

# WINCHESTER PLACE

4309 Emperor Boulevard | Durham, NC 27703



TRI PROPERTIES

NAI Carolantic Realty

# WINCHESTER PLACE

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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

CLAY STOBER | 919.281.2344 | [cstober@triprop.com](mailto:cstober@triprop.com)

ROBIN ROSEBERRY ANDERS | 919.281.2319 | [randers@naicarolantic.com](mailto:randers@naicarolantic.com)

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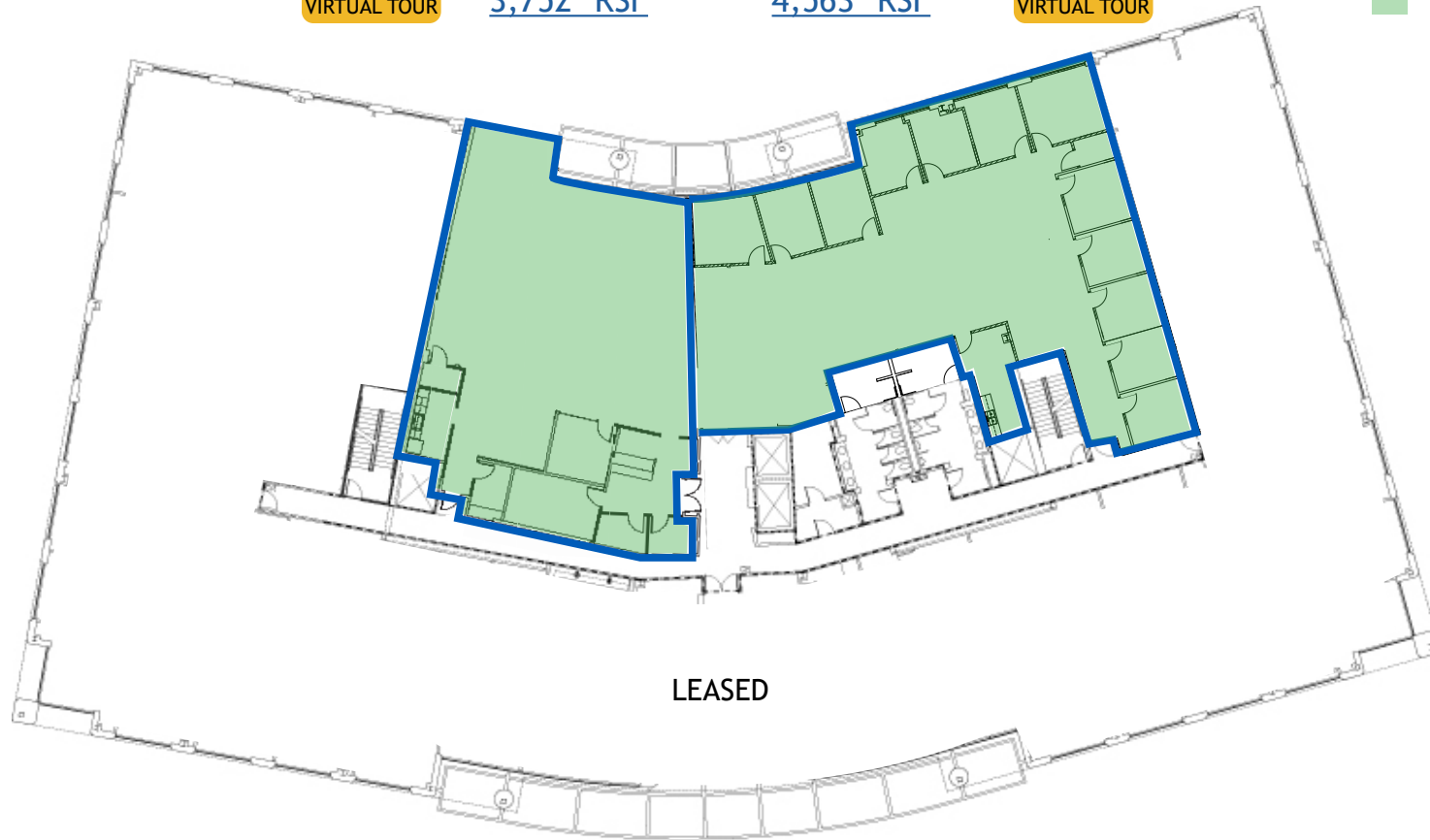
*\*Offers 8,315 contiguous RSF*

Suite 220  
3,752\* RSF

Suite 225  
4,563\* RSF



 New finishes



Second (2<sup>nd</sup>) Floor

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919.941.5745 | [triprop.com](http://triprop.com)



RALEIGH DURHAM  
INTERNATIONAL  
AIRPORT

DOWNTOWN  
RALEIGH

NORTH  
RALEIGH



RTP  
DOWNTOWN DURHAM  
CHAPEL HILL



WINCHESTER PLACE



Page Road

Slater Road



IMPERIAL  
CENTER



MORRISVILLE  
CARY

S. Miami Boulevard

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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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