

1005 Slater Road, Imperial Center, Durham, NC



A THREE-STORY OFFICE BUILDING LOCATED ON A 4.25-ACRE SITE ON SLATER ROAD IN IMPERIAL CENTER

LOCATION:	The Imperial Center is a 456-acre business campus located at the intersection of Interstates 40 & 540.
BUILDING SIZE:	45,018 square feet
AVAILABLE SPACE:	Suite 200 - 2,447* square feet Suite 212 - 726* square feet Suite 300 - 9,774 square feet Suite 320 - 1,484 square feet <i>*Suites 200 & 212 offer 3,173 contiguous square feet</i> <i>**Suites 300 & 320 offer 11,258 contiguous square feet</i>
RENTAL RATE:	\$19.75 per square foot, Full Service
COMMON AREA FACTOR:	13 percent
TENANT IMPROVEMENT ALLOWANCE:	Available
LEASE TERM:	Three (3) to ten (10) years
EXTERIOR CONSTRUCTION:	Brick and reflective glass
HVAC:	VAV heating and cooling



CONTACT:

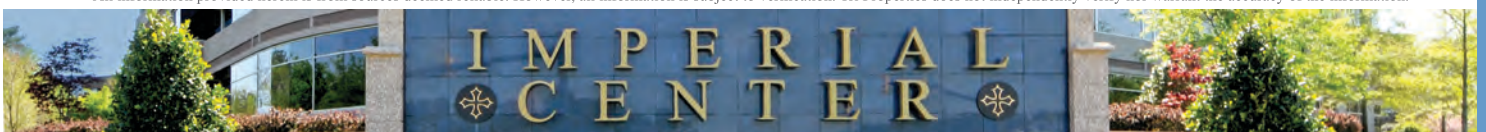
Clay Stober
919.281.2344
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TRI PROPERTIES INCORPORATED

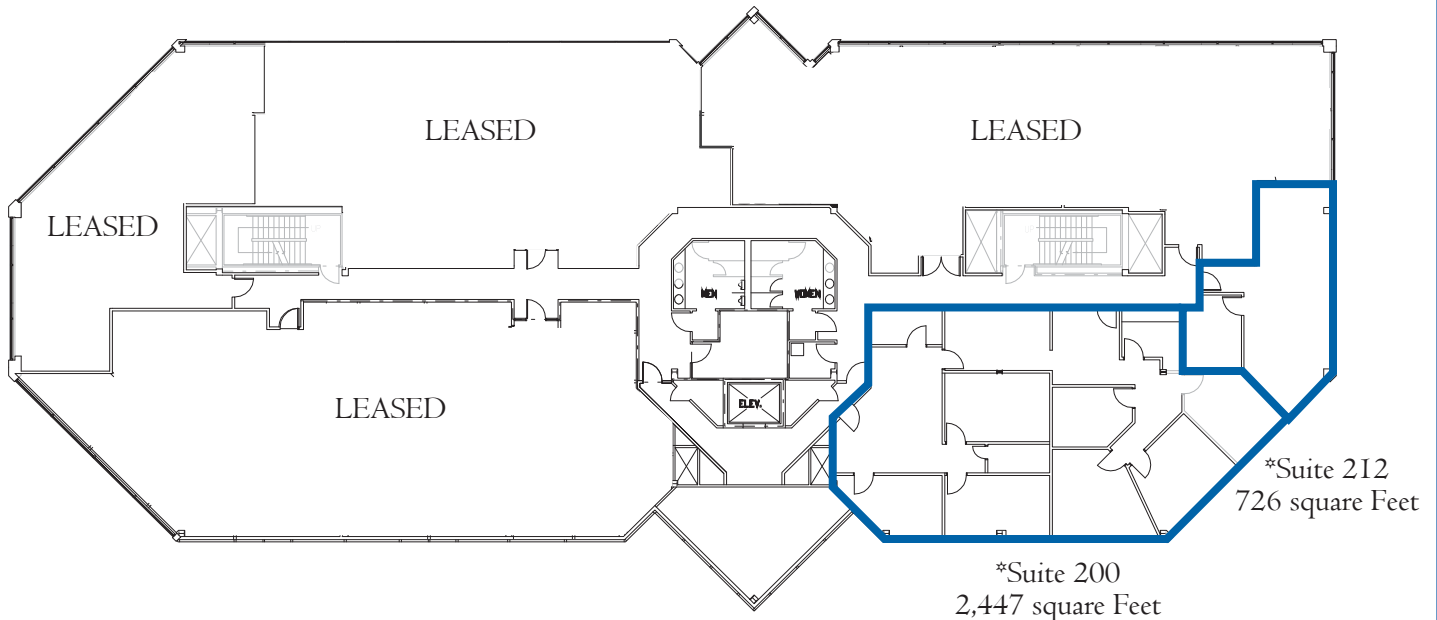
4309 Emperor Boulevard, Suite 110 • Durham, NC 27703
Phone 919.941.5745 • Fax 919.941.6319 • www.triprop.com

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**Offers 3,173 contiguous square feet*

Second (2nd) Floor

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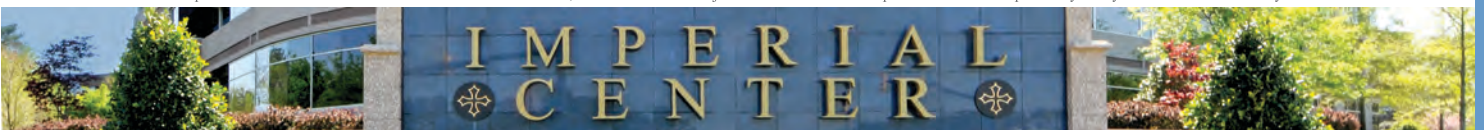
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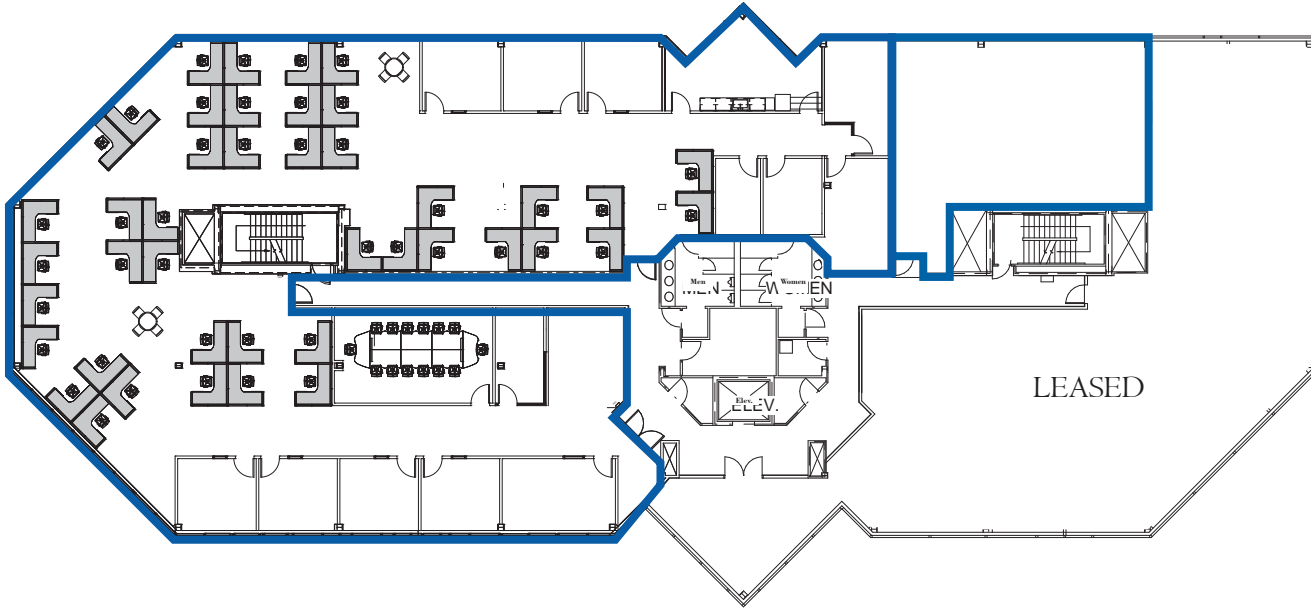


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**Offers 11,258 contiguous square feet*

Suite 300
9,774* square feet

Suite 320
1,484* square feet



Third (3rd) Floor

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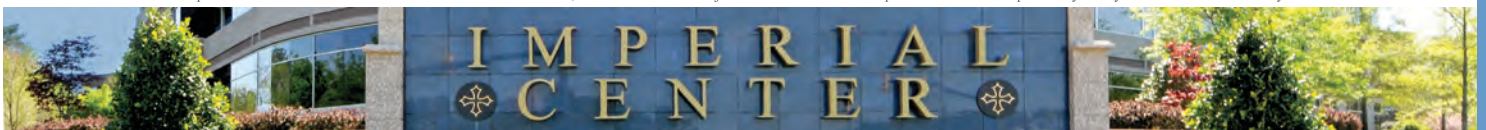
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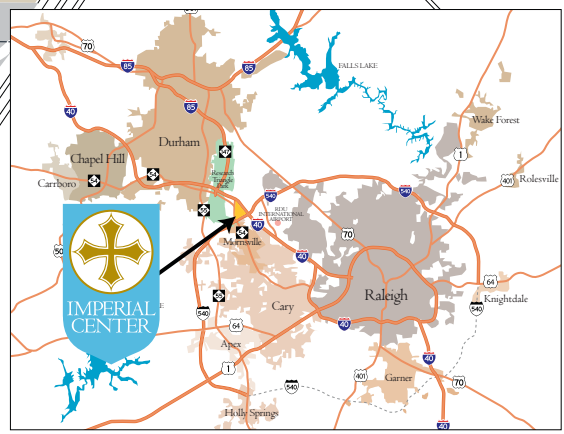
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IMPERIAL CENTER MASTER PLAN



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