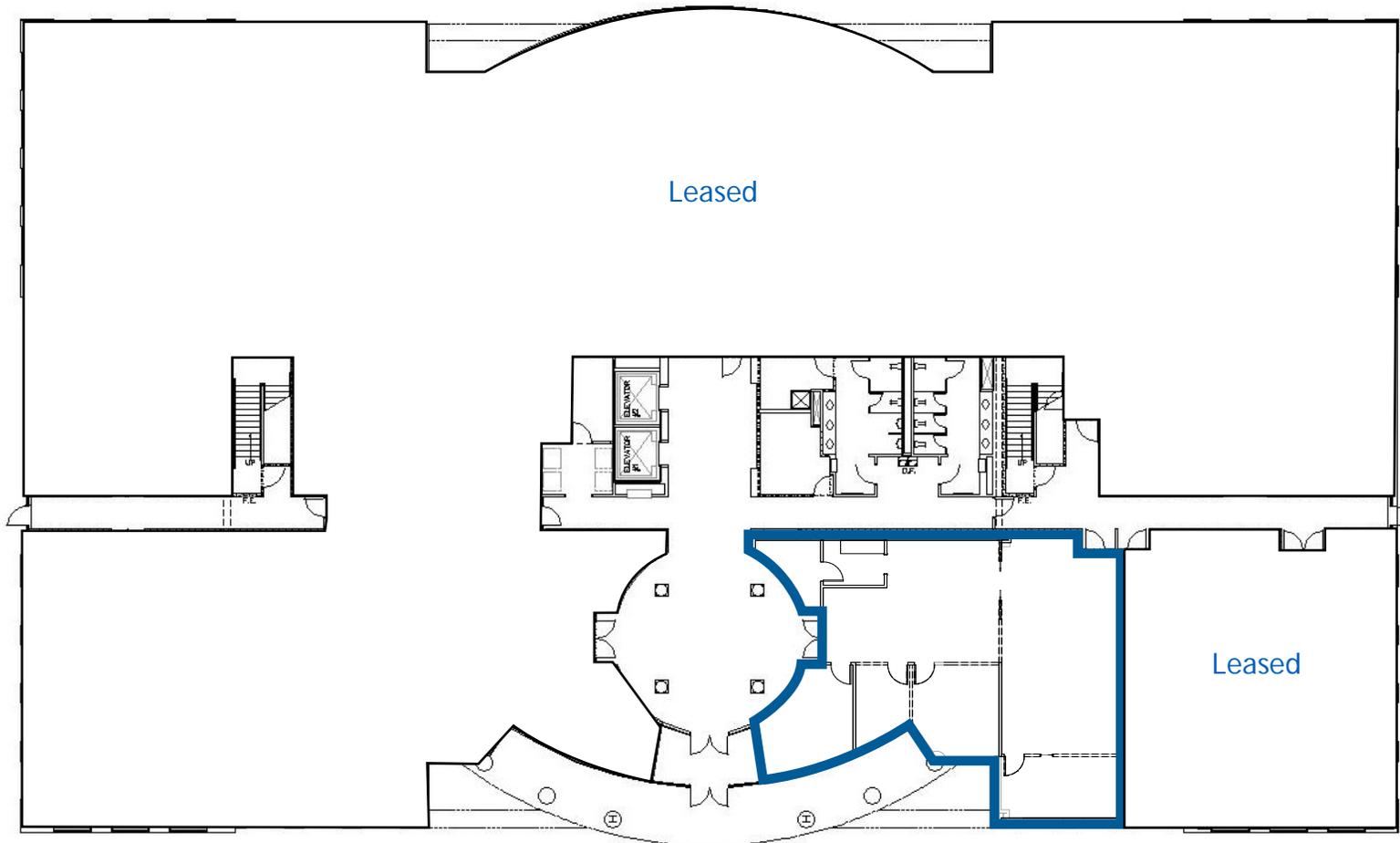
BRIGHTON HALL

1101 Slater Road, Durham NC 27703

First (1st) Floor
Suite 110
2,298 RSF



CLICK OR
SCAN FOR
VIRTUAL
TOUR



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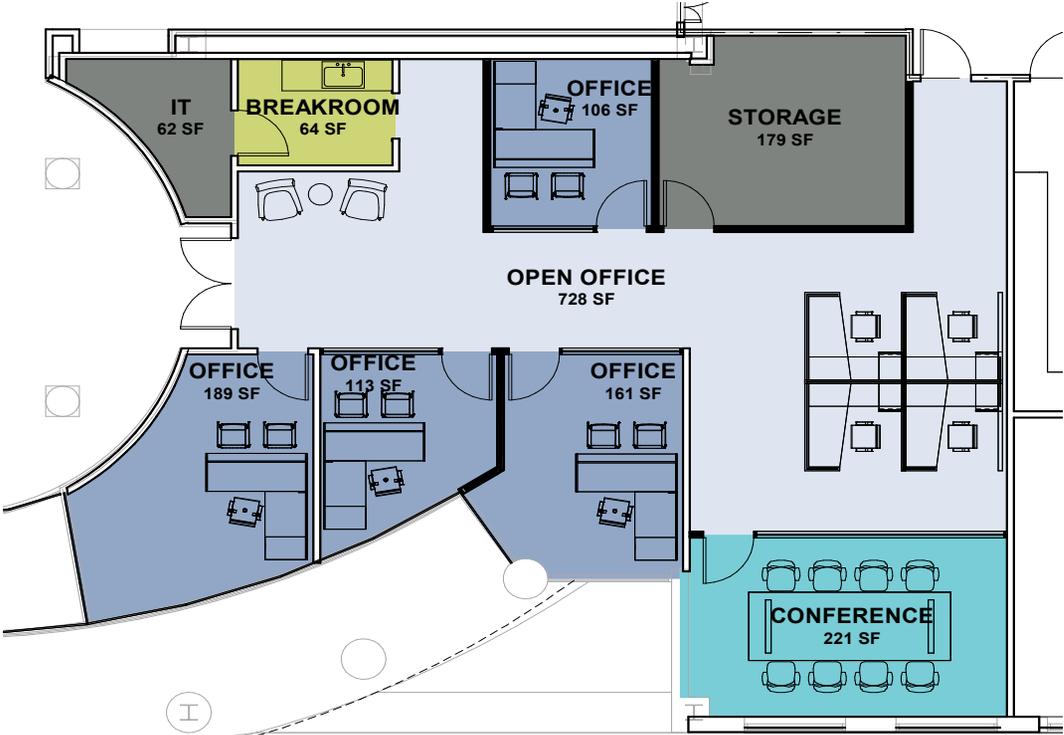
919.941.5745 | tripnop.com

BRIGHTON HALL

1101 Slater Road, Durham NC 27703

First (1st) Floor
Suite 110
2,298 RSF

CLICK OR
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TOUR



Sample Layout

- 4 Private Offices
- 4 Open Office Work Stations
- 1 Copy | Breakroom
- 1 Conference Room
- 1 Server/IT Room
- 1 Storage Room

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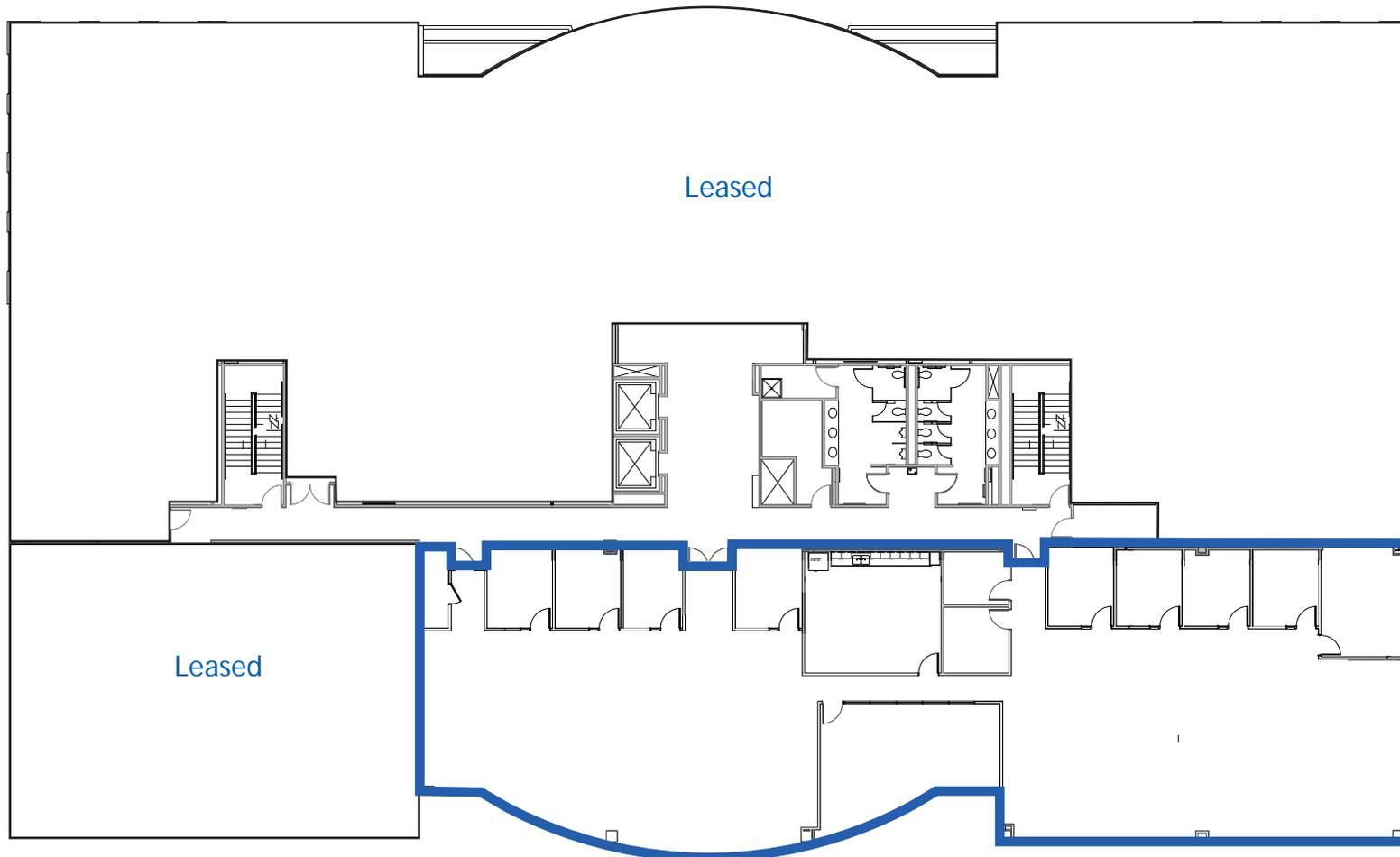
BRIGHTON HALL

1101 Slater Road, Durham NC 27703

Second (2nd) Floor
Suite 210
7,519 RSF



CLICK OR
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VIRTUAL
TOUR



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BRIGHTON HALL

1101 Slater Road, Durham NC 27703

Second (2nd) Floor Suite 210 & Suite 212 4,123 RSF & 3,396 RSF



CLICK OR
SCAN FOR
VIRTUAL
TOUR



NOT TO SCALE

Sample Subdivide Layout

- Suite 210
- 4 Private Offices
- 18 Open Office Work Stations
- 2 Conference Rooms
- 1 IT Room/Storage Room
- 1 Breakroom

- Suite 212
- 3 Private Offices
- 18 Open Office Work Stations
- 1 Reception
- 2 Conference Rooms
- 1 Breakroom

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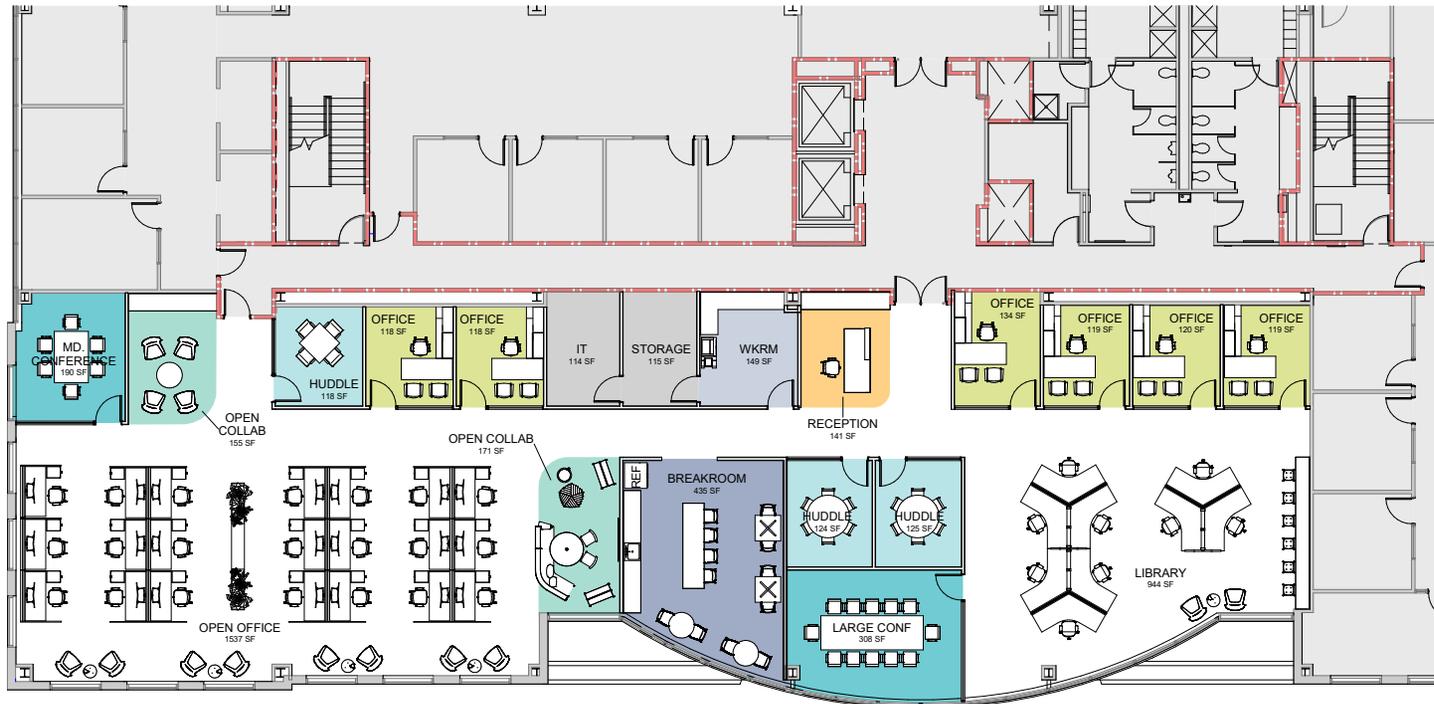


5425 Page Road, Suite 100
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BRIGHTON HALL

1101 Slater Road, Durham NC 27703

Third (3rd) Floor
Spec Suite 350
7,570 RSF



Furniture Not Included

6 Offices
33 Open Office Workstations
3 Huddle Rooms
Reception

Large Conference Room
Medium Conference Room
IT Room & Storage

Breakroom
Workroom
Open Collaboration

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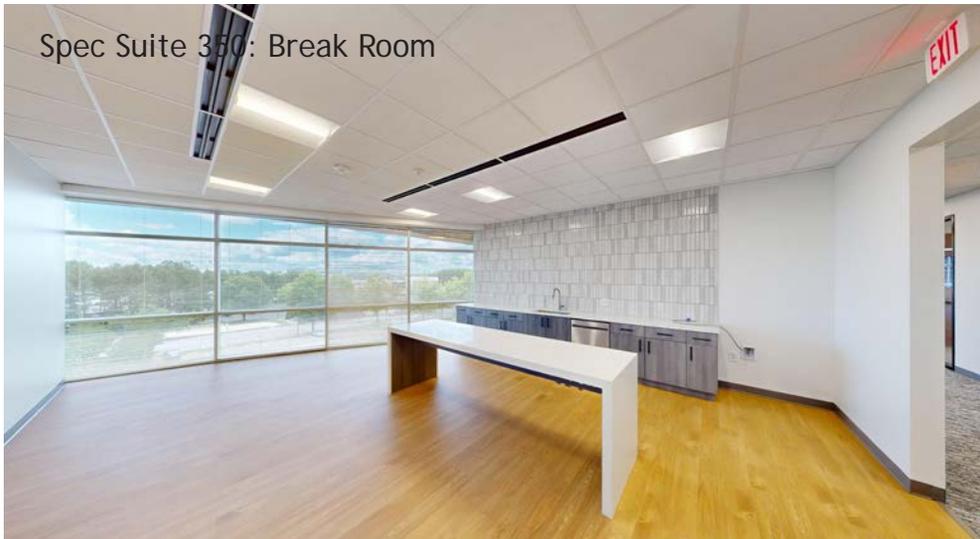
Spec Suite 350: Reception



Spec Suite 350: Open Work Area



Spec Suite 350: Break Room



Spec Suite 350: Open Work Area



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AMENITIES

IMPERIAL CENTER BUSINESS PARK

Most Walkable Amenities of Any Suburban Office... Anywhere

Triangle's Largest Concentration of Life Science/High Tech Companies

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

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
- Farmside 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



LEGEND

- AMENITIES & SUPPORT SERVICES
- EXISTING PEDESTRIAN TRAILS (4 Miles)
- FITNESS STATIONS
- GO Triangle BUS STOP

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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



#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



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.