



2700 MERIDIAN PARKWAY
DURHAM, NC 27713

 **accesso**

CBRE

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





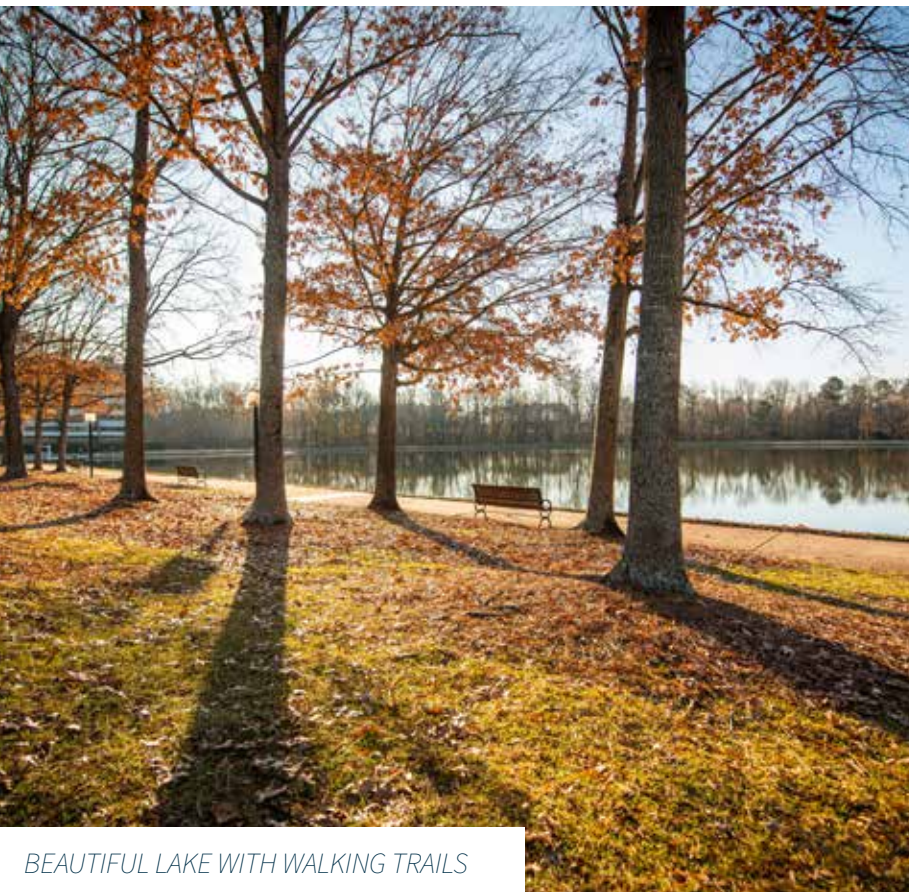
MULTI-VEHICLE SOLAR-POWERED ELECTRIC CAR CHARGING STATION



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 CONFERCING





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 300

7,274 SF

+ Available now



SUITE 100

25,952 SF

+ Available now



SURROUNDED BY IT ALL



DOWNTOWN DURHAM
6.8 MI • 13 MIN DRIVE

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



The Heights
at Meridian
Apartments



TO RDU AIRPORT
8.9 MI • 12 MIN DRIVE

53 RESTAURANTS WITHIN 3 MILES



NOTABLE AMENITIES WITHIN 3 MILES

THE STREETS
AT SOUTHPOINT



PRIME LOCATION & ACCESSIBILITY



OFFICE FOR LEASE



2700 MERIDIAN PARKWAY
DURHAM, NC 27713

2700



CBRE



PROFESSIONAL
RECOVERY
CONSULTANTS, INC.

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