



MERIDIAN

2605 MERIDIAN PARKWAY  
DURHAM, NC 27713

 **accesso**

**CBRE**



TRANSFORMED FOR SUCCESS

# ELEVATING THE OFFICE CAMPUS EXPERIENCE

- + 700,000 SF campus featuring lush landscaping, walking trails, a 7-acre lake, and outdoor picnic areas
- + Prime location at I-40 and Highway 55 in Durham, offering easy access to RTP, Downtown Durham, RDU Airport, and nearby amenities nodes
- + Proactive, tenant-focused ownership with strong financial backing
- + Recent significant investment into Meridian's tenant experience and on-site amenities
- + Full-service Doubletree Suites Hotel with restaurant, pool, and fitness center on-site
- + Surrounded by 1,300 multifamily units and single-family communities, reflecting thriving residential growth
- + Over 2.0 million SF of high-quality retail options within a 3-mile radius







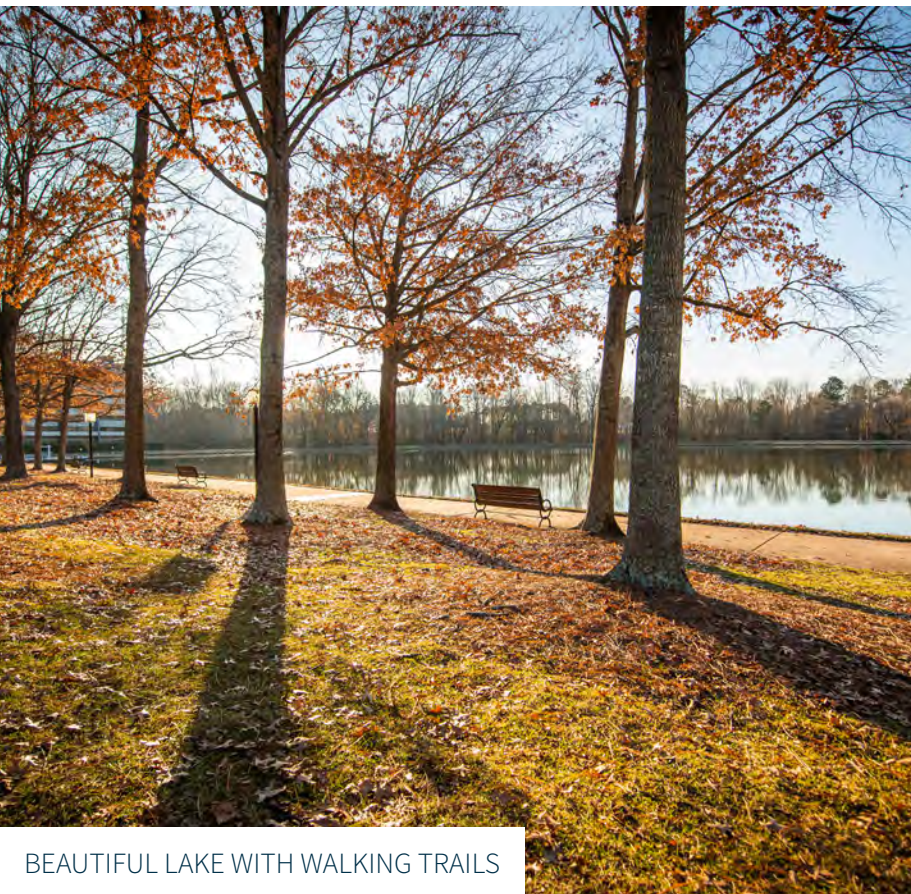
MULTI-VEHICLE SOLAR-POWERED ELECTRIC CAR CHARGING STATION



MODERN DESIGN & RENOVATIONS



OUTDOOR PUBLIC SPACES



BEAUTIFUL LAKE WITH WALKING TRAILS



ON-SITE FITNESS CENTER,  
SHOWERS, AND LOCKERS





TRANSFORMING WITH TOMORROW'S WORKSPACE

# TOP OF MIND

## EXPERIENCES FOR TENANTS

### ACCESSO CLUB

An exclusive amenities program tailored for Accesso clients and their employees, offering benefits both at home and on the go across all prime Accesso properties.

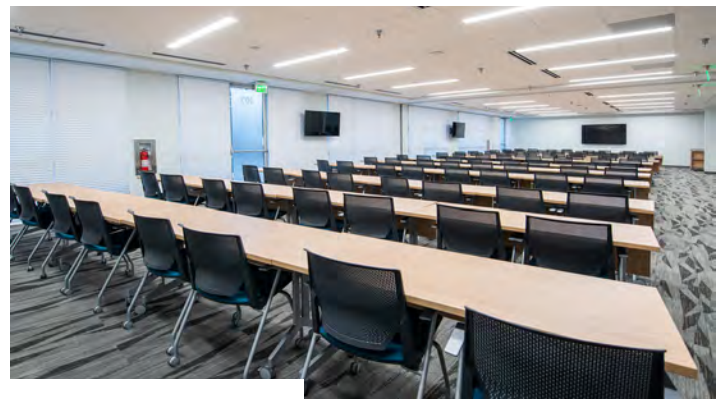


### BEE DOWNTOWN

Supporting Bee Downtown as a Proud Sponsor, we collaborate to establish and sustain beehives in partnership with corporations, fostering the resurgence of robust honey bee populations and pollinator habitats in urban settings.

### MERGE @ MERIDIAN

Introducing Merge @ Meridian, featuring a luxurious tenant lounge, shared training and conference rooms, as well as a state-of-the-art fitness center.



TENANT LOUNGE AND SHARED CONFERENCING







WIRELESS CONNECTIVITY IN  
LOBBY AND OUTDOORS



CONVENIENT MICRO  
MARKETS AND VENDING



ELECTRIC VEHICLE (EV)  
CHARGING STATIONS



ON-SITE CAR DETAILING  
SERVICES



PROFESSIONAL DRY  
CLEANING AND TAILORING  
SERVICES



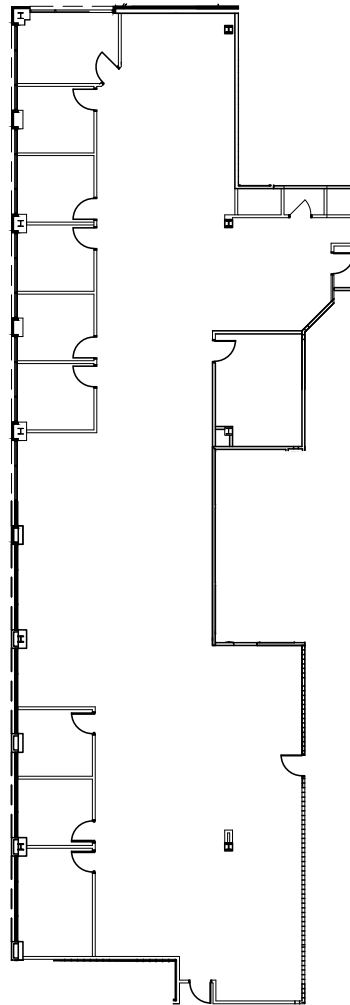
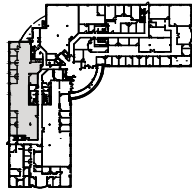


MODERN, CLASS A WORKSPACES

**SUITE 120**

5,877 SF

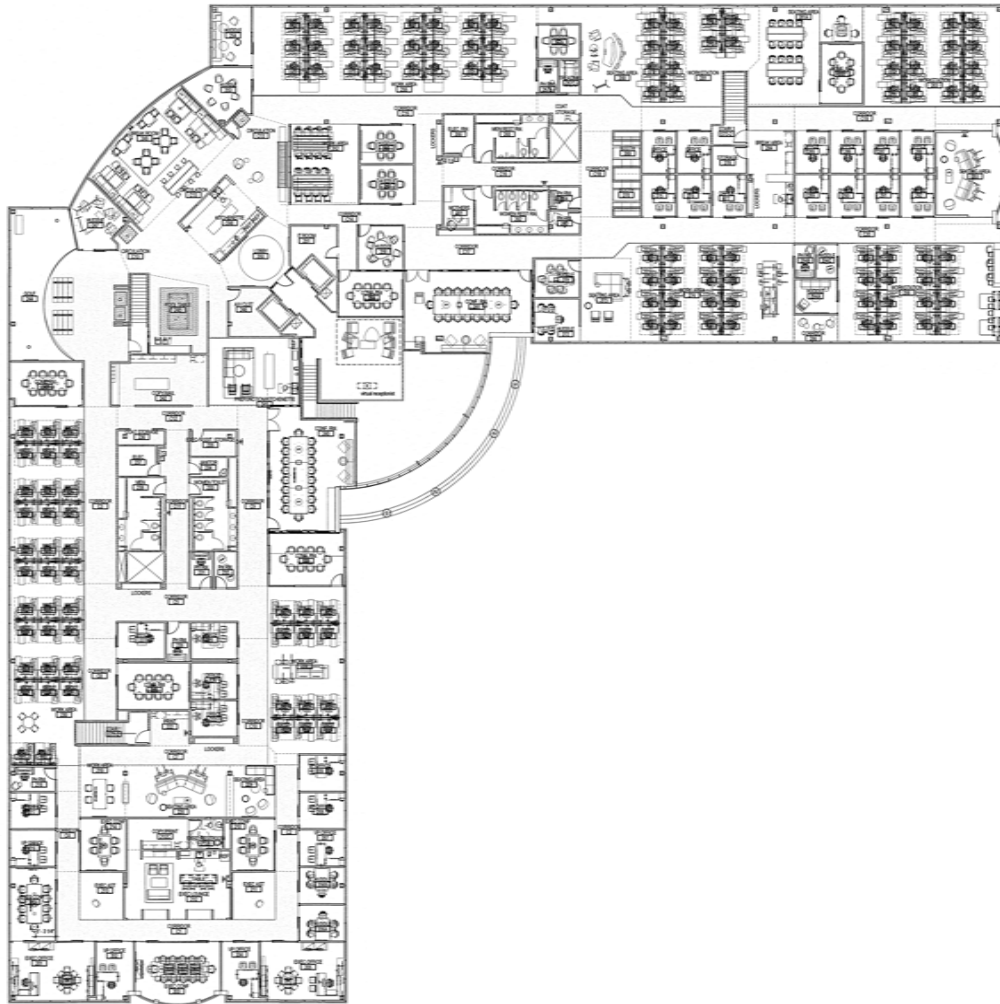
+ Available now



**SUITE 200**

39,613 SF

- + Available now
- + Full floor





SURROUNDED BY IT ALL

Duke UNIVERSITY DukeHealth

DOWNTOWN DURHAM  
6.8 MI • 13 MIN DRIVE

STREETS AT SOUTHPPOINT  
(1.5M SF RETAIL)  
8 MIN DRIVE



The Heights at Meridian Apartments

MERIDIAN  
Double Tree Suites

TO RDU AIRPORT  
8.9 MI • 12 MIN DRIVE

53 RESTAURANTS WITHIN 3 MILES



NOTABLE AMENITIES WITHIN 3 MILES





# PRIME LOCATION & ACCESSIBILITY







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2605



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