

FOR LEASE



2645 MERIDIAN PARKWAY
Durham, NC 27713



**CAPITAL
ASSOCIATES®**

2645 MERIDIAN PARKWAY

Durham, NC 27713

PROPERTY TYPE	Office
BUILDING SIZE	76,446 SF
SPACE AVAILABLE	
SUITE 303	4,039 SF
SUITE 323	5,597 SF
SUITE 360	5,198 SF
SUITE 370	2,858 SF
LEASING RATE	\$26.50/SF
LEASE TYPE	Full Service
YEAR BUILT	2017
COUNTY	Durham
LOCATION	Durham, NC
FLOORS	3
PARKING	204 spaces

BRET MULLER
919.523.4200
bmuller@capitalassociates.com

WES JOHNSON
919.422.4853
wjohnson@capitalassociates.com



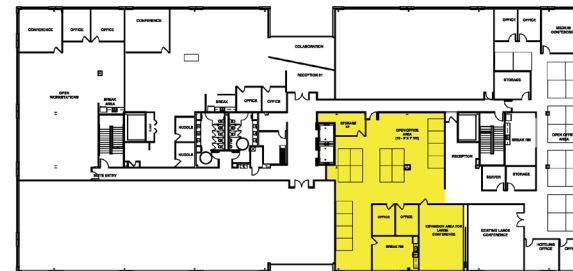
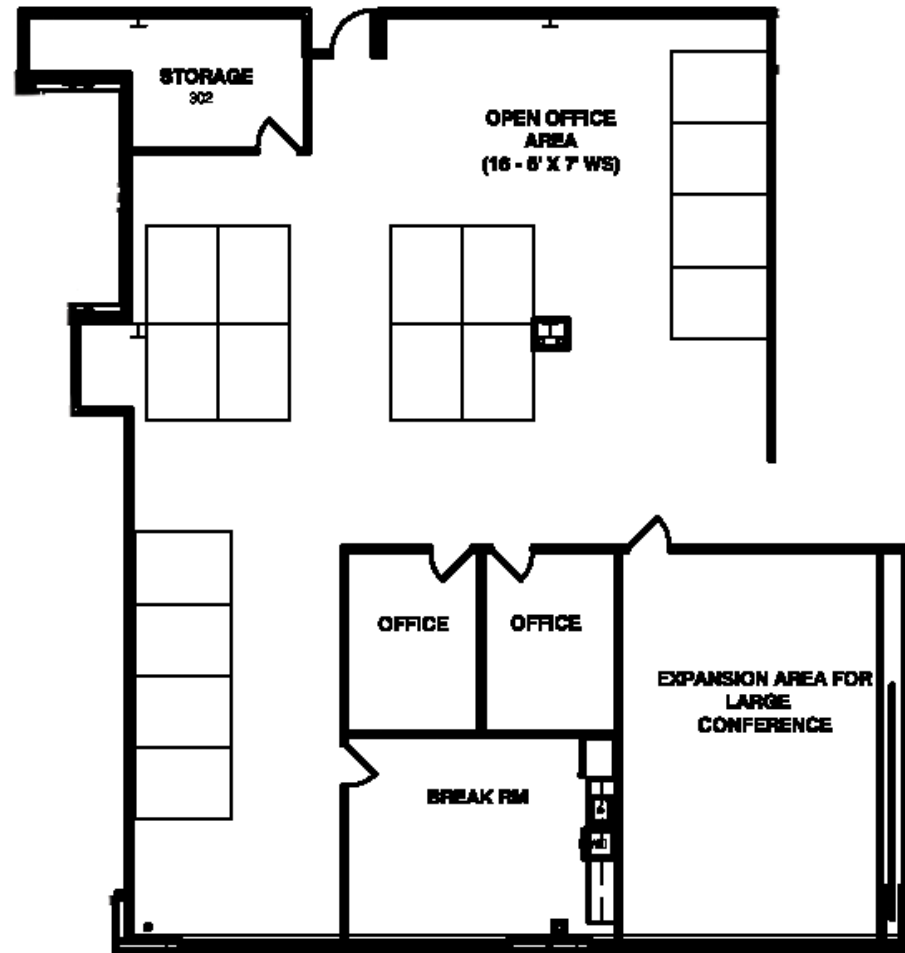
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AVAILABLE

Third Floor
Suite 303

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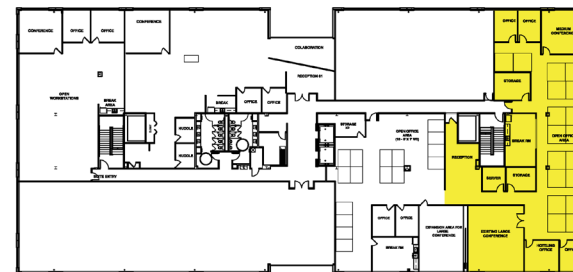
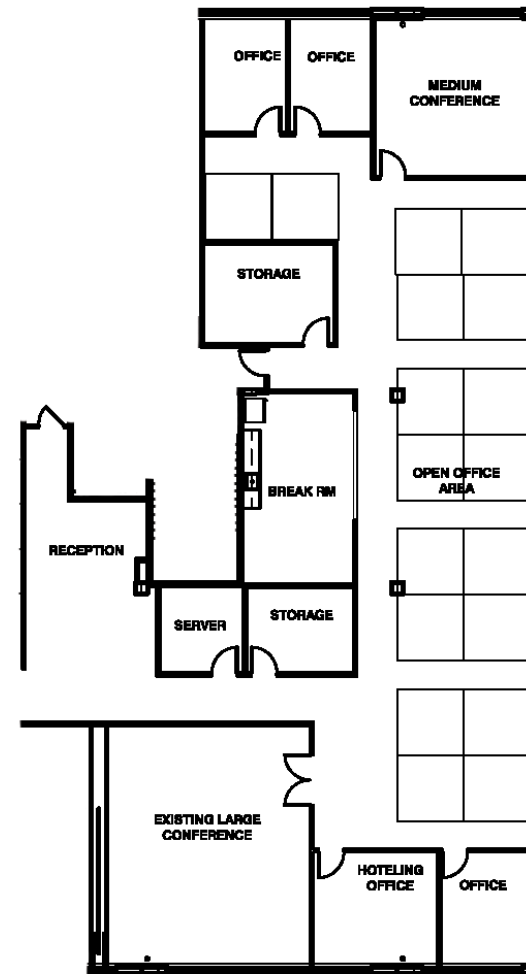
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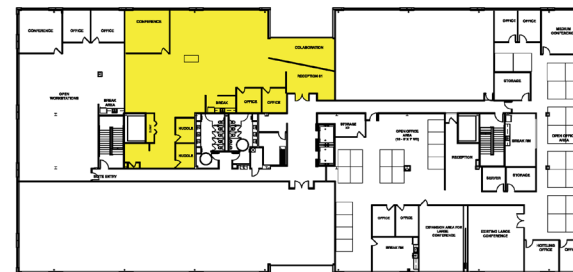
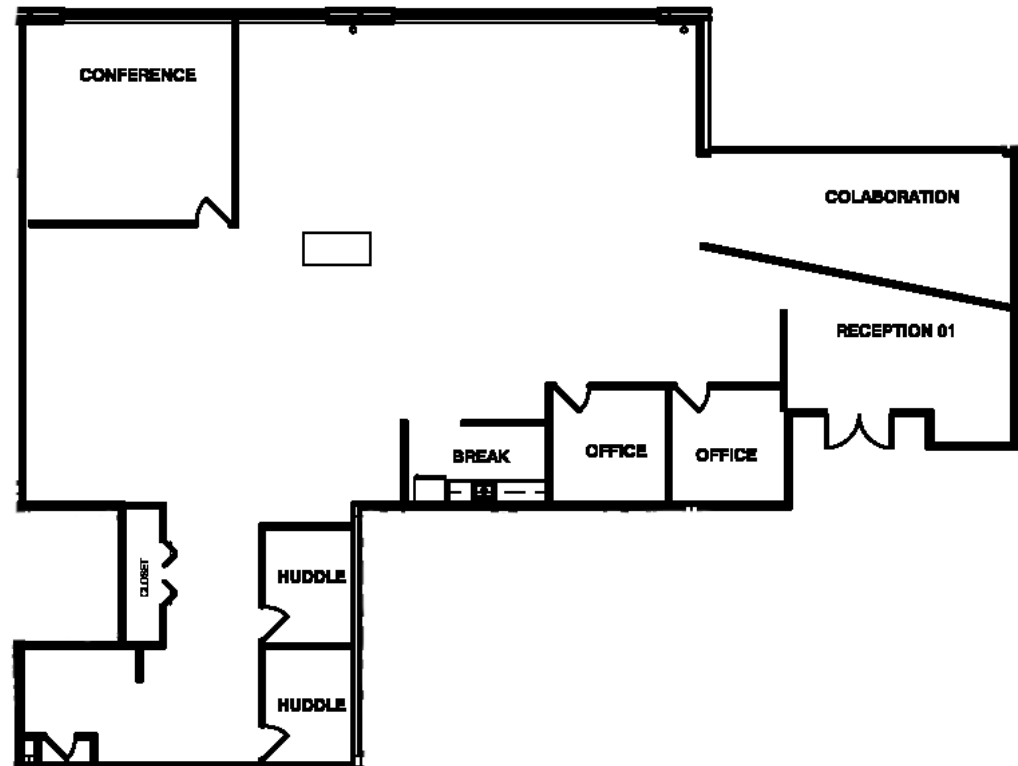
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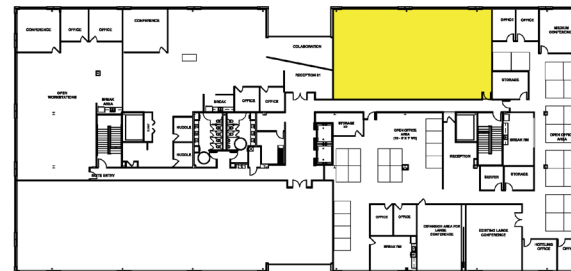
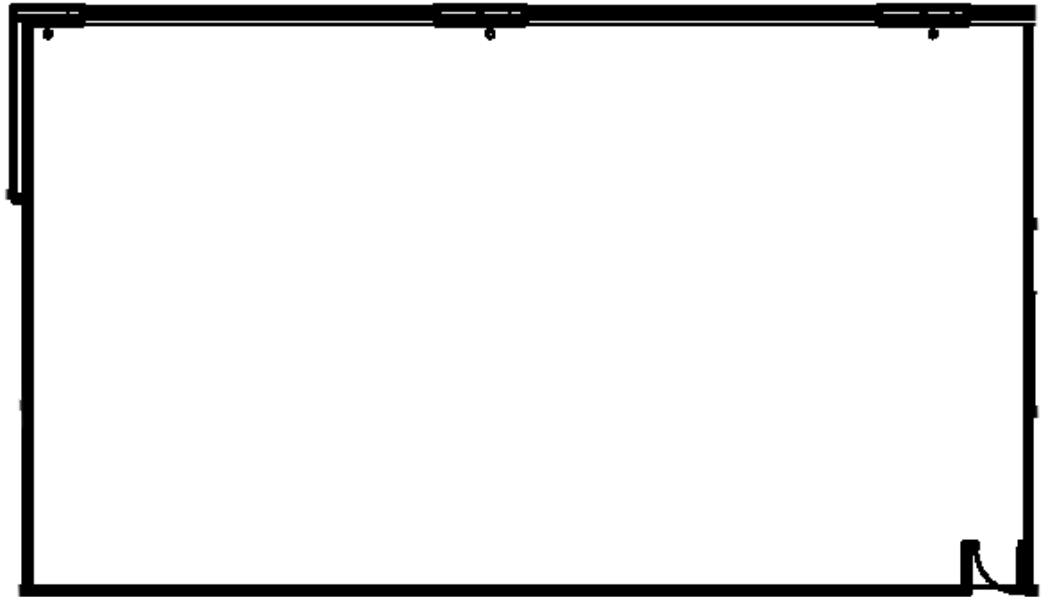
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2,858 SF



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2645 MERIDIAN PARKWAY

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PROPERTY HIGHLIGHTS

2645 Meridian Parkway is a 76,446 SF three-story, state-of-the-art office building. Some of its highlights include:

- Class-A finishes
- Modern work spaces
- Eye-catching lobby

LOCATION

Conveniently situated at the junction of I-40 and Highway 55 in Durham, NC, this location offers excellent access to the Research Triangle—home to prestigious universities, top-tier medical facilities, and renowned pharmaceutical, biotech, and technology companies. Just a 5-minute drive from Raleigh-Durham International Airport (RDU) and only 20 minutes from downtown Durham, ensuring quick and easy travel options. Located approximately two miles east of The Streets at Southpoint, a popular destination featuring a wide variety of restaurants and retail stores.

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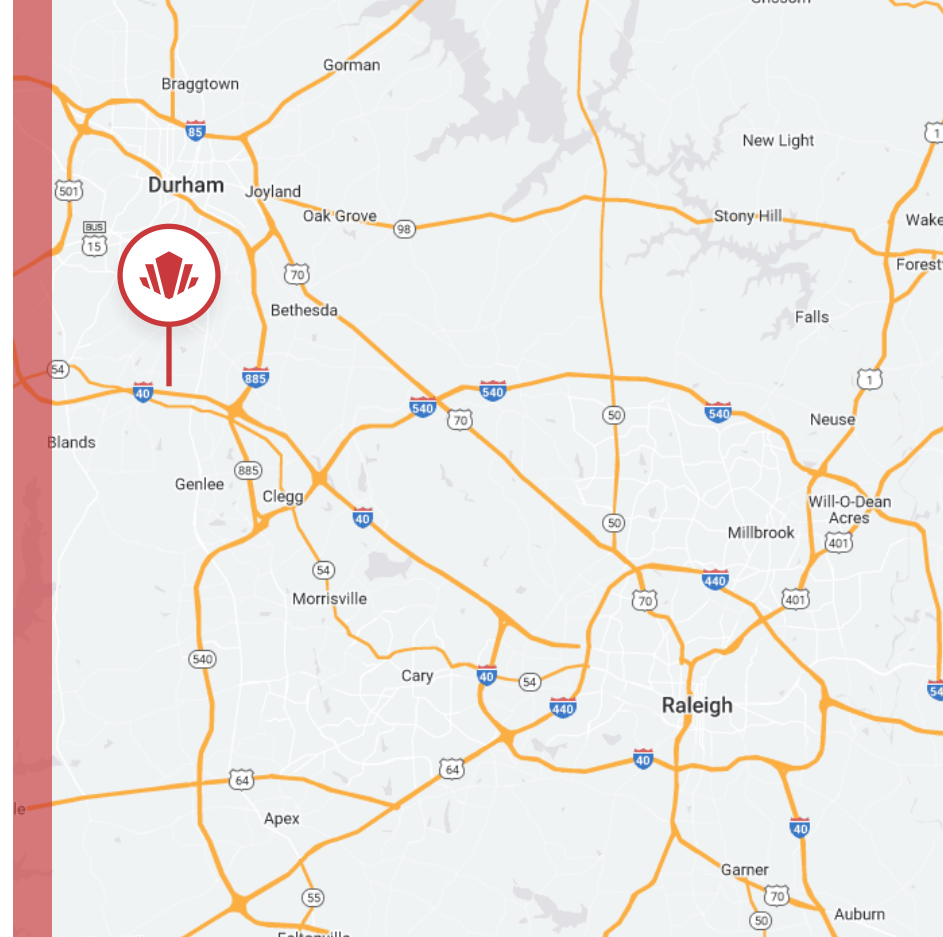
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THE STREETS AT SOUTHPOINT

