



# NOTTINGHAM HALL

4505 EMPEROR BLVD

DURHAM, NC



CONFIDENTIAL OFFERING MEMORANDUM



# THE OFFERING

Jones Lang LaSalle Americas, Inc. (“JLL”), has been retained as the exclusive sales representative for Nottingham Hall (the “Property”, the “Asset”), a premier office asset totaling 105,130 SF in the highly coveted Raleigh-Durham market. Currently 57.1% occupied with 2.2 years of WALT, Nottingham Hall presents investors with a tremendous value-add opportunity to acquire an institutionally maintained office asset in one of the country’s hottest markets.

Located within the Imperial Center office park, Raleigh-Durham’s most prestigious corporate park, Nottingham Hall benefits from a spectacular center-of-the-market location that sits at the intersection of the two most heavily traveled thoroughfares in the region – Interstate 40 and Interstate 540. Situated in the RTP / I-40 submarket, Raleigh-Durham’s largest office submarket, Nottingham Hall is within minutes of the 50,000+ employees that work in the work-renowned Research Triangle Park. The 456-acre Imperial Center also provide tenants with an unparalleled amenity base, including five hotels, food service retail, daycare facilities, jogging trails, fitness facilities, and the Regional Triangle Transit Center (RTC).

## PROPERTY OVERVIEW

ADDRESS	4505 Emperor Blvd, Durham, NC 27703
YEAR BUILT	2001
RBA	105,130 SF
# OF FLOORS	4 Floors
OCCUPANCY	57.1%
WALT	2.2 Years
ACRES	7.98
PARKING (SURFACE)	497 Spaces (4.7 / 1,000 SF)









# SIGNIFICANT DISCOUNT TO REPLACEMENT COST

Investors have the opportunity to acquire Nottingham Hall at an excellent cost basis, well below the estimated replacement cost of \$400 per square foot. This basis, in the face of rapidly rising construction and land costs in the Raleigh-Durham market, is a substantial discount to new construction costs and allows the owner to offer compelling lease terms to tenants looking for Class B space.

Acquiring the property at a discount to replacement cost offers downside protection and long-term upside as Raleigh-Durham continues to evolve as one of the strongest office markets in the country.







## VALUE-ADD INVESTMENT WITH IMMEDIATE UPSIDE POTENTIAL

At 57% occupancy, Nottingham Hall offers investors in-place cash flow coupled with significant upside potential through the lease up of the remaining available space. The Property offers a unique opportunity to acquire a well-maintained asset in Raleigh-Durham premier office park.

# UNRIVALED ACCESSIBILITY

Nottingham Hall offers its tenants unparalleled access to the primary interstates and corridors serving the Triangle region. Located at the interchange of Interstate 40 and Interstate 540 of Raleigh, the Property is strategically positioned at the center of the market. Imperial Center sits just 8 minutes from the Raleigh-Durham International Airport (RDU), 24 minutes from Downtown Raleigh, 20 minutes from Downtown Durham, and 23 minutes from Chapel Hill. The Property also benefits from immediate access to Research Triangle Park (RTP), the nation's largest dedicated scientific research park and the primary economic engine of the Raleigh-Durham region. Minutes from Nottingham Hall, RTP spans more than 7,000 acres and is home to more than 300 companies employing 50,000+ employees.

# IMPERIAL CENTER

Home to Nottingham Hall, Imperial Center is the Raleigh-Durham area's largest and most prestigious office and industrial park. Spanning 456 acres of beautifully landscaped grounds, it encompasses nearly 4.0 million square feet of office and industrial properties. The park is home nearly 70 prominent corporations, including Hewlett Packard Enterprise, Broadcom, and KBI Biopharma, employing approximately 5,000 people. Its strategic location and prestigious address have made it a sought-after destination for businesses in the region.

The park offers an unparalleled amenity base, setting it apart in the RTP/I-40 submarket. Tenants enjoy access to retail options, including the Shops at Imperial Point and Shiloh Crossing retail center, multiple hotels, and various health and fitness amenities. The park also houses the Regional Transit Center for Triangle Transit, providing comprehensive commuter services. With nightly patrols, fiber optic infrastructure, and well-maintained jogging trails, Imperial Center ensures a secure and modern environment for its tenants. These features, combined with its strategic location and prestigious tenant roster, have earned Imperial Center recognition as one of the premier business parks in the metropolitan area.

## 1-MILE RADIUS OF NOTTINGHAM HALL

**2,569**

MULTIFAMILY  
UNITS

**570K**

SQUARE FEET OF  
RETAIL

**1,617**

HOTEL ROOMS







HUB RTP

DOWNTOWN DURHAM  
20 MINUTES

PARK POINT



SLATER RD

S MIAMI BLVD

CREEKSTONE AT RTP  
256 UNITS

BOJANGLES

MCDONALD'S

CHURCHILL COMMONS  
CHIPOTLE  
FIREHOUSE SUBS  
FARMSIDE KITCHEN  
PANERA BREAD  
FIRST WATCH  
MOE'S SOUTHWEST GRILL

IMPERIAL POINT  
STARBUCKS  
JIMMY JOHN'S  
LYLA JONES CAKE STUDIOS  
MEZ CONTEMPORARY MEXICAN

CANDOUR HOUSE  
276 UNITS

DELTA HOTELS BY MARRIOTT

DOUBLETREE BY HILTON HOTEL

SLEEP INN HOTEL

FEATHERSTONE VILLAGE  
278 UNITS

PAGE RD

SHERATON IMPERIAL HOTEL



NOTTINGHAM HALL

SPRINGHILL SUITES

TOPGOLF

DOWNTOWN RALEIGH  
20 MINUTES





## CORNERSTONE OF DURHAM'S LIFE SCIENCE ECOSYSTEM

Since its development in the late 1980s, Imperial Center has emerged as a prominent life science hub within the Research Triangle Park (RTP). Strategically positioned near three major research universities, the center has attracted a diverse range of life science companies, from startups to multinational corporations, by offering specialized infrastructure, a collaborative environment, and access to a skilled workforce. Its growth has been fueled by supportive local policies, available funding, and the region's overall emergence as a biotechnology powerhouse. Over the decades, Imperial Center has continually adapted to meet the evolving needs of the life sciences industry, cementing its position as a crucial hub for scientific discovery and technological advancement in the RTP ecosystem.





# A PREMIER LIFE SCIENCE MARKET

The Raleigh-Durham area, anchored by the Research Triangle Park, has emerged as a powerhouse in the life science industry. With over 600 companies employing more than 50,000 people, the sector contributes an estimated \$10 billion annually to the local economy. The region consistently ranks among the top life science clusters in the United States, bolstered by world-class research institutions like Duke University, UNC-Chapel Hill, and NC State University. This academic foundation, coupled with a robust talent pipeline and supportive ecosystem, has attracted major players such as Bayer CropScience, GlaxoSmithKline, Biogen, and Pfizer.

The area's life science market continues to thrive, driven by significant venture capital investment and expanding real estate development for lab spaces. The presence of industry giants alongside innovative startups fosters a dynamic environment for growth and collaboration. With approximately 14% of the workforce employed in STEM fields—well above the national average—and a lower cost of living compared to other major biotech hubs, Raleigh-Durham remains an attractive destination for life science professionals and companies alike. The region's commitment to supporting this sector through incubators, accelerators, and government incentives further cements its position as a leading life science cluster with a promising future.



**12M**

TOTAL INVENTORY

**84%**

OCCUPANCY

**1.2 MSF**

NET ABSORPTION  
(SINCE 2020)

**145.4%**

RENT GROWTH  
(SINCE 2020)

**+40%**

RATE PREMIUM

**10 YEARS**

OCCUPANCY  
(OVER 95%)



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