








Imperial Center Business Park

Available Space

November 2007



OFFICE

	Building	Address	Bldg. Size	Available Space	Date Available	Rate	Improvement Allowance	Description
	Carlisle Place	4721 Emperor Boulevard Durham, NC 27703	120,083 rsf	Suite 100: 20,193 rsf ** Suite 120: 6,395 rsf Suite 200: 31,447 rsf ** Suite 300: 31,447 rsf ** Suite 410: 11,672 rsf ** (**Divisible)	Immediately	\$23.00	\$25.00	Imperial Center's newest building is under construction Floor to ceiling glass Building showers and locker rooms Virtually column free 30,000 sf floor plates Directly across from Sheraton Imperial Hotel with its white tablecloth restaurant, bar, Starbucks Café and Gold's Gym
	Stratford Hall	1009 Slater Road Durham, NC 27703	76,408 rsf	Suite 450 - 10,019 rsf (Divisible)	Immediately	\$21.50	Available	Recently Renovated fourth floor corridor Double door elevator lobby exposure available
	Yorkshire Place	4307 Emperor Boulevard Durham, NC 27703	80,728 rsf	Suite 140: 6,424 rsf Entire 2nd Floor Suite 200: 27,471 rsf (Divisible)	Immediately	\$19.95	Available	Recently renovated lobbies Plasma TV in building lobby Entire second floor available Building showers and lockers Suite 140: New paint & carpet
	Chelsea Place	1007 Slater Road Durham, NC 27703	76,492 rsf	Suite 170 - 3,180 rsf	Immediately	\$19.50	Available	Chelsea Café is located on the first floor Building showers & locker rooms
	Oxford Place	1005 Slater Road Durham, NC 27703	45,018 rsf	Suite 100 - 8,280 rsf (Divisible)	Immediately	\$19.50	Available	Recently renovated building lobby Suite 100: Double door building lobby exposure

*For more information or to schedule a tour please contact Tri Properties:
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FLEX

	Building	Address	Available Space	Date Available	Rate	Improvement Allowance	TICAM	Description
	Exchange Place	4301 Emperor Boulevard Durham, NC 27703	Suite 100 - 16,159 SF Suite 200 - 29,308 SF	Suite 100 - Immediately Suite 200 - Immediately	Suite 100 - \$14.00/SF NNN Suite 200 - \$12.50/SF NNN	Available	\$2.27/SF	Suite 100 - Wet Lab space Suite 200 - 100% Office Build out
	Royal Center III	4222 Emperor Boulevard Durham, NC 27703	15,469 SF	Immediately	\$13.00/SF NNN	Available	\$2.57/SF	Office space with upgraded power, HVAC, and loading docks

WAREHOUSE

	Building	Address	Available Space	Date Available	Rate	Improvement Allowance	TICAM	Description
	Essex Center	4121 Surles Court Durham, NC 27703	449,716 SF	Mar-08	\$4.50/SF NNN	Available	\$1.07/SF	26,798 SF of office 30 front loaded dock doors 33 rear loaded dock doors
	Edinburgh Place	4234 Surles Court Durham, NC 27703	50,000 SF	Jan-08	\$4.75/SF NNN	Available	\$1.24/SF	Fully conditioned Four front loaded dock doors
	Regent Place	1000 Parliament Court Durham, NC 27703	16,160 SF	Jan-08	\$4.50/SF NNN	Available	\$1.23/SF	5 dock doors 2 drive in doors

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