



CHURCHILL MEDICAL OFFICE CENTER



DEVELOPMENT BY:

LINDBROOK
DEVELOPMENT SERVICES

LEASING BY:

TRI PROPERTIES
INCORPORATED

DOWNTOWN
RALEIGH


**RALEIGH DURHAM
INTERNATIONAL AIRPORT**

NORTH
RALEIGH

540

40

40

540

RESEARCH TRIANGLE PARK
DOWNTOWN DURHAM
CHAPEL HILL

Page Road

Slater Road

Emperor Boulevard

S. Miami Boulevard

MORRISVILLE
CARY

Hopson Road



CHURCHILL MEDICAL OFFICE CENTER

LOCATION

5421 Page Road, Durham, NC 27703

Within in the Imperial Center business park at I-40 and Page Road.

SPACE AVAILABLE

Approximately 25,600 square feet

FLOOR SIZE

Approximately 13,000 square feet per floor

RENTAL RATE

\$23.00 PSF, NNN

TENANT IMPROVEMENT ALLOWANCE

\$40.00 PSF

PARKING

Four (+) spaces per 1,000 square feet leased

FEATURES

- Covered portico at building entrance
- Monument and building signage available
- Walking distance to numerous amenities
- Traffic: Page Road - 11,000 vehicles per day
Miami Blvd. - 21,000 vehicles per day

Contact:

CLAY STOBER

919.281.2344

cstober@triprop.com

MATT WINTERS

919.281.2319

mwinters@triprop.com

TRI PROPERTIES
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Walmart

Sams



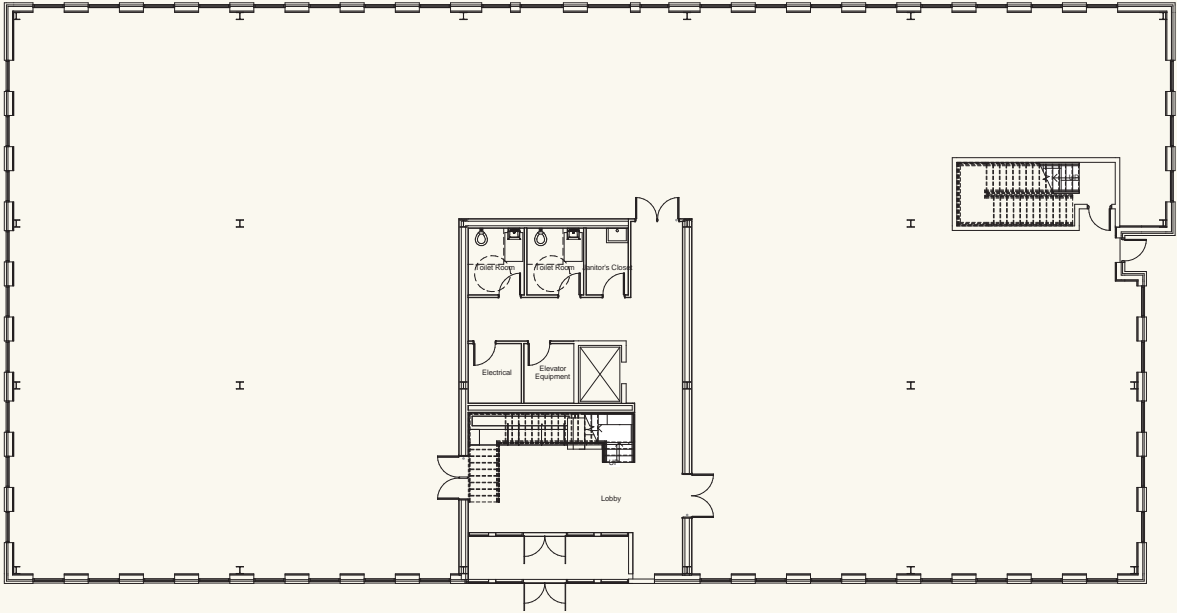
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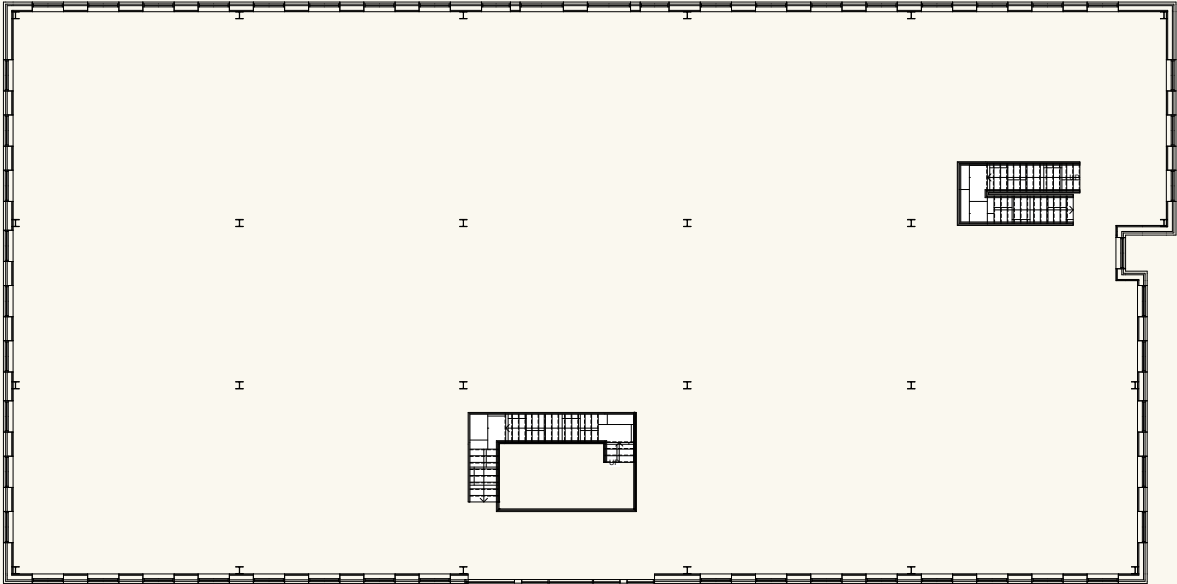
BUILDING LOBBY

FLOOR PLANS

FIRST FLOOR PLAN



SECOND FLOOR PLAN





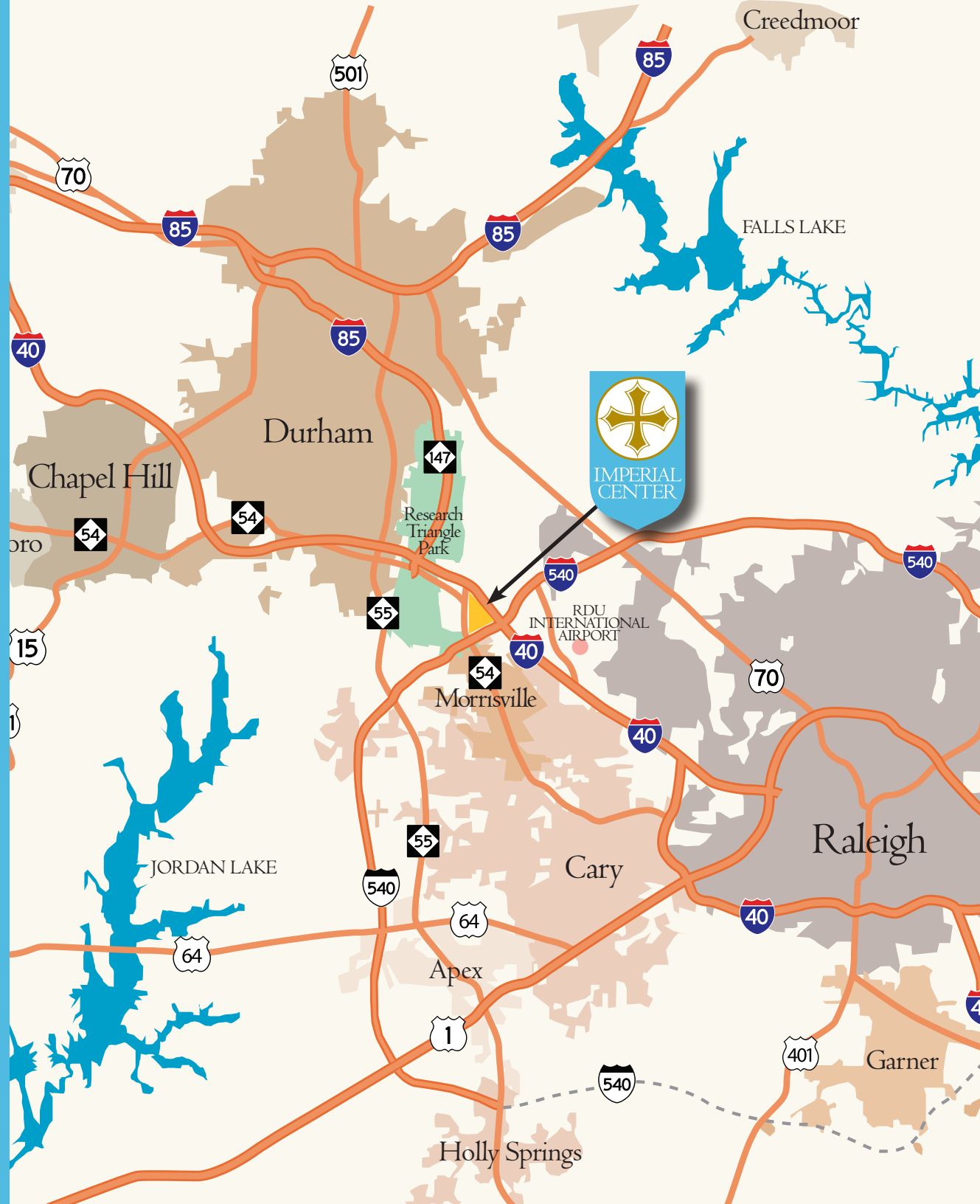
CHURCHILL MEDICAL OFFICE CENTER

Imperial Center is ideally located at the crossroads of I-40 & I-540 - "Main & Main"- and central to Research Triangle Park, Raleigh, Durham, Cary, and within minutes of RDU International Airport.

The award-winning business park is comprised of over 4 million square feet of office, research & development, retail and industrial space spread across 456 beautifully landscaped acres and serviced by convenient public transportation, hotels, retail, restaurants and amenities.

Churchill Medical Office Center is an exciting new addition at Imperial Center and continues the tradition of excellence at one of the Southeast's premier business parks.

TRI PROPERTIES
INCORPORATED



MASTER PLAN

LEGEND

- OFFICE
- WAREHOUSE / DISTRIBUTION
- FLEX / R & D
- AMENITIES & SUPPORT SERVICES
- EXISTING PEDESTRIAN TRAILS (4 MILES)
- BUS STOP
- SHILOH CROSSING SHOPPING CENTER



DURHAM RTP
CHAPEL HILL

RALEIGH
RDU AIRPORT

CARY
MORRISVILLE

MEZ
Contemporary Mexican

STARBUCKS®

TIMMY JOHN'S

FedEx®

Chelsea Café

Bright Horizons
Early Education & PreKool

COMFORT SUITES

WINGATE
BY AN IHG HOTEL

COASTAL
federal credit union

SOLUTION CENTER

State Employees' Credit Union

Coming Soon:
First Citizens Bank

ZAXBY'S

Sheraton
HOTELS & RESORTS

SPRINGHILL SUITES
Marriott

FITNESS CONNECTION

Coming Soon:
FIREHOUSE SUBS

Coming Soon:
mezeh

Coming Soon:
PRG

Coming Soon:
TANERA

BRUEGGER'S BAGELS

WALBACK THE BAGELERS™

Neo Japan

Great Clips

verizon

Concentra

Sams CLUB

Dharani Indian

Wok N' Grill

Greek Cuisine

SERENA

Tropical Cafe

BB&T

PRG

Arby's

Walmart