

IMPERIAL CENTER OFFICE

4309 & 4819 Emperor Boulevard | Durham, NC 27703



BRISTOL PLACE
3,246 RSF Available



IMPERIAL
CENTER

WINCHESTER PLACE
3,752 - 8,315 RSF Available



TRI PROPERTIES

NAI Carolantic Realty

WINCHESTER PLACE

4309 Emperor Boulevard | Durham, NC 27703

A FOUR-STORY OFFICE BUILDING LOCATED IN THE AWARD-WINNING IMPERIAL CENTER BUSINESS PARK. MINUTES FROM I-40, I-540, RDU AIRPORT AND NUMEROUS SURROUNDING AMENITIES.

BUILDING SIZE	Approximately 111,689 RSF
AVAILABLE SPACE	Suite 220 - 3,752* RSF Suite 225 - 4,563* RSF <i>*Offers 8,315 contiguous RSF</i>
RENTAL RATE	\$26.75 PSF, Full Service
COMMON AREA FACTOR	13 percent
TENANT IMPROVEMENT ALLOWANCE	Available
LEASE TERM	Flexible
EXTERIOR CONSTRUCTION	Steel structure in brick veneer and reflective exterior glass
HVAC	Variable air volume (VAV) HVAC system
PARKING RATIO	4.5 spaces per 1,000 SF
AMENITIES	-New lobby renovations coming in 2021 -Men's and women's showers and lockers -Silver LEED facility



Certified for energy efficiency

LEASING CONTACT

ROBIN ROSEBERRY ANDERS, SIOR | 919.281.2319 | randers@naicarolantic.com

KACY COGGIN | 919.281.2353 | kcoggin@triprop.com

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WINCHESTER PLACE

4309 Emperor Boulevard | Durham, NC 27703



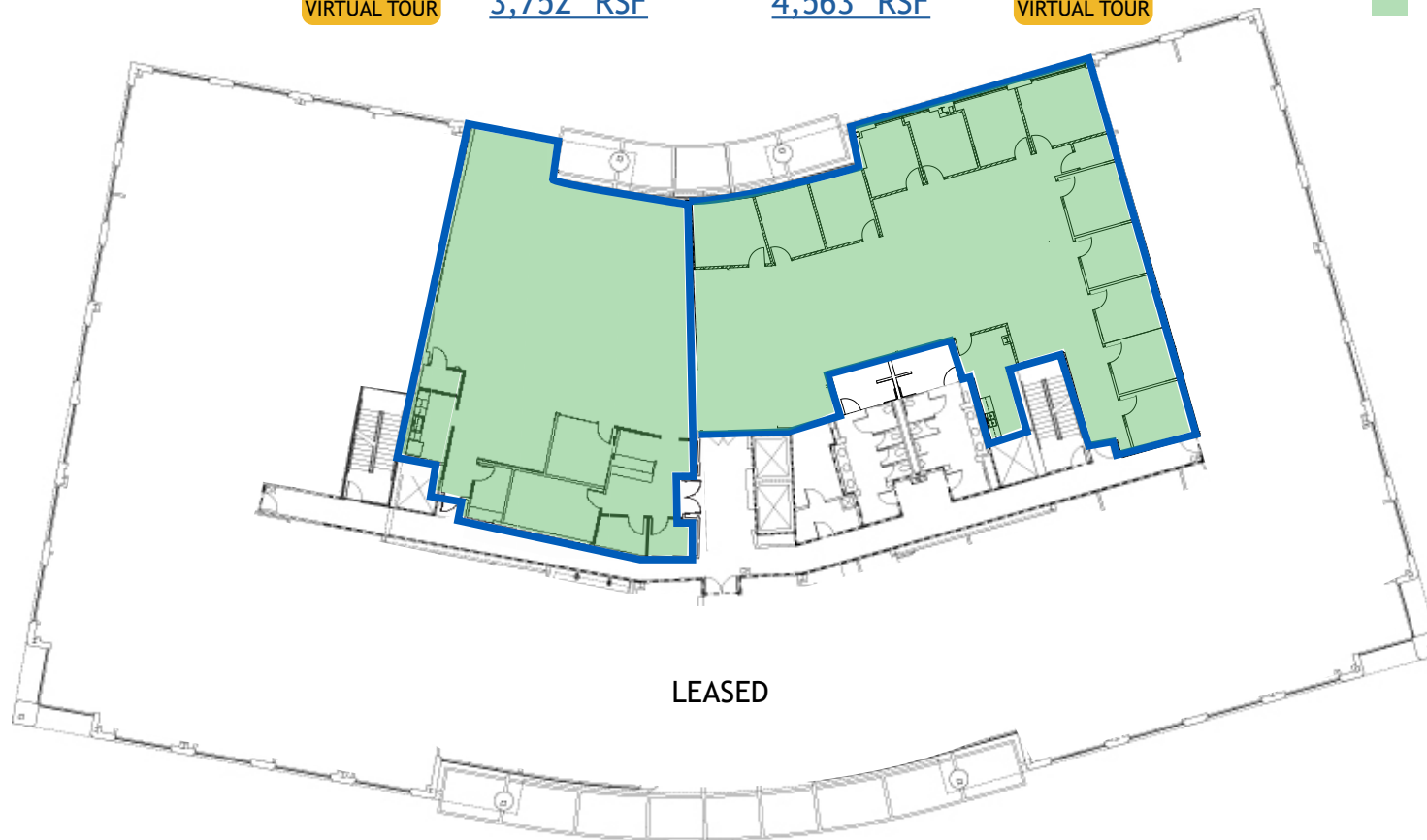
**Offers 8,315 contiguous RSF*

Suite 220
3,752* RSF

Suite 225
4,563* RSF



 New finishes



Second (2nd) Floor

LEASING CONTACT

ROBIN ROSEBERRY ANDERS, SIOR | 919.281.2319 | randers@naicarolantic.com

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All information provided herein is from sources deemed reliable. However, all information is subject to verification. Tri Properties does not independently verify nor warrant the accuracy of the information.

TRI PROPERTIES

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5425 Page Road, Suite 100
Durham, NC 27703
919.941.5745 | triprop.com

BRISTOL PLACE

4819 Emperor Boulevard | Durham, NC 27703

A FOUR-STORY OFFICE BUILDING LOCATED IN THE AWARD-WINNING IMPERIAL CENTER BUSINESS PARK. MINUTES FROM I-40, I-540, RDU AIRPORT AND NUMEROUS SURROUNDING AMENITIES.

BUILDING SIZE	Approximately 105,410 RSF
AVAILABLE SPACE	Suite 320 - 3,246* RSF
RENTAL RATE	\$26.75 PSF, Full Service
COMMON AREA FACTOR	13 percent
TENANT IMPROVEMENT ALLOWANCE	Available
LEASE TERM	Flexible
EXTERIOR CONSTRUCTION	Concrete precast and reflective exterior glass
HVAC	VAV heating and cooling
PARKING RATIO	4 spaces per 1,000 SF with on-site deck parking
AMENITIES	-Men's and women's showers and lockers -Silver LEED facility



Certified for energy efficiency

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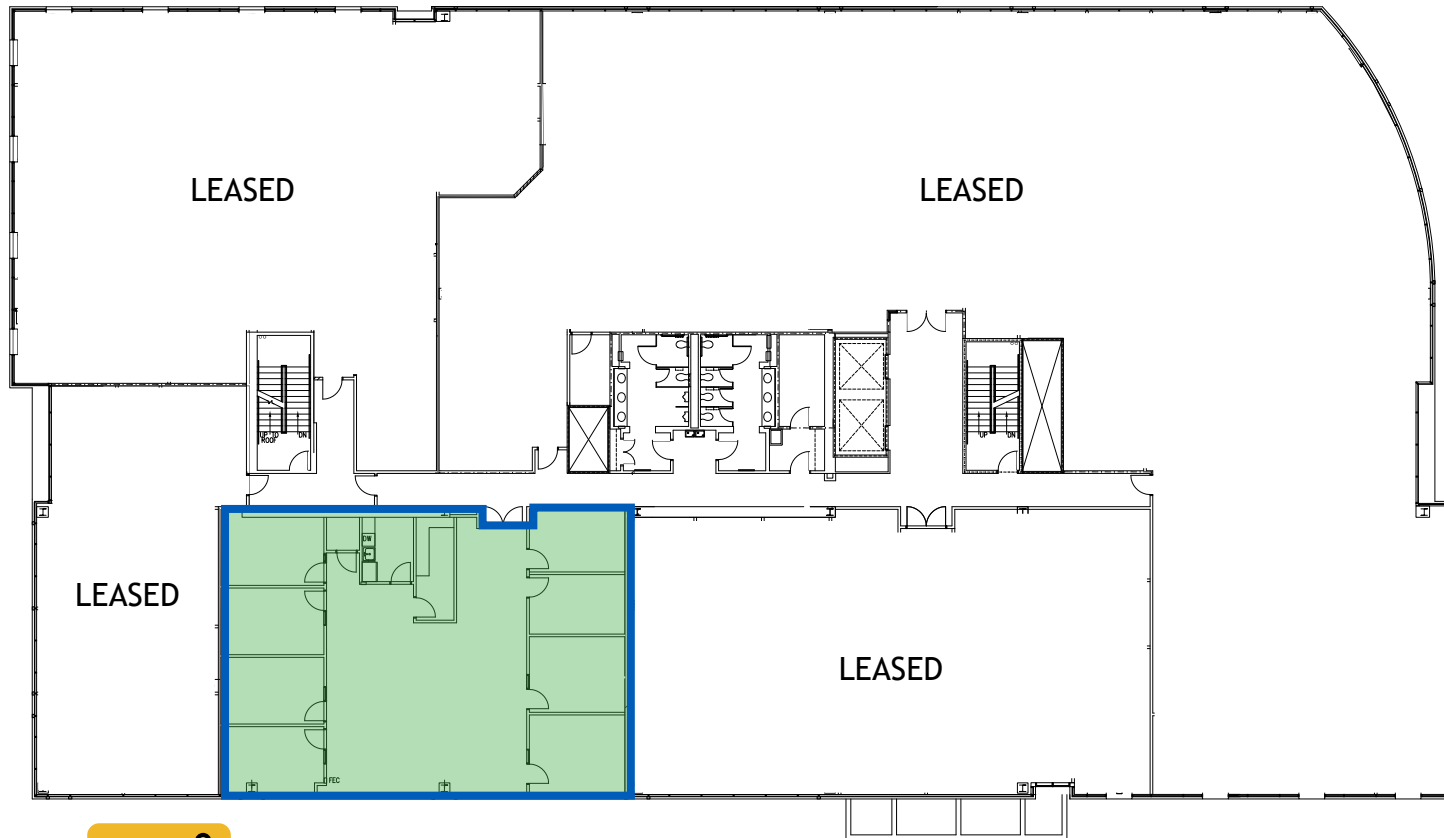
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TRI PROPERTIES | **NAI** Carolantic Realty

BRISTOL PLACE

4819 Emperor Boulevard | Durham, NC 27703

 New finishes



[Suite 320](#)
[3,246* RSF](#)

Third (3rd) Floor

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AMENITIES

1 IMPERIAL CORNERS

DINING

Starbucks
Mez
Page Road Grill
Jimmy John's
Zaxby's
McDonald's
Arby's
Bojangles'
Greek Cuisine
Randy's Pizza
Tropical Smoothie Café
Societa

BANKING

BB&T
State Employee's Credit Union
Coastal Federal Credit Union

2 IMPERIAL CENTER

DINING

Chelsea Café

HOTELS

Sheraton Imperial
Spring Hill Suites
Comfort Suites
Wingate by Windham

OTHER

Fitness Connection
Bright Horizons Daycare

3 CHURCHILL COMMONS

DINING

Panera Bread
Chipotle
Firehouse Subs
Gusto

BANKING

First Citizens

4 SHILOH CROSSING

DINING

Bruegger's Bagels
Jake's Wayback Burgers
Neo Japan
Dharani Indian Cuisine
Singa's Famous Pizza

OTHER

Walmart



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