



2520 MERIDIAN PARKWAY
DURHAM, NC 27713

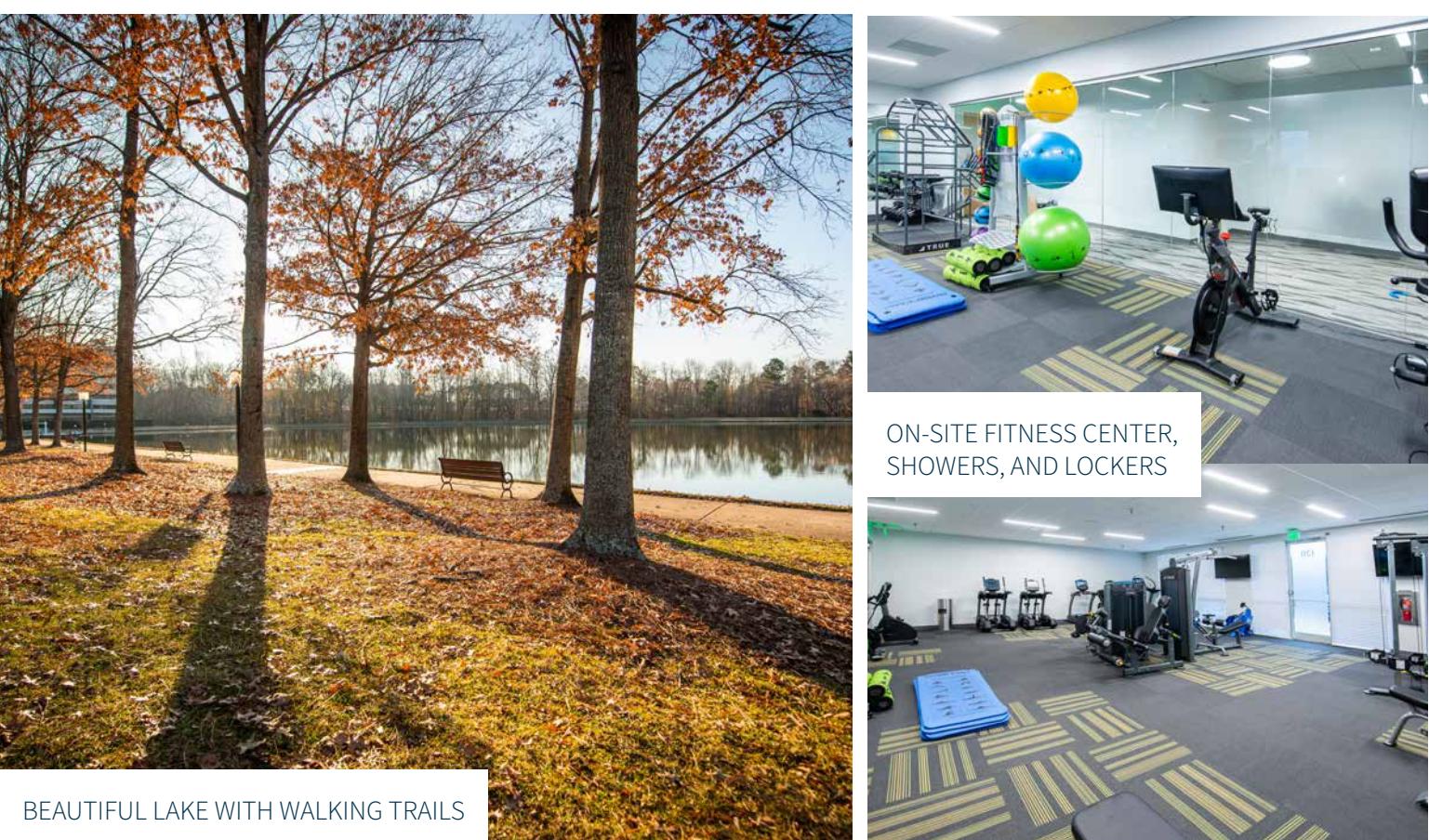
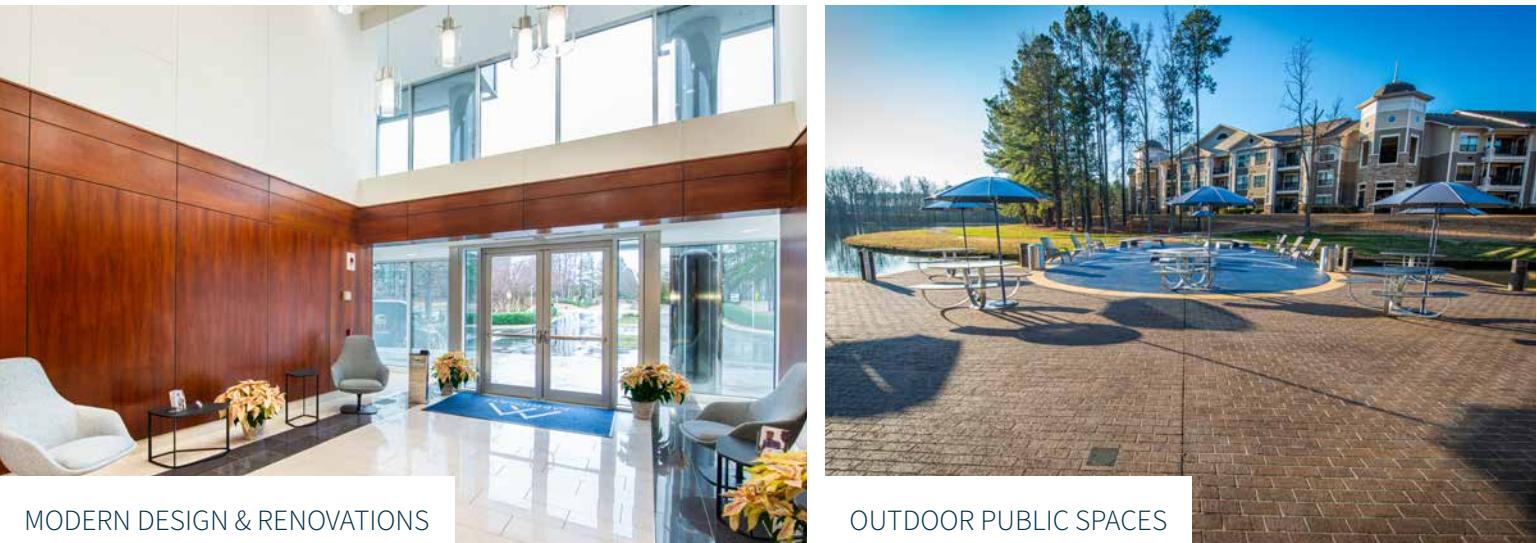


TRANSFORMED FOR SUCCESS

ELEVATING THE OFFICE CAMPUS EXPERIENCE

- + 700,000 SF campus featuring lush landscaping, walking trails, a 7-acre lake, and outdoor picnic areas
- + Prime location at I-40 and Highway 55 in Durham, offering easy access to RTP, Downtown Durham, RDU Airport, and nearby amenities nodes
- + Proactive, tenant-focused ownership with strong financial backing
- + Recent significant investment into Meridian's tenant experience and on-site amenities
- + Full-service Doubletree Suites Hotel with restaurant, pool, and fitness center on-site
- + Surrounded by 1,300 multifamily units and single-family communities, reflecting thriving residential growth
- + Over 2.0 million SF of high-quality retail options within a 3-mile radius





TRANSFORMING WITH TOMORROW'S WORKSPACE

TOP OF MIND

EXPERIENCES FOR TENANTS

ACCESSO CLUB

An exclusive amenities program tailored for Accesso clients and their employees, offering benefits both at home and on the go across all prime Accesso properties.



BEE DOWNTOWN

Supporting Bee Downtown as a Proud Sponsor, we collaborate to establish and sustain beehives in partnership with corporations, fostering the resurgence of robust honey bee populations and pollinator habitats in urban settings.

MERGE @ MERIDIAN

Introducing Merge @ Meridian, featuring a luxurious tenant lounge, shared training and conference rooms, as well as a state-of-the-art fitness center.



TENANT LOUNGE AND SHARED CONFERENCING





WIRELESS CONNECTIVITY IN
LOBBY AND OUTDOORS



CONVENIENT MICRO
MARKETS AND VENDING



ELECTRIC VEHICLE (EV)
CHARGING STATIONS



ON-SITE CAR DETAILING
SERVICES



PROFESSIONAL DRY
CLEANING AND TAILORING
SERVICES

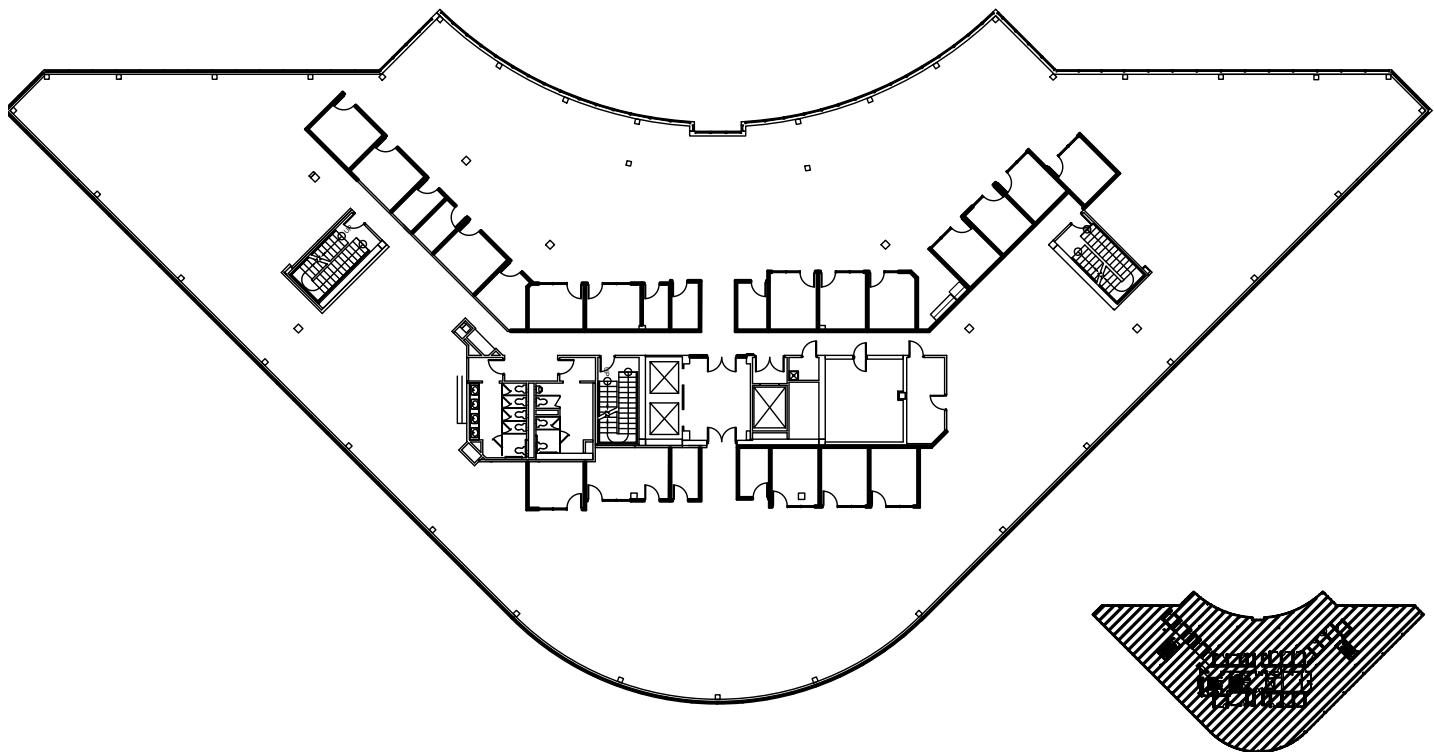


MODERN, CLASS A WORKSPACES

SUITE 500

23,335 SF

- + Full floor
- + Available now





2520

OFFICE FOR LEASE

SURROUNDED BY IT ALL

Duke University  DukeHealth

DOWNTOWN DURHAM
6.8 MI • 13 MIN DRIVE

STREETS AT SOUTHPONT
(1.5M SF RETAIL)
8 MIN DRIVE

INTERSTATE 40

54

55



TO RDU AIRPORT
8.9 MI • 12 MIN DRIVE

53 RESTAURANTS WITHIN 3 MILES



NOTABLE AMENITIES WITHIN 3 MILES

THE STREETS AT SOUTHPONT

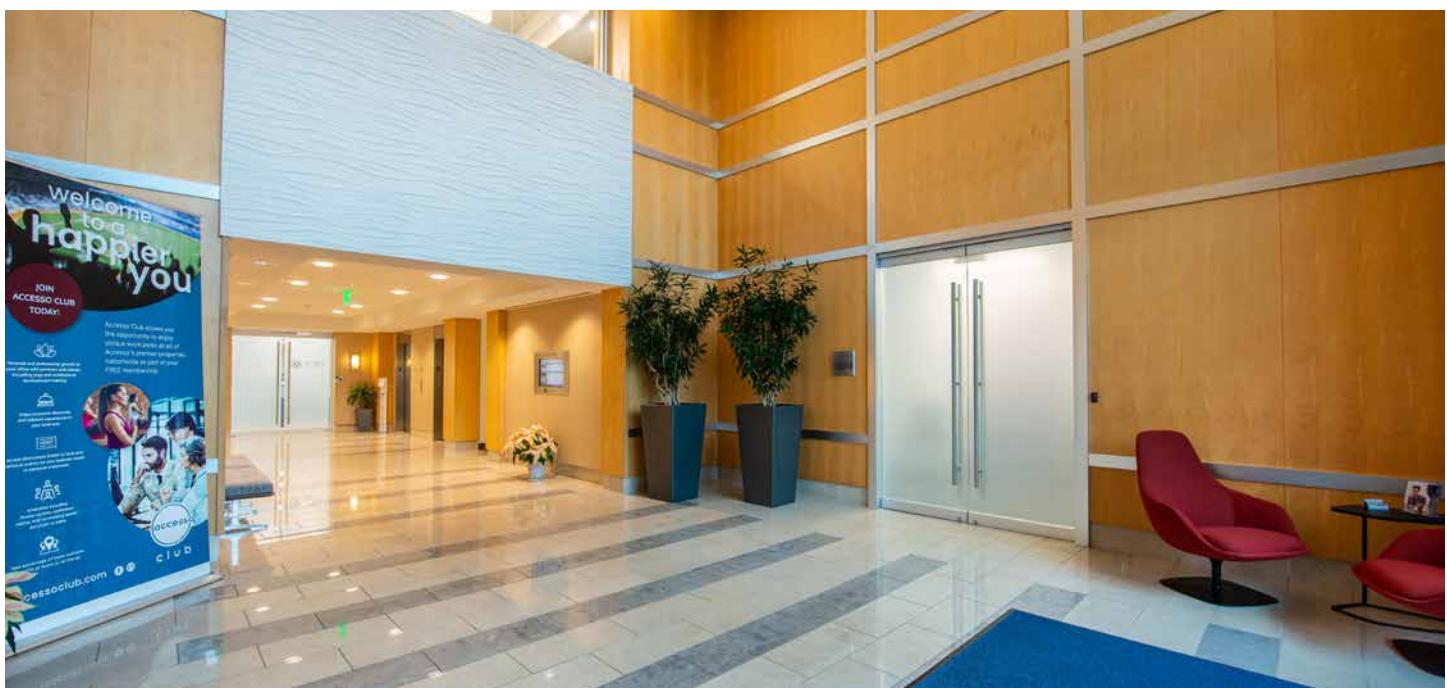
Boxyard 
RITP



Harris Teeter
YOUR NEIGHBORHOOD MARKET



PRIME LOCATION & ACCESSIBILITY



OFFICE FOR LEASE



2520 MERIDIAN PARKWAY
DURHAM, NC 27713

accesso

CBRE

BRAD CORSMEIER

Executive Vice President

T +1 919 831 8236

brad.corsmeier@cbre.com

BRIAN CARR, CCIM

Executive Vice President

T + 919 831 8256

brian.carr@cbre.com

CHRISTIAN SLOAN

Associate

T +1 919 831 8181

christian.sloan@cbre.com