

WINCHESTER PLACE

4309 Emperor Boulevard | Durham, NC 27703



NAITRI PROPERTIES

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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	\$26.95 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@triprop.com

KACY COGGIN | 919.281.2353 | kcoggin@triprop.com

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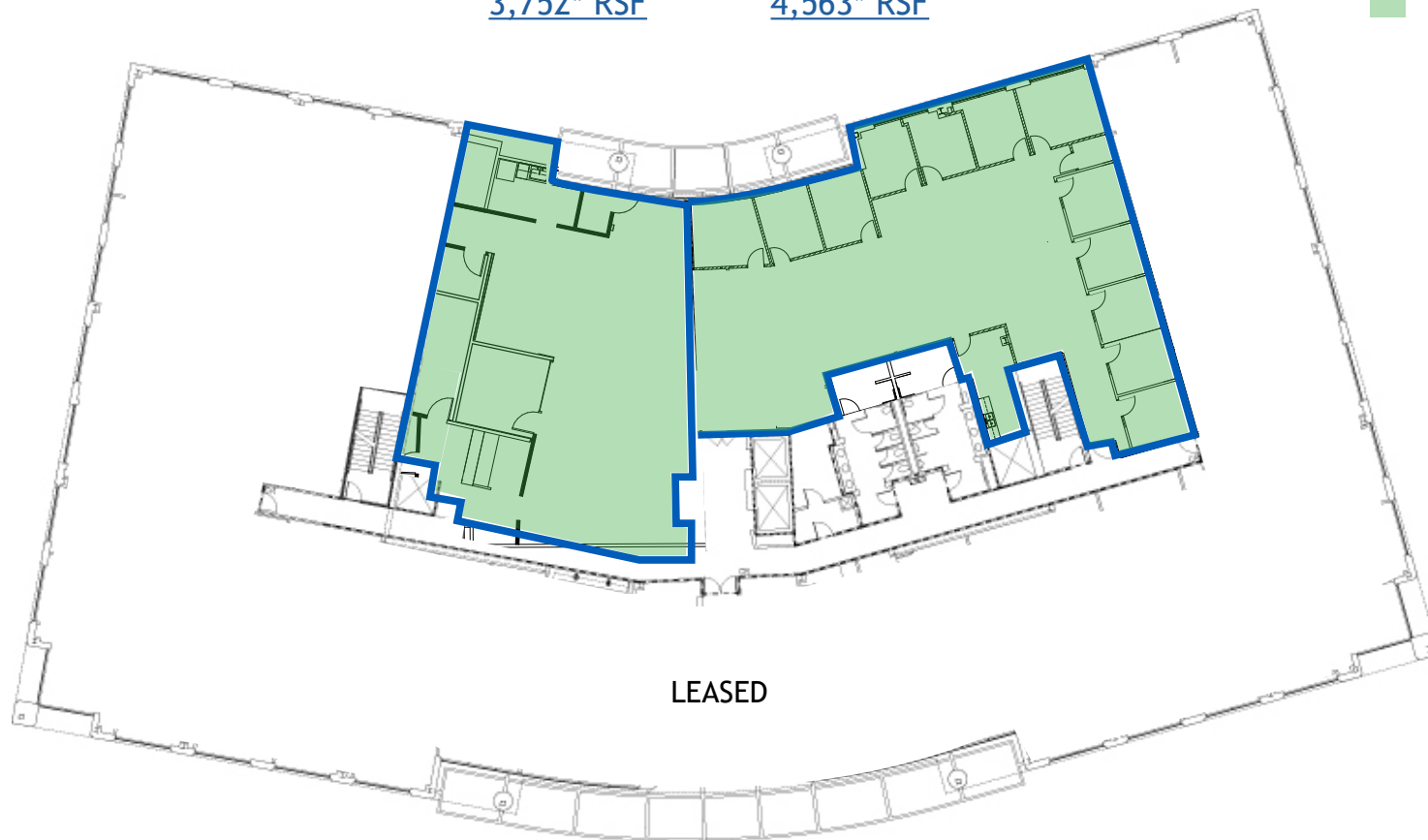
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**Offers 8,315 contiguous RSF*

Suite 220
3,752* RSF

Suite 225
4,563* RSF

■ New finishes



LEASED

Second (2nd) 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
Weekly Food Trucks

HOTELS

Sheraton Imperial
Spring Hill Suites
Comfort Suites
Wingate by Windham

OTHER

Fitness Connection

3 CHURCHILL COMMONS

DINING

Panera Bread
Chipotle
Firehouse Subs
Farmside Kitchen

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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