

2805 MERIDIAN PARKWAY

RARE FREE-STANDING OPPORTUNITY



NAI TRI PROPERTIES

2805 MERIDIAN PARKWAY

ADDRESS 2805 Meridian Parkway, Durham, NC 27713

SIZE 7,141 RSF Building on 1.58 Acres plus adjoining
0.42 Acre Lot, zoned OI(D)

TICAM (ESTIMATE) Taxes: \$16,245.54
Association Fees: \$2,334
Insurance: \$759.87
Total \$19,319.41
\$2.71/SF

SALE PRICE \$240.00 per RSF or \$1,713,840.00 total

PARKING RATIO 32 spaces on-site

ROOF Duro-Last mechanically fastened TPO roofing system.
Inspection report available upon request.

HVAC 12.5 ton unit installed 2017
7.5 ton unit installed 2016
New controls installed in 2020
Supplemental unit in server room

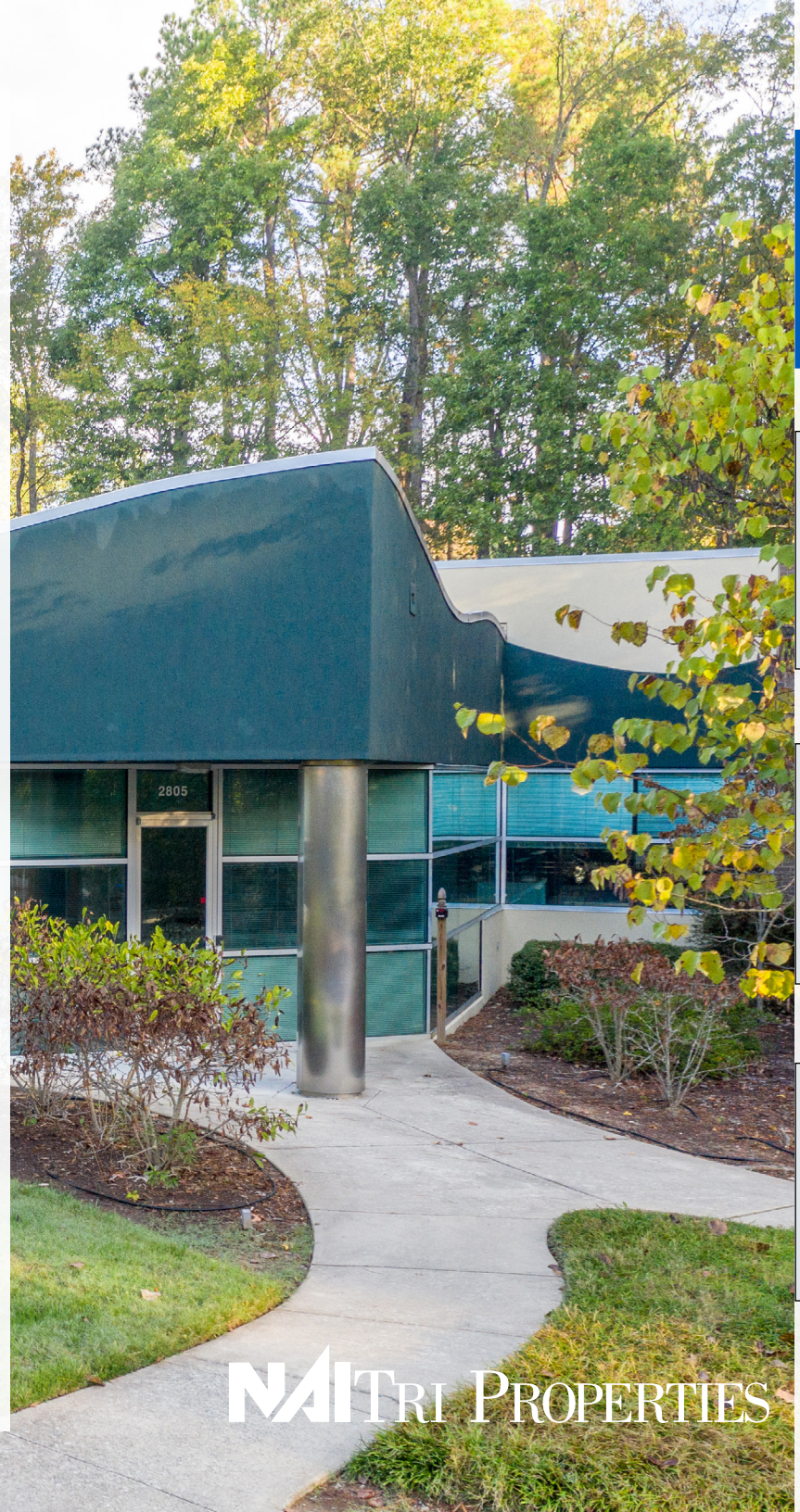
- FEATURES
- Seventeen (17) built-in desks
 - Nine (9) offices
 - Large break area
 - Board room
 - Conference room
 - Server room with supplemental cooling
 - Generator: Kohler Power Systems
 - Large acreage - Expandable building



PROPERTY DRONE VIDEO BY FLYBOY MEDIA

CONTACT

RYAN GAYLORD, CCIM, SIOR | 919.491.8722 | rgaylord@triprop.com
PAMELA S. MICHAEL | 919.369.1264 | pmichael@triprop.com



PROPERTY OVERVIEW

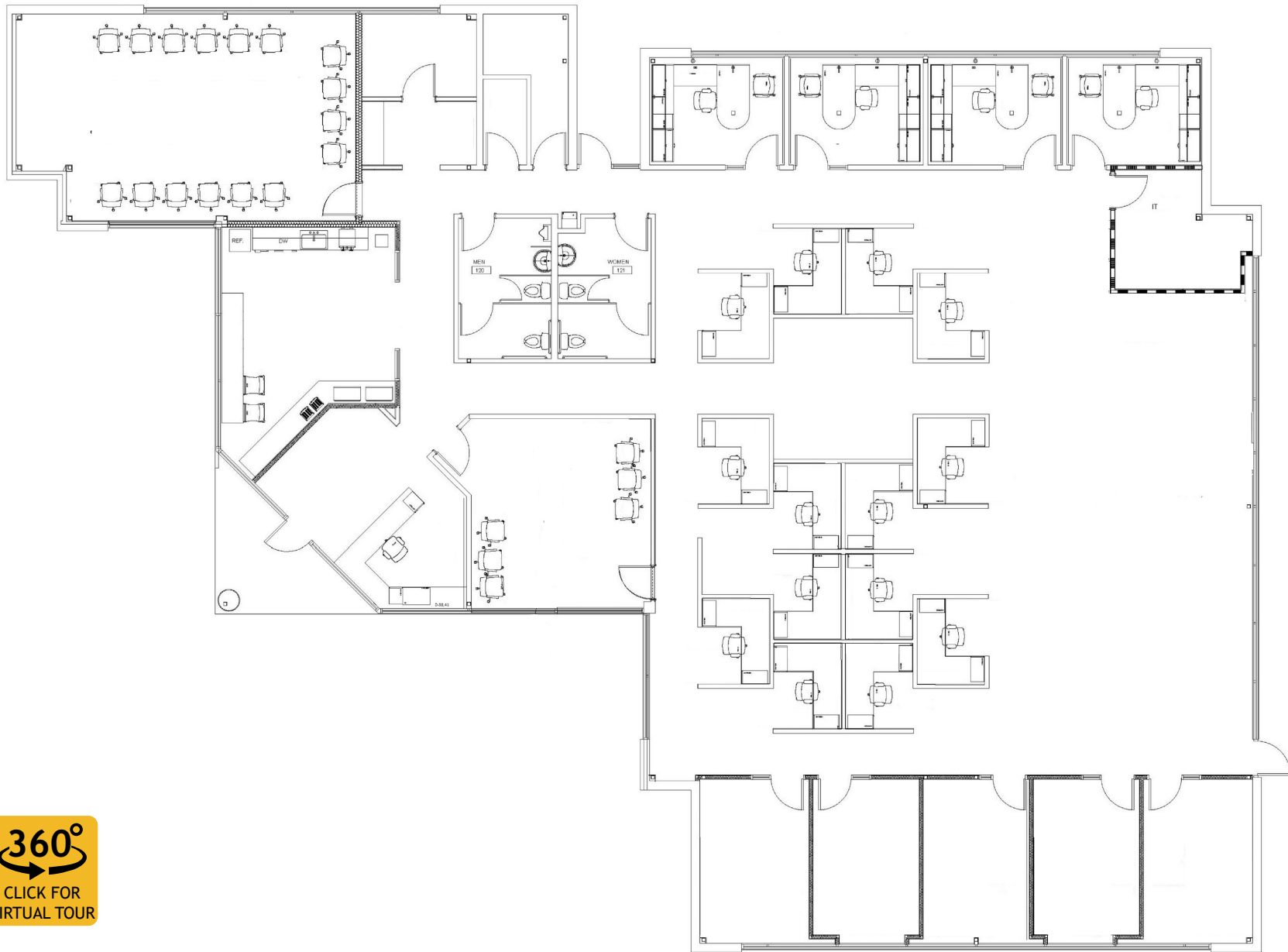
FLOOR PLAN

AREA INFORMATION

PROPERTY PHOTOS

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FLOOR PLAN



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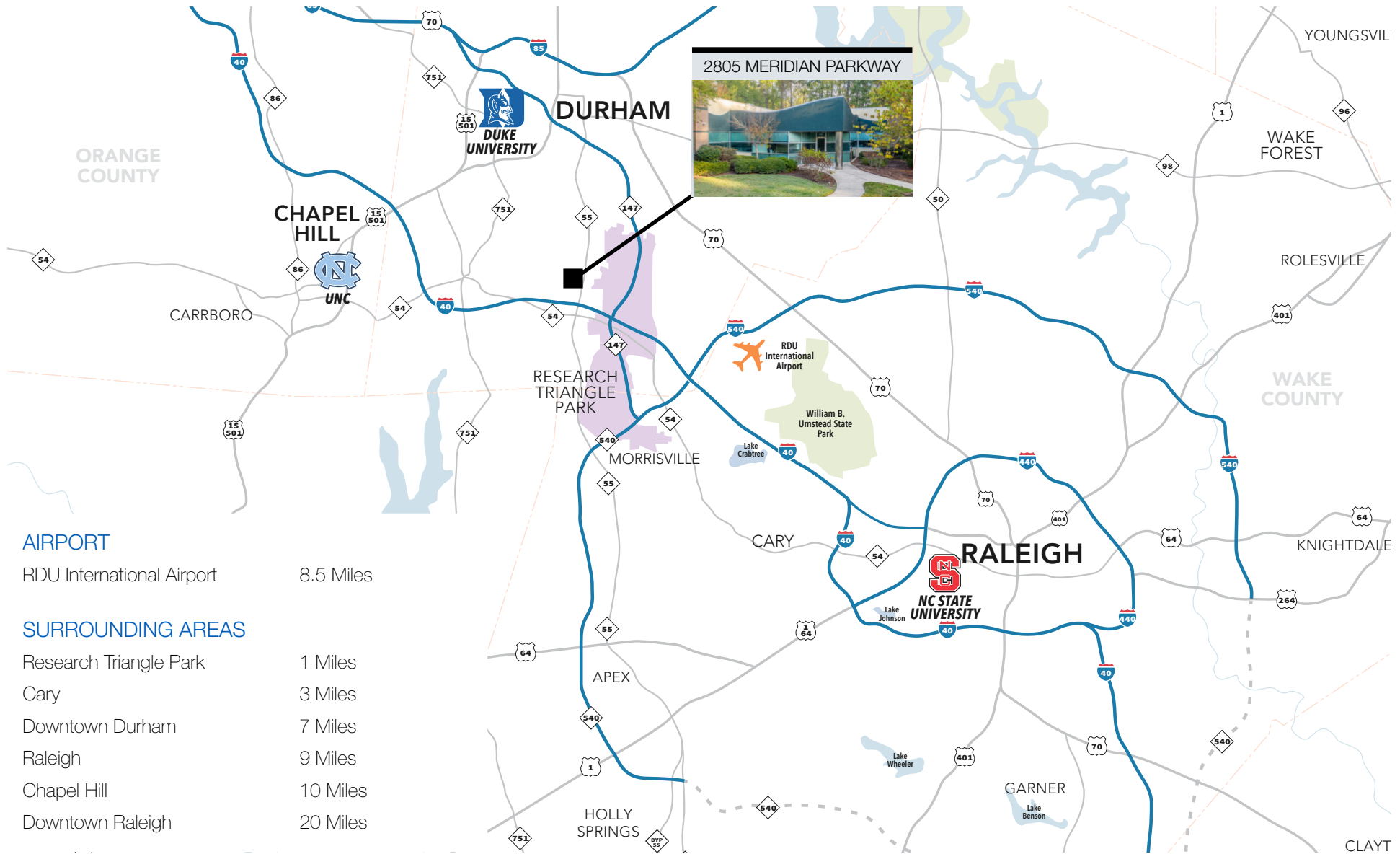
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THE TRIANGLE AREA



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RTP
DOWNTOWN DURHAM
CHAPEL HILL

RDU AIRPORT
RALEIGH
MORRISVILLE
CARY

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