



# NOTTINGHAM HALL

BY DURHAMITE



4505 Emperor Blvd. Durham, NC 27703



DURHAMITE

# An Elevated Experience, by Design

STEP INTO A NEW VISION OF CORPORATE SOPHISTICATION.

With a dynamic vision, Nottingham Hall is undergoing a complete transformation into a state-of-the-art innovation hub. The completely reimagined first floor creates a powerful first impression, serving as a statement-making arrival experience that sets the tone for a workday defined by quality and connection. As part of this holistic renovation, a wealth of cutting-edge amenities have been introduced to enhance productivity, wellness, and community. Nestled in the premier location of Imperial Center, this forward-thinking environment reflects the innovative spirit of the Triangle and sets the stage for your business's success.



#### **Sophisticated Lobby & Arrival:**

A striking contemporary lobby with enhanced curb appeal that creates a memorable arrival experience.



#### **Tenant Hub & Lounge:**

A state-of-the-art first-floor lounge and workspace designed to foster connection and creativity.



#### **Expansive Outdoor Patio:**

A thoughtfully designed exterior patio providing space for fresh-air meetings, social events, and daily rejuvenation.



#### **Executive Conference & Event Center:**

A flexible, high-tech conference facility with two boardrooms that combine for large-scale training or events.



#### **Private Wellness & Fitness Studio:**

A tenant-exclusive fitness center with modern equipment, showers, and lockers to integrate wellness into your day.

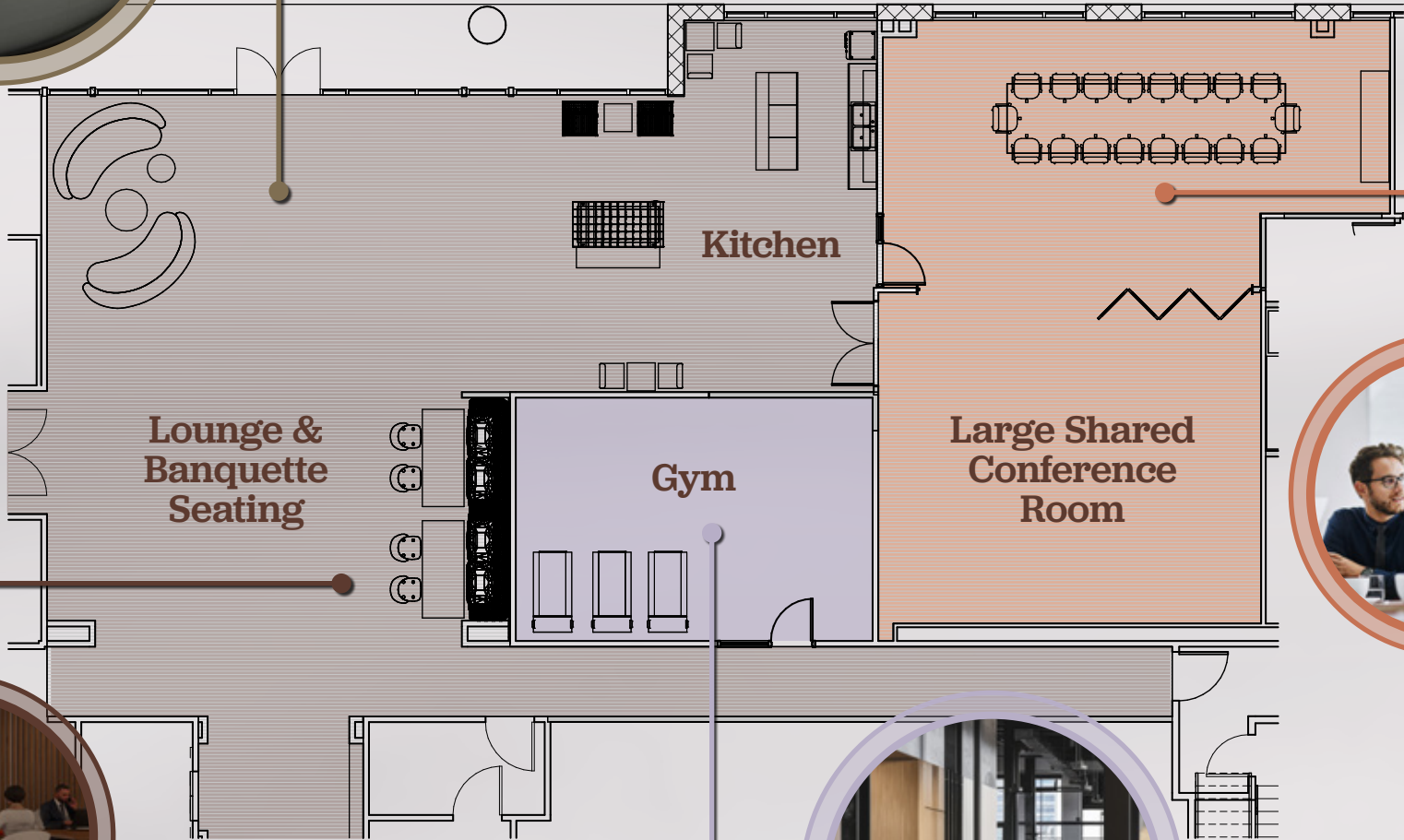


#### **4.5/1,000 SF Parking Ratio:**

Exceptional parking convenience, providing abundant access for employees, clients, and visitors while exceeding typical urban standards.



# New Tenant Amenity

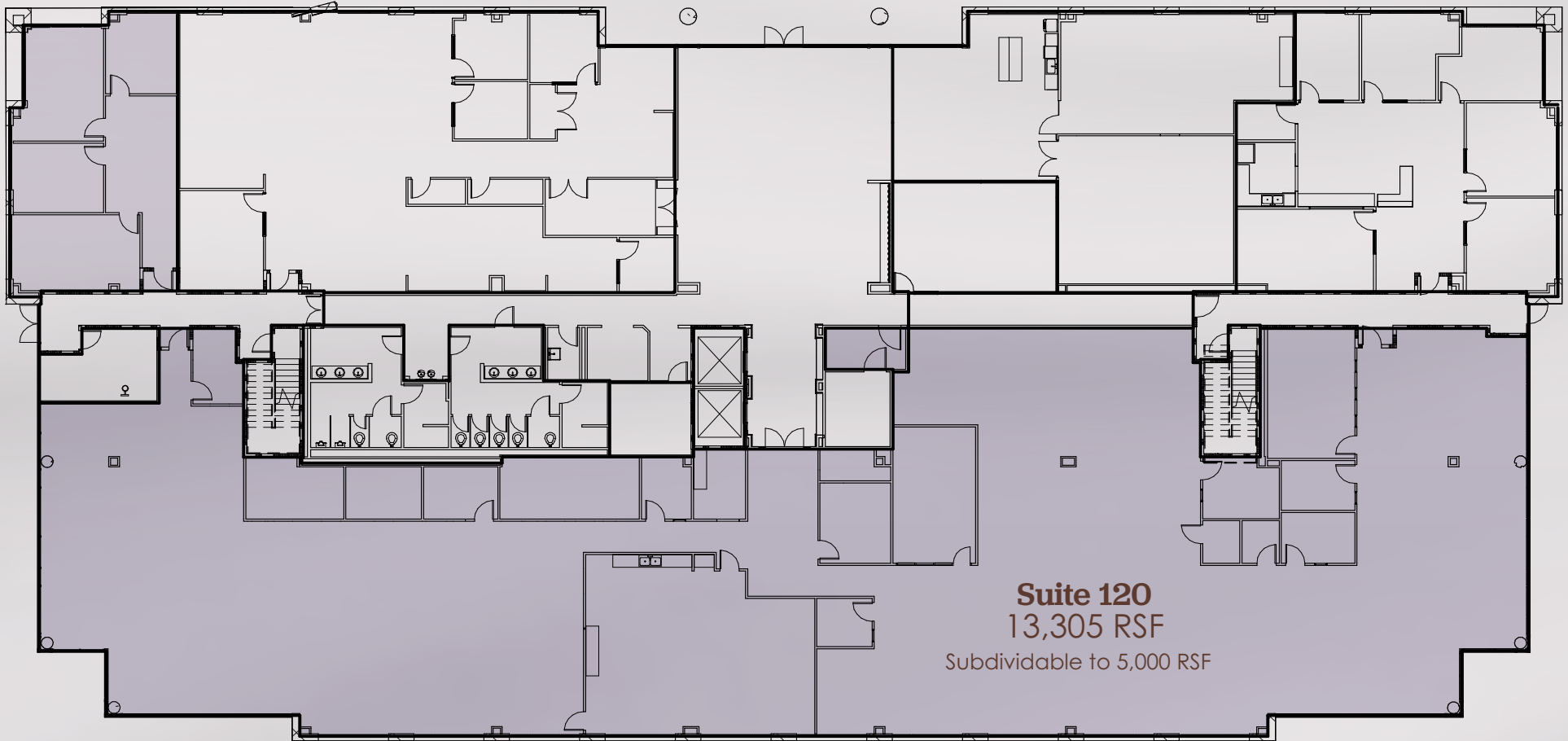


# Suite 105 & 120

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**Suite 105**  
1,224 RSF

Available 8/1/2026



**Suite 120**  
13,305 RSF  
Subdividable to 5,000 RSF



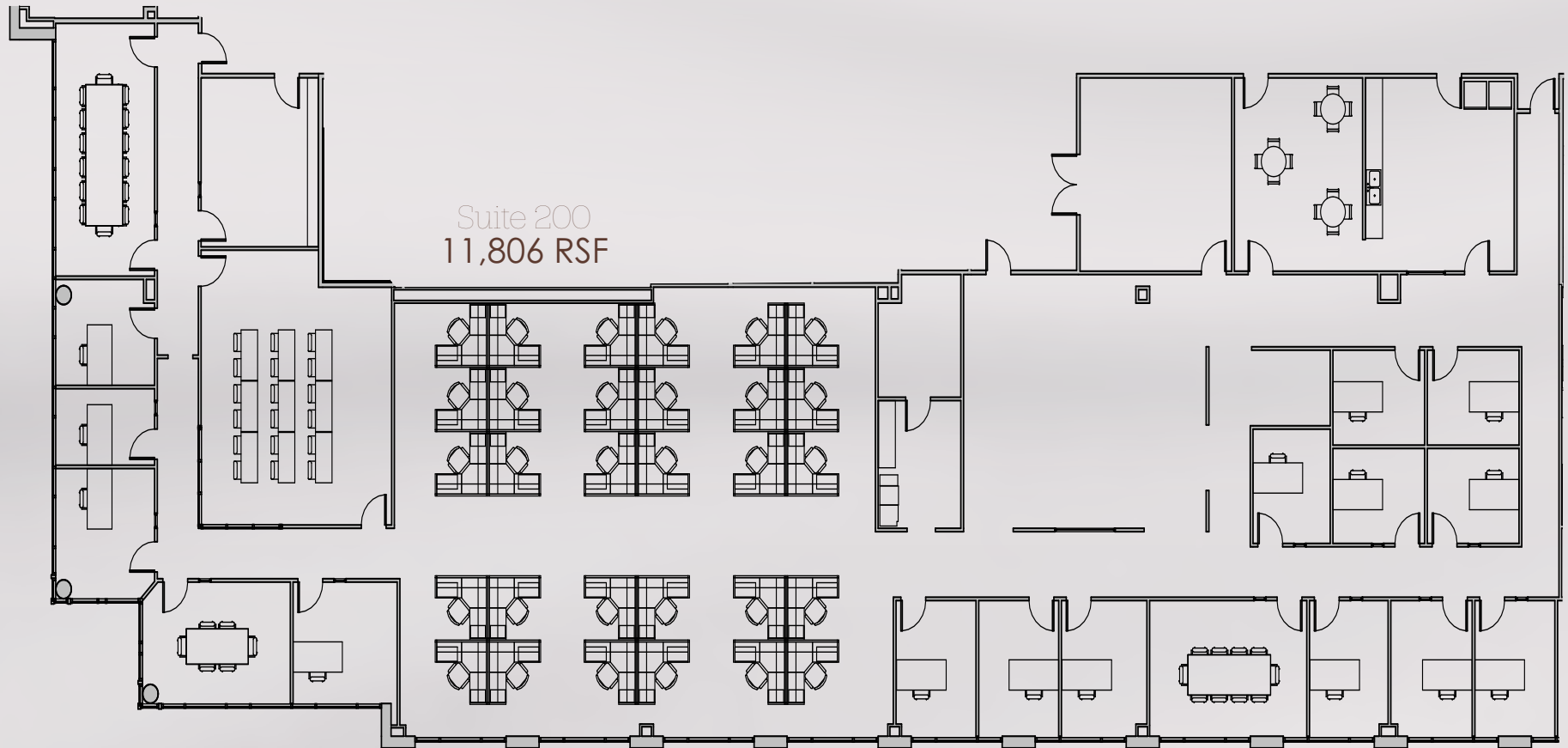
# Suite 200

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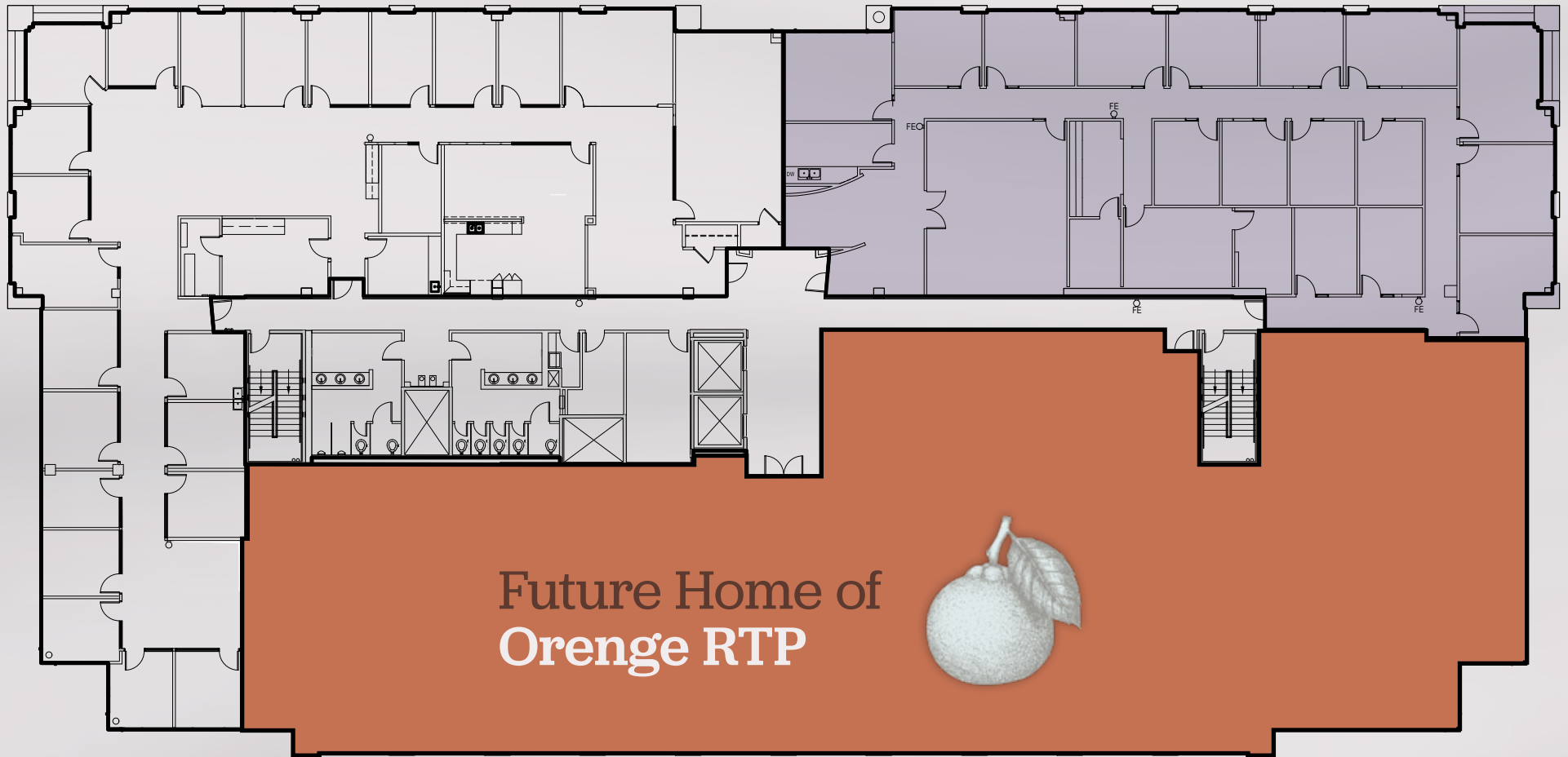
# Suite 200

Fully furnished and plug and play



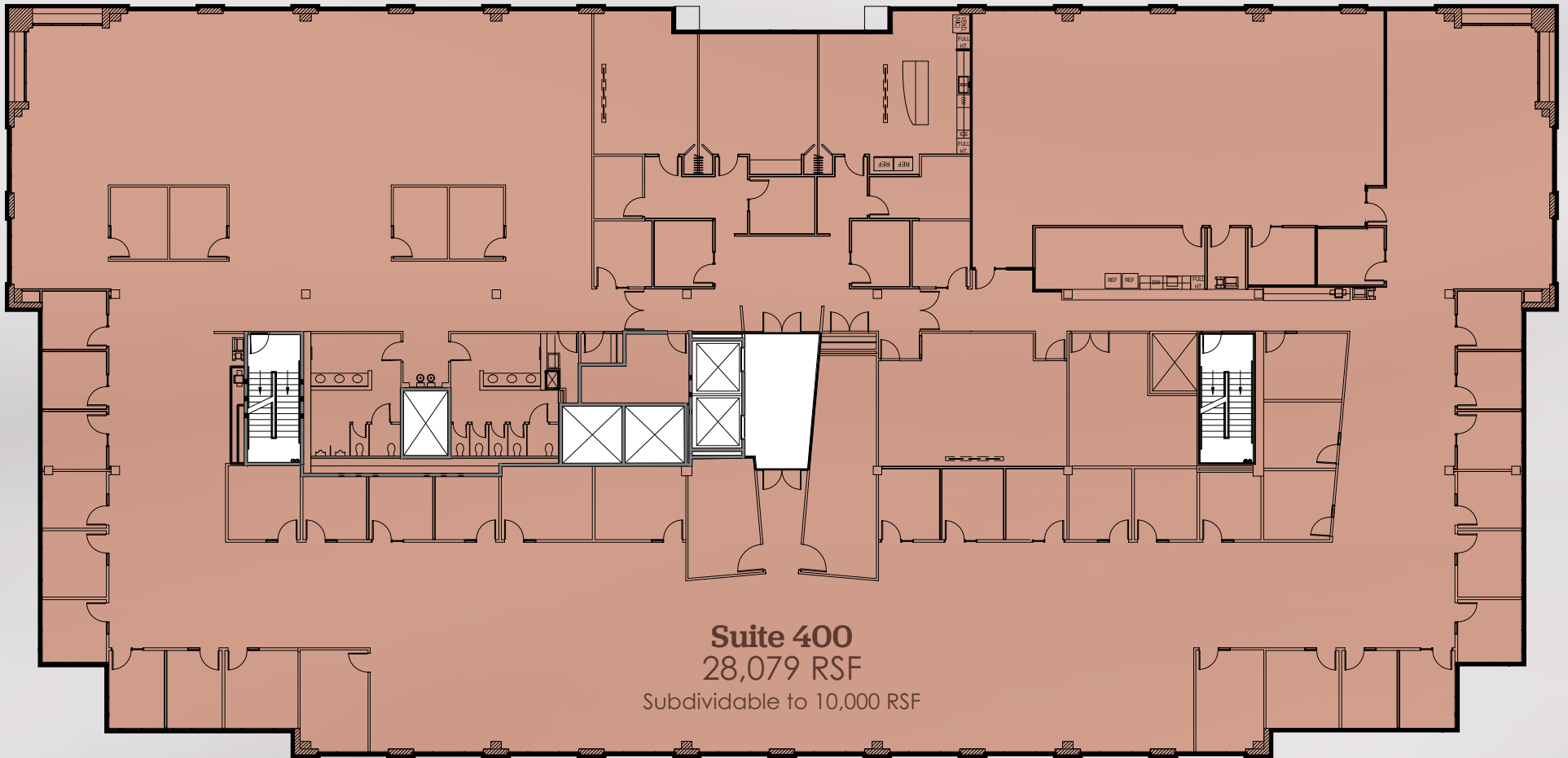
# Suite 330

Suite 330  
6,615 RSF



# Suite 400

Available: 9/1/2026



# Discover Durhamite Signature Suites



Coming soon, Durhamite Signature Suites at Nottingham Hall will offer the ultimate platform for agile and growing businesses. These move-in-ready suites provide the privacy and professionalism of your own space, paired with the collaborative energy of shared modern amenities. Designed for flexibility, these suites empower your business to scale efficiently without compromising on quality or location.



Flexible suite sizes and growth-friendly options



Simplified, flexible lease terms



Full access to building-wide amenities



Prime location in RTP's talent-rich market

# Welcome to Orengo RTP



As the third location in the thriving Orengo network, Orengo RTP will be a 14,000 square-foot epicenter of innovation within Nottingham Hall. This European style, community focused coworking environment offers a personal and uniquely-tailored approach to office life; idyllically designed for entrepreneurs, remote teams, and established professionals to connect, create, and collaborate.

- Over 40 state-of-the-art, fully furnished executive suites
- Inspiring open coworking zones and private offices
- Large-scale conference and event capabilities
- Seamless access to the entire Orengo network

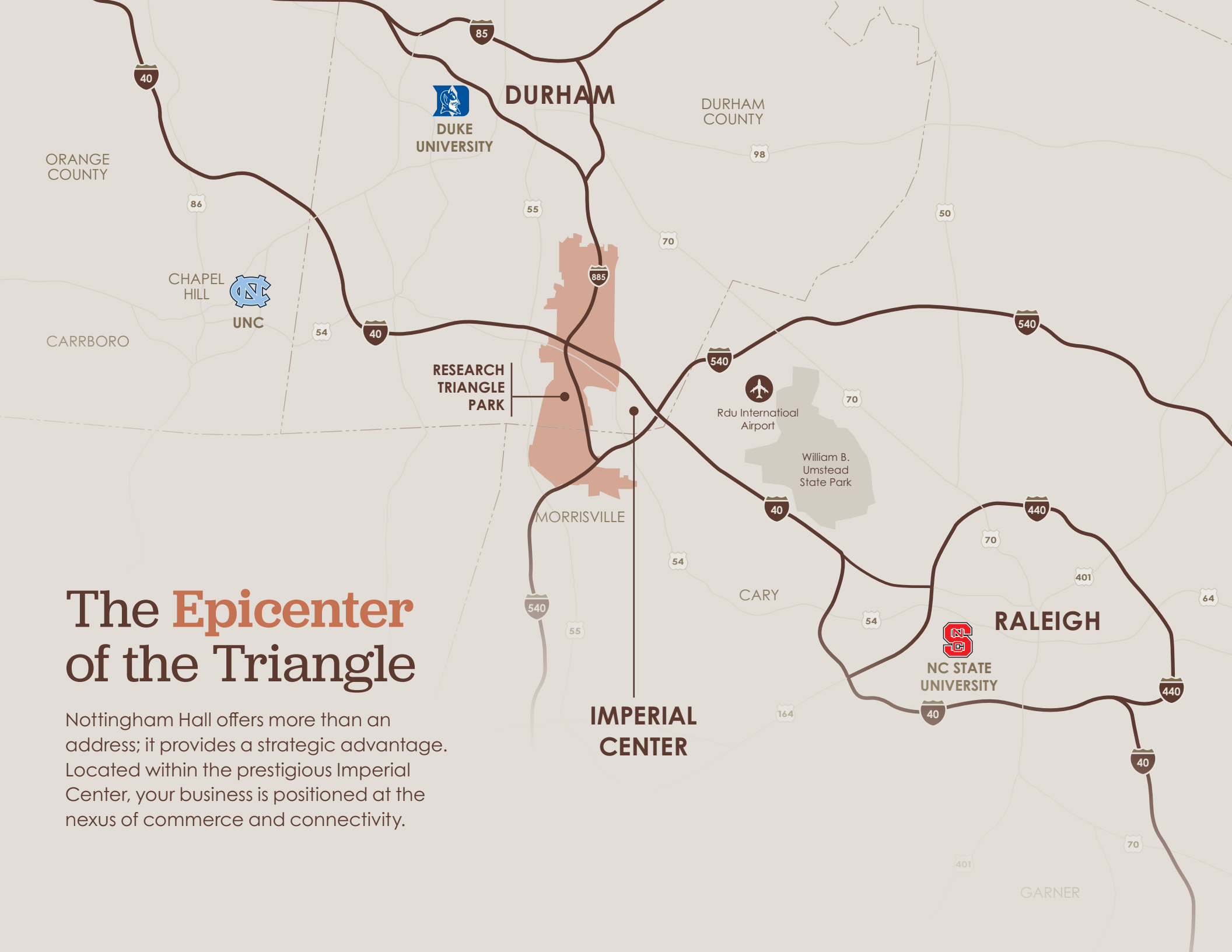


# The Center of a Thriving Ecosystem

Nottingham Hall's location in Imperial Center places your business at the heart of a master-planned community, surrounded by amenities, connected to the region's major arteries, and positioned for ultimate success.



GREEK CUISINE	THALI INDIAN	ESTES CONFERENCE CENTER	EISSENS DENTISTRY	SABZI MANDI	NAGA'S SOUTH INDIAN CUISINE	MANHATTAN CAFE	TRUE VISION EYE CARE	WOK N' GRILL						



# The **Epicenter** of the Triangle

Nottingham Hall offers more than an address; it provides a strategic advantage. Located within the prestigious Imperial Center, your business is positioned at the nexus of commerce and connectivity.



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