



YOUR SIGN HERE

2510

2510



> 2,649 - 41,671 SF OFFICE SPACE AVAILABLE

2510 MERIDIAN PARKWAY DURHAM, NC 27713

> PARK OVERVIEW



- Superior location at intersection of I-40 and Highway 55, providing convenient access to RTP, Downtown Durham, RDU International Airport and numerous amenities
- Campus setting (700,000 SF) with attractive landscaping, pedestrian trails, a seven-acre lake, and outdoor picnic areas
- Full-service Doubletree Suites Hotel with a restaurant, pool, and fitness center in Meridian
- Dynamic nearby residential growth (1,300 multifamily units and single-family communities)
- Quality retail amenity base (+2.0 MSF) within a 3-mile radius



> PARK AMENITIES



ACCESSO CLUB

An exclusive amenities program offered to clients and business employees of Accesso. Perks are available at home or on the road, at any premier Accesso property.



BEE DOWNTOWN

Proud Sponsor – Bee Downtown installs and maintains beehives in partnership with corporations to help rebuild healthy honey bee populations and pollinator habitats in urban environments.



MERGE @ MERIDIAN

Featuring a high-end tenant lounge, shared training/conference rooms, and a fitness center.

ADDITIONAL AMENITIES



Lobby & Outdoor Wifi



Canteen
Micro Marts
& Vending



EV Charging
Stations



Car
Detailing

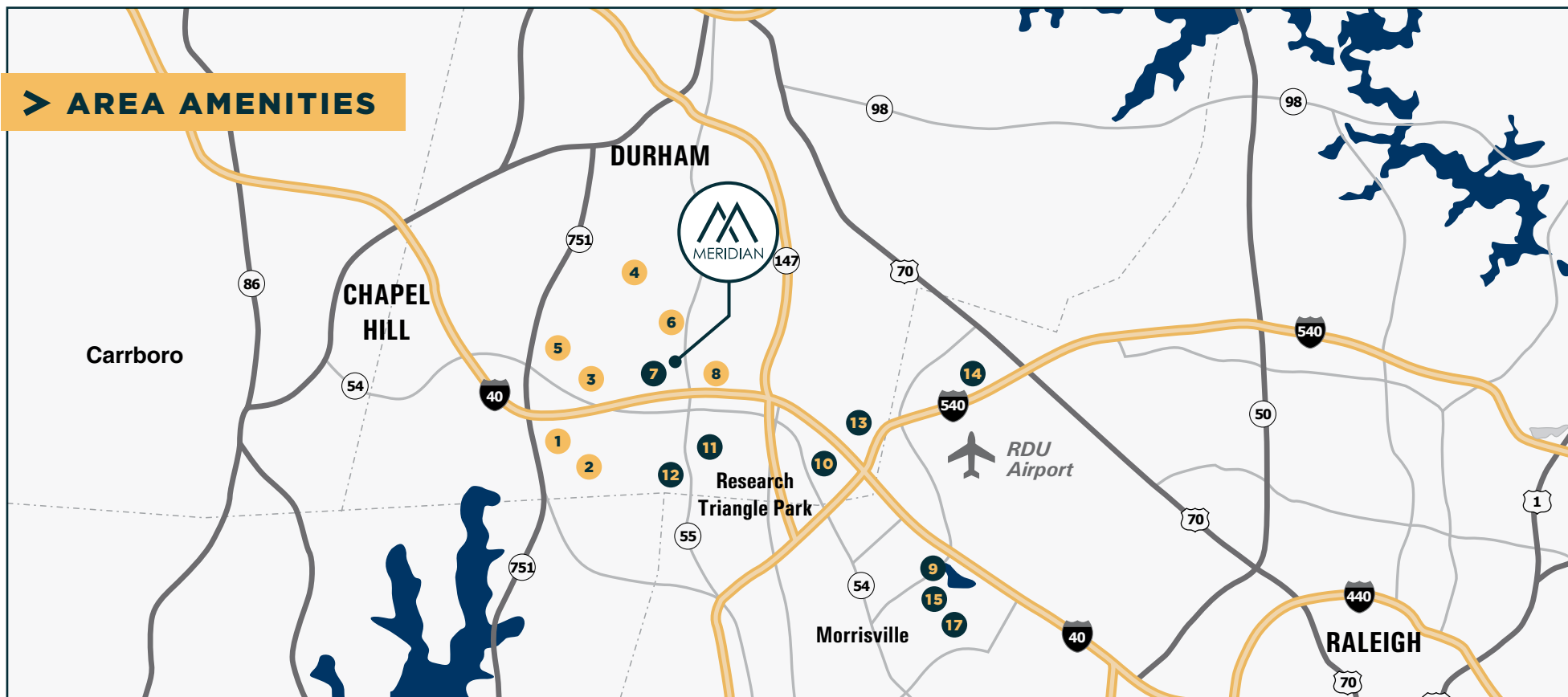


Dry Clean/
Tailor Service

> HIGH-END TENANT AMENITY CENTER



> AREA AMENITIES



1 THE STREETS AT SOUTHPOINT

Restaurants

Bonefish Grill
California Pizza Kitchen
Chick-fil-A
Chipotle Mexican Grill
Firebirds Grill
Maggiano's Little Italy
Panera Bread
Rise Biscuits & Donuts
Villa Italian Kitchen

Shopping

Amazon Pop-up
Apple Store
Anthropologie
AT&T
Barnes & Noble
Belk

Crate & Barrel
Cole Haan
CVS Pharmacy
HomeGoods
J. Crew
Lululemon
Macy's
Microsoft
Nordstrom
Pottery Barn
Restoration Hardware
Sprint
Sur La Table
Verizon Wireless
West Elm
Williams-Sonoma

2 SOUTHPOINT CROSSING

Restaurants

City Barbeque
The Melting Pot

Shopping

Walgreens

3 RENAISSANCE CENTER

Restaurants

P.F. Chang's
Ruth's Chris Steakhouse
Starbucks

Shopping

Best Buy
REI

4 SUTTON STATION

Restaurants

Bocci Trattoria & Pizzeria
Dolce Café
Nantucket Grill

5 HOPE VALLEY COMMONS

Restaurants

Neo Japan
Smoothie King

6 HIGHWAY 55 CORRIDOR

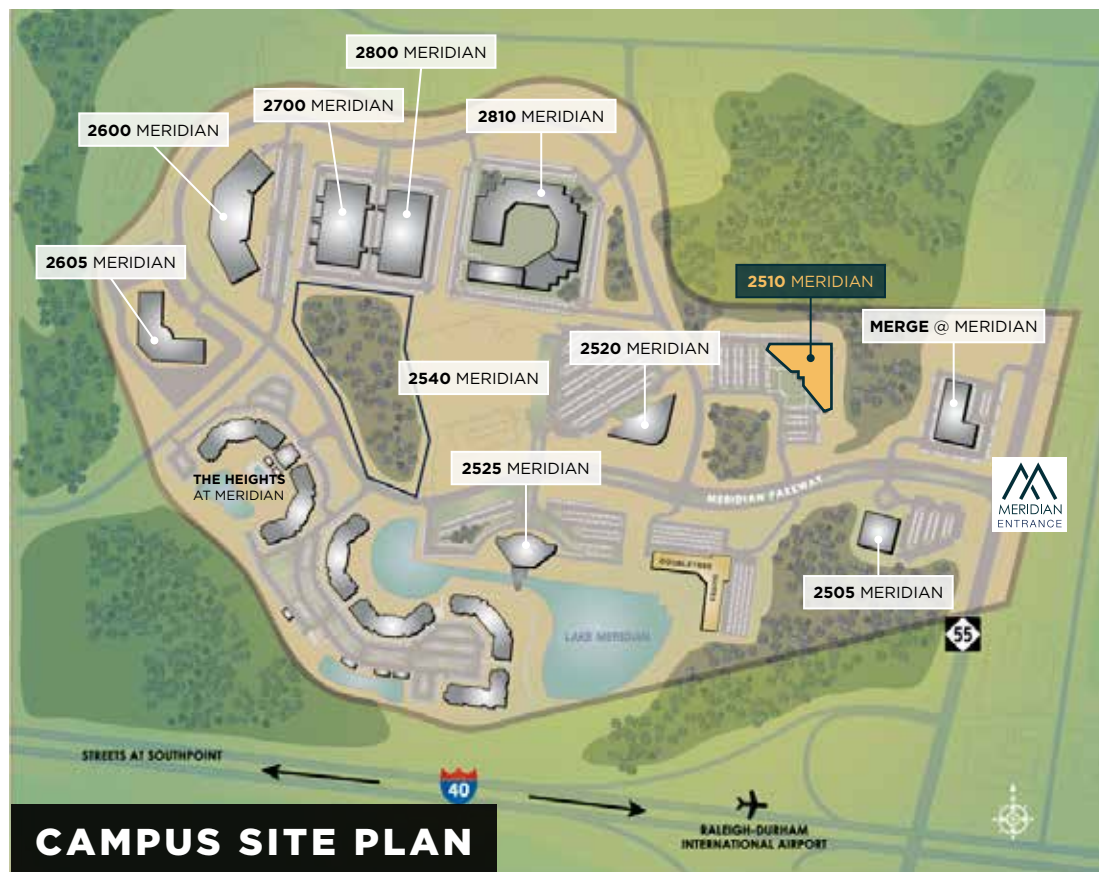
Restaurants

Blue Ridge Deli & Café
Bralie's Sports Bar
Jimmy's Famous Hot Dogs
Sansui Sushi Bar & Grill
Tobacco Wood Brewing Co.

ACCOMMODATIONS

- 7 DoubleTree Suites
- 8 Comfort Inn
- 9 Courtyard Marriott
- 10 Extended Stay America
- 11 Residence Inn Marriott
- 12 Candlewood Suites
- 13 Hilton Garden Inn
- 14 Fairfield Inn
- 15 Hyatt Place
- 16 Hampton Inn
- 17 Holiday Inn

> BUILDING OVERVIEW



FEATURES

PROPERTY TYPE	Office
LOCATION	2510 Meridian Parkway, Durham, NC
BUILDING SIZE	64,688 SF
FLOORS	Three (3)
LEASING RATE	\$26.50/SF Full Service
PARKING	3.8/1,000 SF
AVAILABILITIES	Suite 100 - 20,445 SF* (Available 7/1/23)
<i>*CONTIGUOUS FOR A TOTAL OF 41,671 SF</i>	Suite 200 - 21,226 SF*
	Suite 310 - 2,649 SF

- Beautiful, corporate office campus (700,000 SF) offering an exceptional tenant experience with a robust on-site amenity package and ultimate expansion opportunity across multiple buildings
- Well-capitalized, responsive ownership with a customer-centric approach
- Recently renovated two-story atrium style lobby consisting of marble and granite flooring with modern lobby finishes and lighting
- Above market parking ratio
- Excellent access within Meridian Park
- Upgraded LED lighting in common areas

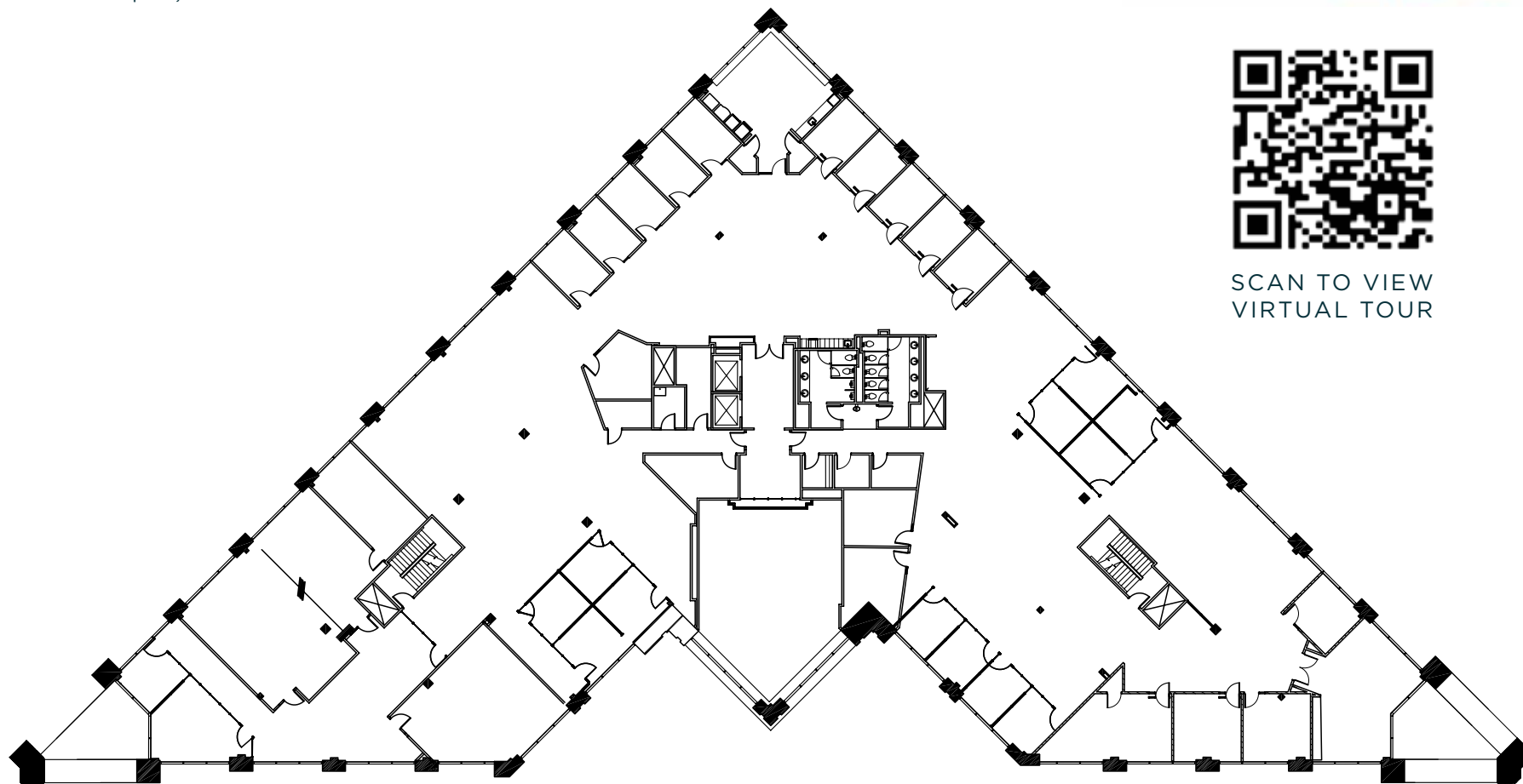
> AVAILABILITIES

SECOND FLOOR

SUITE 200 | 21,226 SF



SCAN TO VIEW
VIRTUAL TOUR



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// JOHN KELLY, SIOR

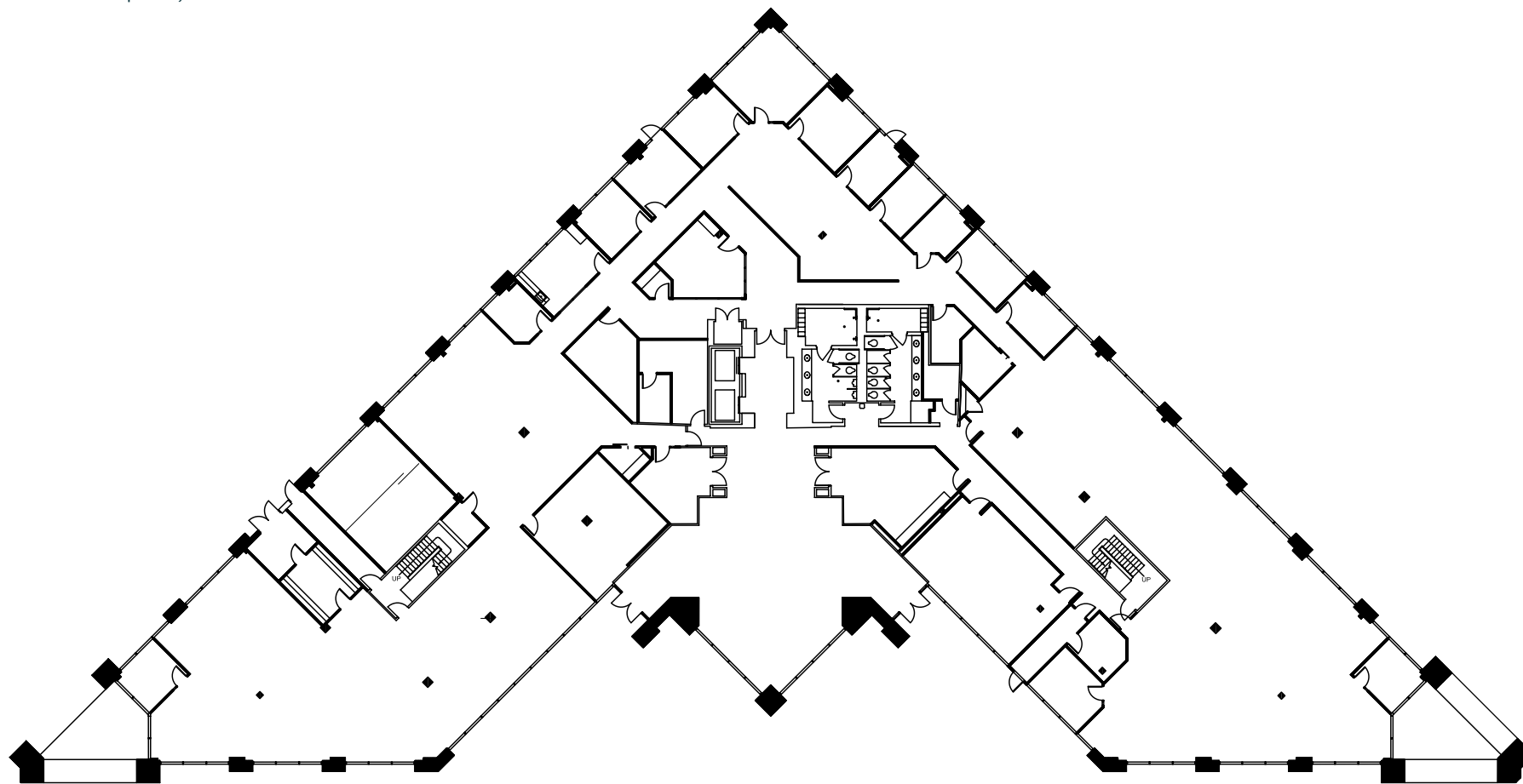
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> AVAILABILITIES

FIRST FLOOR 7/1/23

SUITE 100 | 20,445 SF



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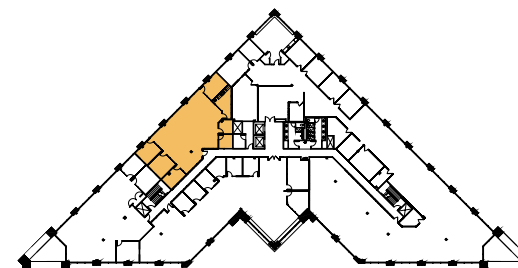
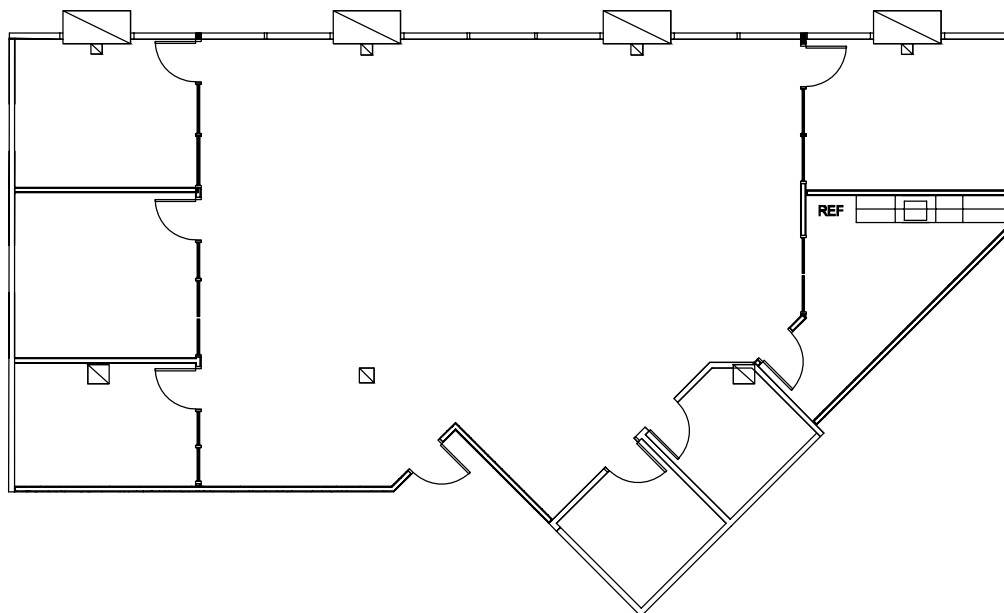
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> AVAILABILITIES

THIRD FLOOR AVAILABLE

SUITE 310 | 2,649 SF



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 **accesso**

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