

ARRINGTON II

I-40 & PAGE ROAD, DURHAM, NC

202,042 SF CLASS A OFFICE

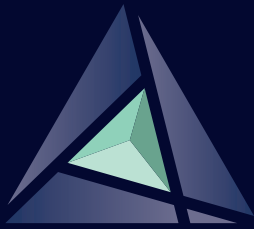
NOW PRELEASING



ARRINGTON



ARRINGTON PROPERTY



ARRINGTON II

PROPERTY DESCRIPTION



- 202,042 SF Class A office building (phase two)
- LEED Certified with energy efficient systems
- Five story building
- Deck parking with 4 per 1,000 parking ratio - expandable to 5 per 1,000
- 40,000 SF floor plates ideal for all tenant sizes
- 24-hour controlled access
- Signage opportunity with visibility from I-40
- Expansive glass and 10' finished ceilings (15'4" floor to floor heights)



BUILDING SIZE
202,042 SF



FLOORS
FIVE (5)



RENTAL RATE
\$36.50/SF,
FULL SERVICE



AVAILABLE SF
FIVE, 40,000 SF
FLOOR PLATES



ELEVATORS
THREE PASSENGER,
ONE FREIGHT



LAND AREA
10 ACRES



PARKING RATIO
4/1,000 SF



ARRINGTON II

AREA AMENITIES



DINING

- | | |
|----------------------------|-----------------------------|
| 1. Jimmy John's | 15. Captial City Chop House |
| 2. Starbucks | 16. Waffle House |
| 3. Chelsea Cafe | 17. Cracker Barrel |
| 4. Page Road Grill | 18. Subway |
| 5. Phi Bar & Bistro | 19. Jersey Mike's |
| 6. Subway | 20. Wendy's |
| 7. Wendy's | 21. Hooters |
| 8. Mez | |
| 9. Bojangle's | |
| 10. Arby's | |
| 11. McDonald's | |
| 12. Burger King | |
| 13. Jake's Wayback Burgers | |
| 14. Bruegger's | |

BANKING

- 22. State Employees' Credit Union
- 23. Coastal Credit Union
- 24. BB&T

RETAIL CONVICIENCES

- 25. Quality Market
- 26. Fitness Connection
- 27. Office Depot
- 28. Walmart
- 29. Kangaroo Express
- 30. Mobil

ACCOMMODATIONS

- 31. Extended Stay
- 32. Homewood Suites
- 33. Holiday Inn Express
- 34. Doubletree
- 35. Sleep Inn
- 36. Comfort Suites
- 37. Wingate
- 38. Sheraton
- 39. Spring Hill Suites
- 40. Fairfield Inn & Suites
- 41. Residence Inn
- 42. Hampton Inn
- 43. Staybridge Suites
- 44. La Quinta Inn
- 45. Courtyard Marriott

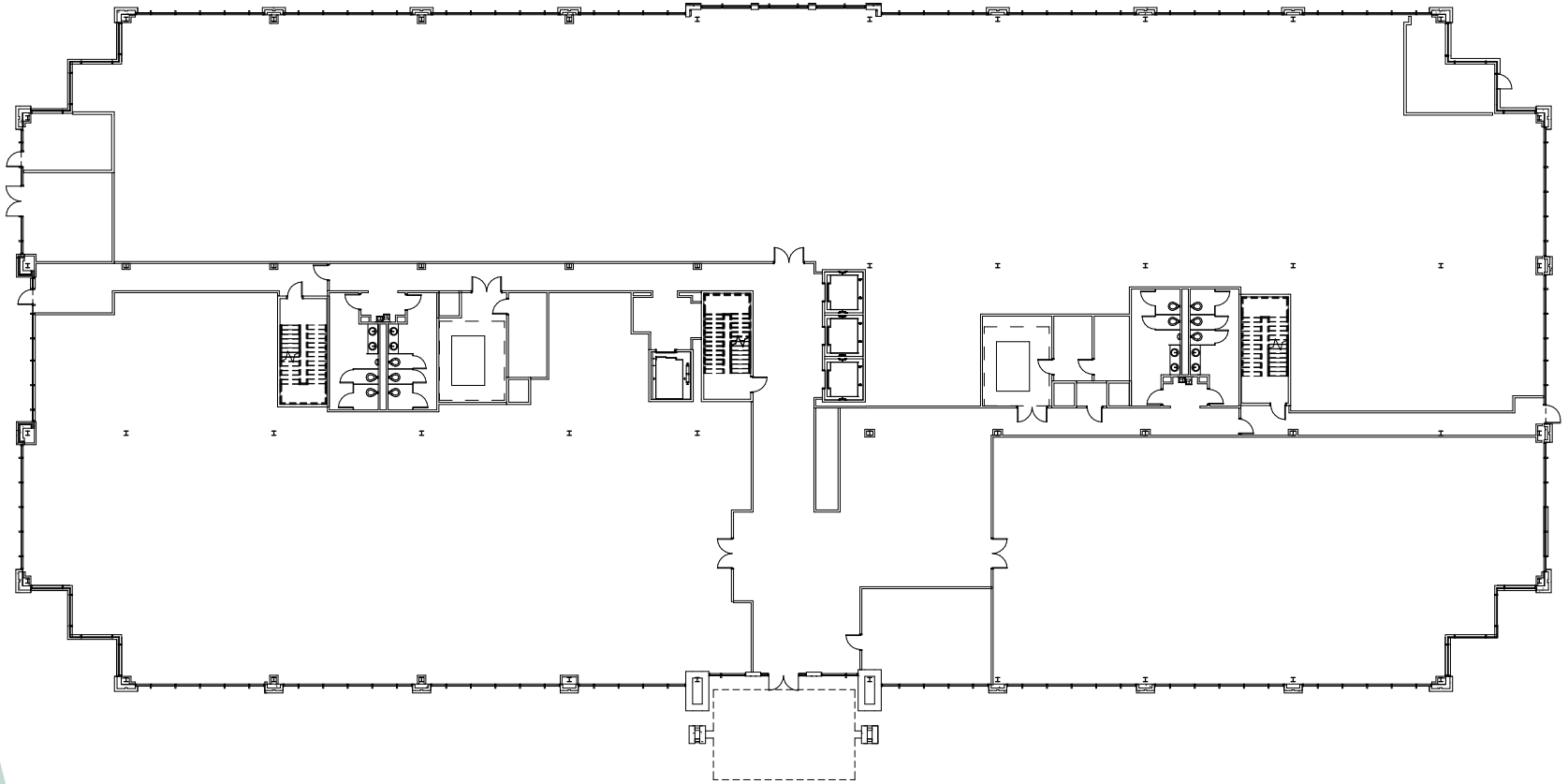


ARRINGTON II

FLOOR PLANS



FIRST FLOOR



ARRINGTON II

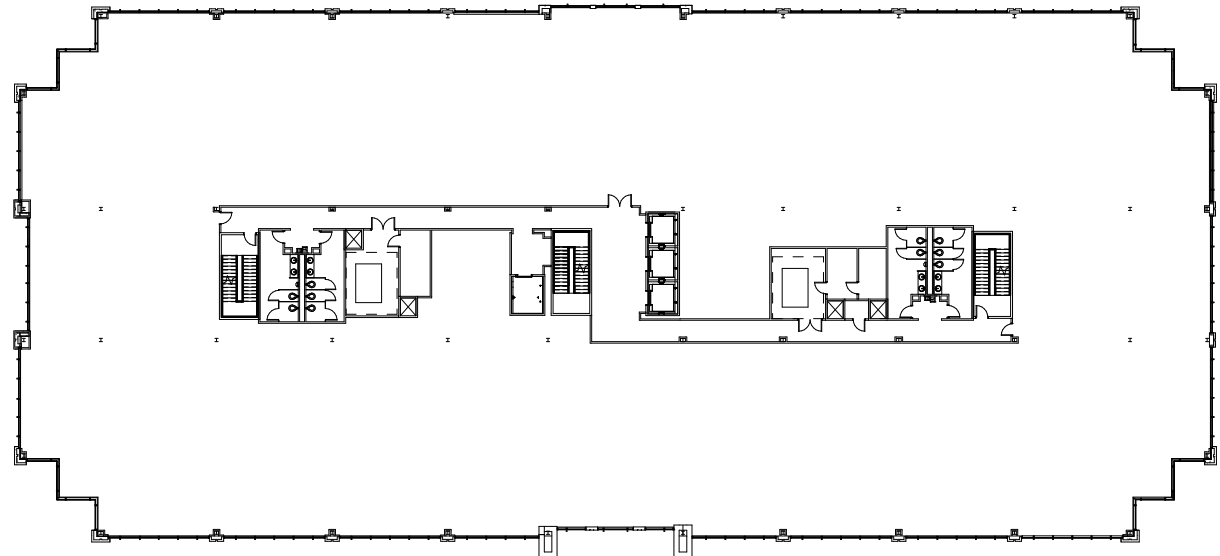
FLOOR PLANS

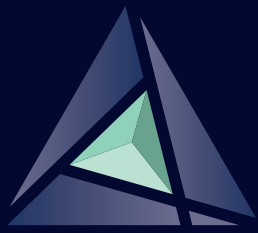


TYPICAL UPPER FLOOR



-  VIRTUAL TOUR
-  TEST FIT SPECS
-  3D FLYTHROUGH





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