

# SOUTH DURHAM

±4,096 SF

Retail Space for Lease



Owned and operated by:



Vacant  
±4,096 SF



## BREWERY



### LOCATION:

2500 Meridian Parkway, Durham, NC 27713

Located at entrance of Meridian Corporate Park, with 1.1MM square feet of office buildings and 3,500+ employees. Park includes 200-key hotel and is adjacent to 4 apartment and townhome complexes with 1,000+ units.

### VISION:

Accesso Partners purchased 10 buildings inside Meridian Corporate Park in 2018, with vision to make this building an amenity for park employees. They have completed construction of conference rooms, tech hub, fitness center, and locker rooms.

### AVAILABLE:

± 4,096 SF of retail space with ample parking.

### LEASE RATE:

\$22.50/SF NNN; tenant pays additional for taxes, insurance, common area maintenance, utilities.

### TENANT PROFILE:

Searching for restaurant concept complementary to "gastropub", **Tobacco Wood Brewing Company**.




### SPACE DESCRIPTION:

Design will be cool vibe with exposed ceiling, concrete flooring, and garage doors opening to outdoor seating.

RETAIL FOR LEASE

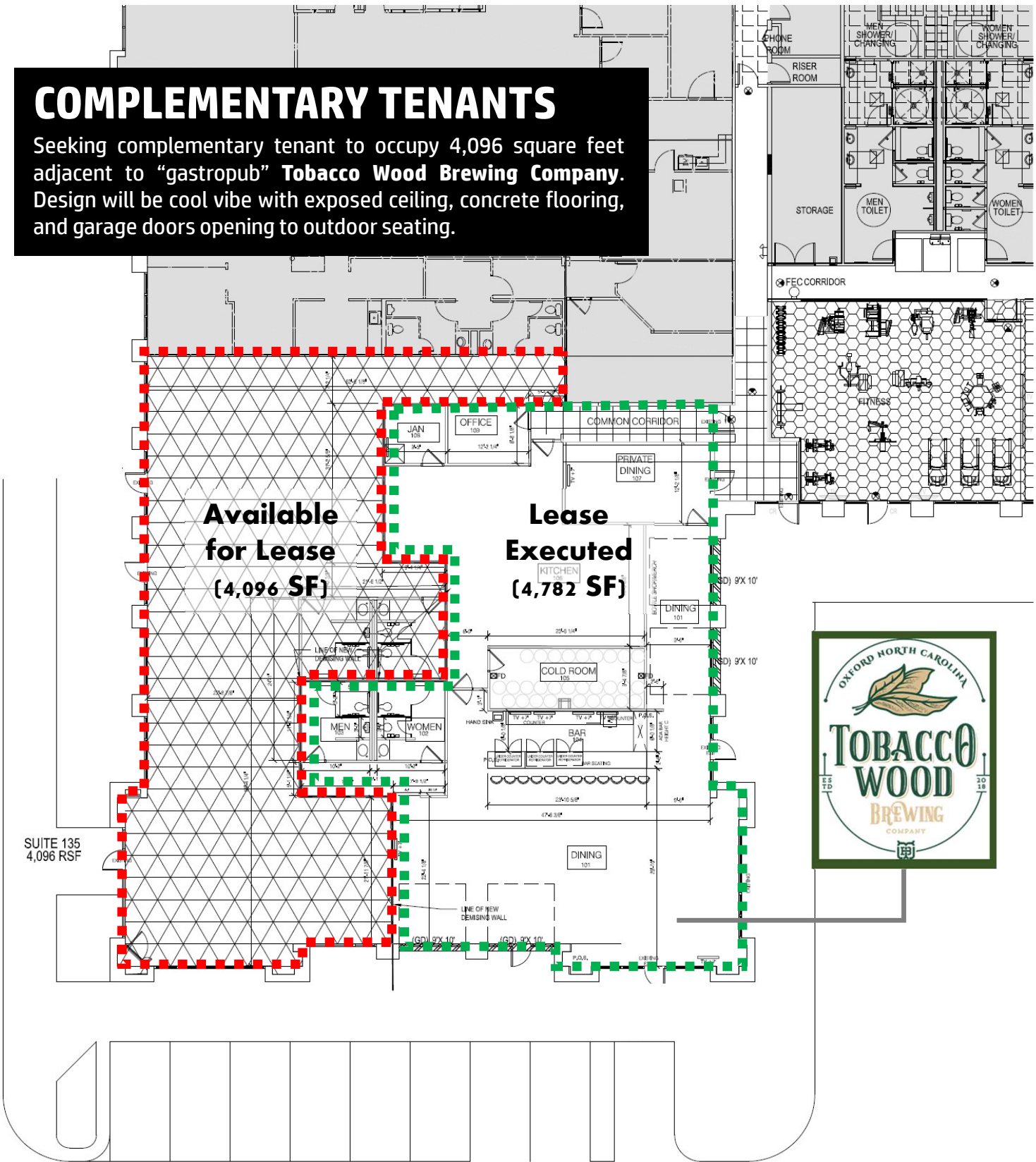


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# COMPLEMENTARY TENANTS

Seeking complementary tenant to occupy 4,096 square feet adjacent to “gastropub” **Tobacco Wood Brewing Company**. Design will be cool vibe with exposed ceiling, concrete flooring, and garage doors opening to outdoor seating.







**COFFEE SHOP**



**RESTAURANT**



**BAKERY**



**STRONG DEMOGRAPHICS**

Coffee shops, bakeries and restaurants are great fit for this location, given high numbers of young professionals and families with disposable income.





## SUPERIOR LOCATION

Site is located at entrance of Meridian Corporate Park with 1.1MM square feet of office buildings and 3,500+ employees. Park includes 200-key hotel and is adjacent to 4 apartment/townhome complexes with 1,000+ units.



2500 Meridian Parkway

Vacant  
±4,096 SF





# REPOSITIONING PARK

Accesso Partners purchased 10 buildings inside Meridian Corporate Park in 2018, with vision of updating and repositioning 270-acre business center, to meet the needs of today's modern workforce. As part of that vision, Accesso spent significant capital to add tenant amenities at Building 2500, including: conference/training rooms, tech hub, fitness center, lockers & showers.



Conference/training rooms, tech hub, fitness center, locker rooms and showers.



Vacant  
±4,096 SF

## COMPANY SUMMARY

Maverick Partners was founded in Downtown Durham in 2002 by Brad Wiese, on the belief that real estate brokers should “add value” to the sales and leasing process, rather than simply collecting a fee for being present.

Our brokers are experts in Triangle-area commercial property sales and leasing, with specific expertise in urban, historic, mixed-use and income-producing properties. We have broad experience in property development, sales, and financial analysis, and have earned a reputation for our knowledge, attention to detail, and close client relationships. Commercial real estate is a complicated business and Maverick Partners prides ourselves in providing our clients with expert guidance, insight and knowledge.

Our mission is to provide our clients with the highest quality of brokerage services available. With skilled, knowledgeable team of real estate professionals, we will seek to add value and deliver results for all of our clients, from the smallest to the largest. We will provide our clients with extensive market analysis and expertise that fosters innovative solutions and rewarding real estate opportunities.

Our guiding principles are:

- To act in the best interest of our clients at all times, bringing unquestionable ethics to each transaction.
- To become trusted advisors for our client’s acquisitions, dispositions, and leasing needs.
- To develop long-term client relationships by providing exceptional brokerage services
- To drive unparalleled customer satisfaction.

We are always standing by, eager to help, and we won’t stop until your desired results are achieved. We want to earn your business. So, give us a call, send us an e-mail, or simply stop by our offices to chat. We look forward to hearing from you soon.



### BRUCE ALEXANDER

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Bruce specializes in sales, leasing and advisory services for institutional-grade assets. Having +15 years industry experience, Bruce works with owners and investors to prepare pricing opinions, to identify emerging market trends, to optimize marketing collateral, and to ultimately find ways to enhance asset values and investor returns. Bruce has an MBA from Duke University and an Economics degree from Vanderbilt University.

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