



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





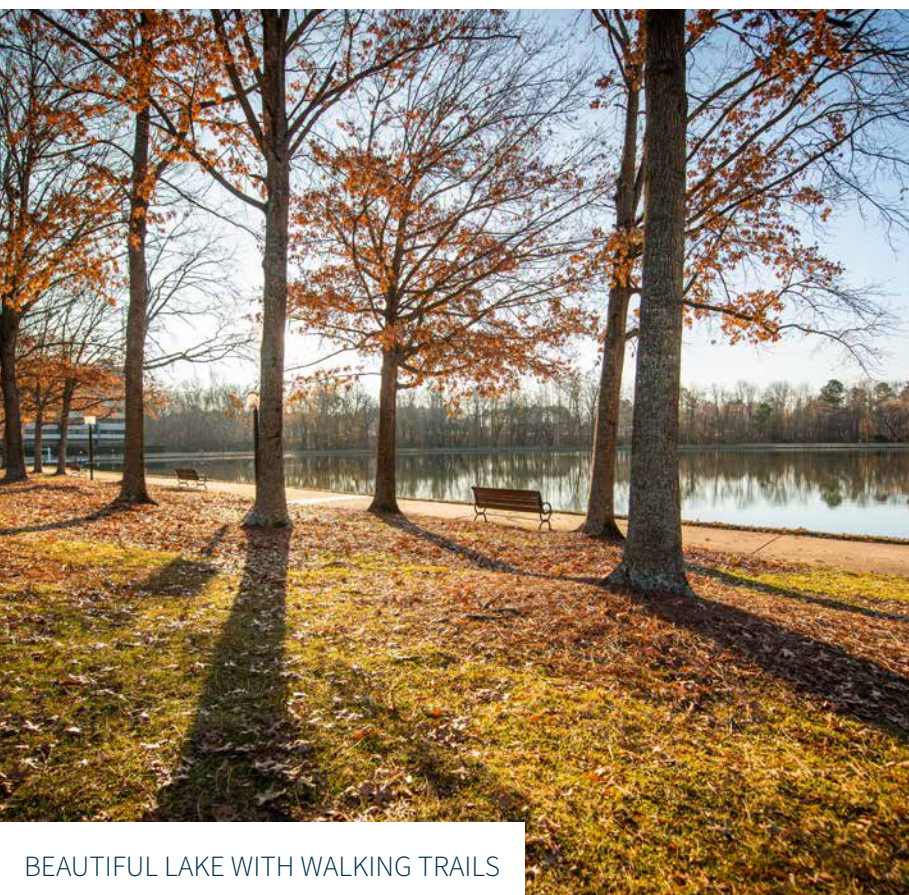
MULTI-VEHICLE SOLAR-POWERED ELECTRIC CAR CHARGING STATION



MODERN DESIGN & RENOVATIONS



OUTDOOR PUBLIC SPACES



BEAUTIFUL LAKE WITH WALKING TRAILS



ON-SITE FITNESS CENTER,
SHOWERS, AND LOCKERS



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

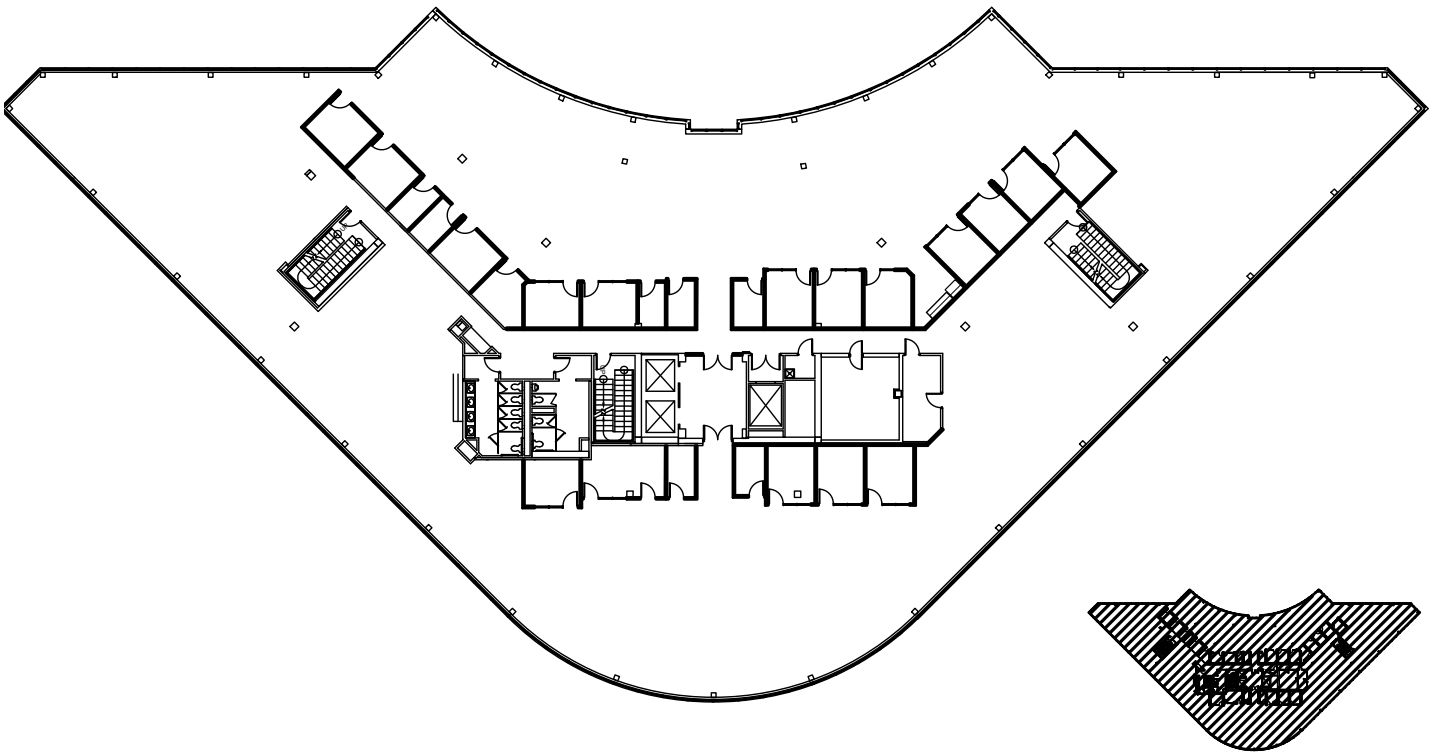


MODERN, CLASS A WORKSPACES

SUITE 500

23,335 SF

- + Full floor
- + Available now





OFFICE FOR LEASE

SURROUNDED BY IT ALL

Duke UNIVERSITY DukeHealth

DOWNTOWN DURHAM
6.8 MI • 13 MIN DRIVE

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



The Heights
at Meridian
Apartments

MERIDIAN
Double
Tree
Suites

TO RDU AIRPORT
8.9 MI • 12 MIN DRIVE

53 RESTAURANTS WITHIN 3 MILES



NOTABLE AMENITIES WITHIN 3 MILES

THE STREETS
AT SOUTHPPOINT

DOUBLETREE
by Hilton

Boxyard
RTP



Harris Teeter
YOUR NEIGHBORHOOD MARKET

PRIME LOCATION & ACCESSIBILITY





2520 MERIDIAN PARKWAY
DURHAM, NC 27713



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