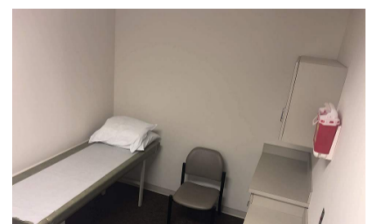
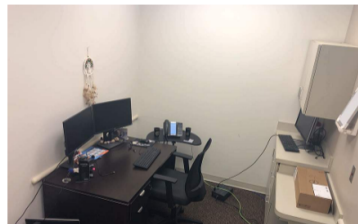
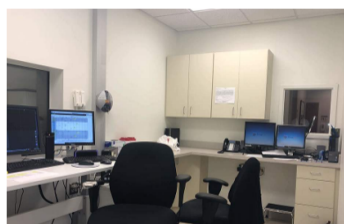


FOR SALE / LEASE PURCHASE

CLASS A MEDICAL OFFICE SPACE

249 East NC Hwy 54, Unit 110, Durham, NC 27713



OFFERING SUMMARY

AVAILABLE SF:	
SALE:	\$832,800
LEASE RATE:	\$21.00 SF/yr (+ \$7/SF TICAM)
BUILDING SIZE:	60,000 SF
ZONING:	COM/ OFFICE CONDO

[CLICK HERE TO VIEW VIDEO](#)

PROPERTY OVERVIEW

FOR SALE OR LEASE PURCHASE - CLASS A MEDICAL OFFICE SPACE IN SOUTHPOINT PROFESSIONAL CENTER. First floor unit. Epicenter of Research Triangle. Walking Distance to Duke Medical Center.

Offered for sale at \$832,800. Lease offered at \$21.00 SF/yr (+ \$7/SF TICAM). Existing tenant is utilizing entire space; however, owner will consider subdividing space into 2-3 separate lease spaces.

Located at the intersection of NC-54, Fayetteville Road and I-40. High visibility signage. Ample parking with 5:1 parking ratio.

PROPERTY HIGHLIGHTS

- Class A - Medical Office Space on 1st Floor
- Walking Distance to Duke Medical Center
- High Visibility Signage
- Intersection of NC-54, Fayetteville Rd & I-40
- Ample 5:1 Parking
- On-Site Amenities Include Showers, Dining, Bike Racks & Paths
- Local Amenities Include Streets at Southpoint. Hotels

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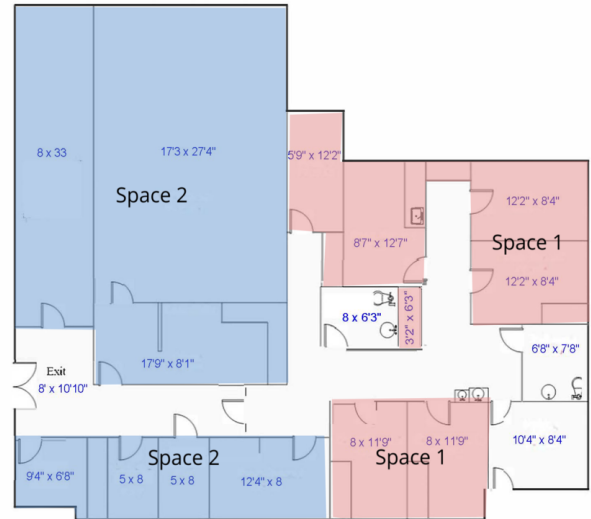
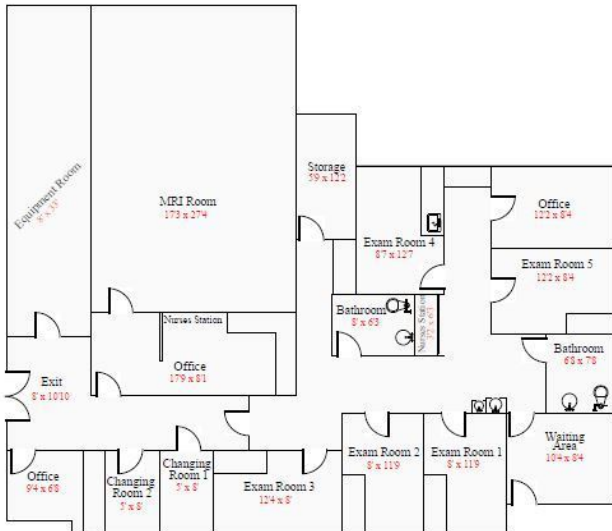
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FOR LEASE / LEASE PURCHASE

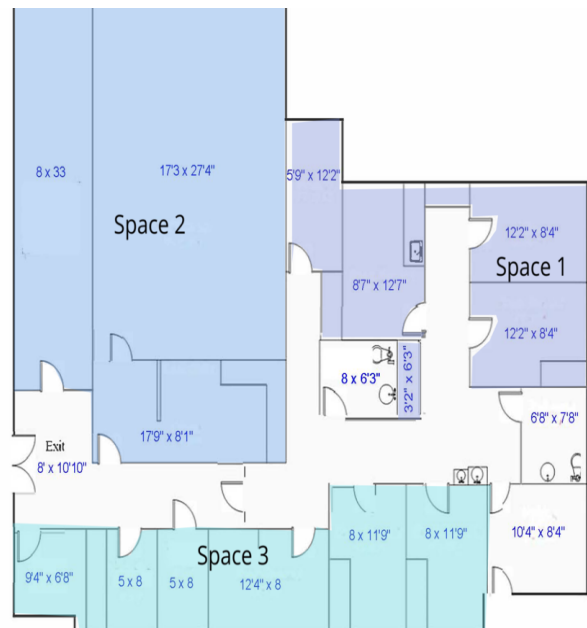
EXISTING & POSSIBLE SUBDIVIDED SPACE FLOOR PLANS

249 East NC Hwy 54, Unit 110, Durham, NC 27713



NOT TO SCALE. Spaces 1 and 2 are highlighted for illustration purposes only to show possible options to subdivide space.

OPTION 2: SUBDIVIDED INTO 2 SPACES



NOT TO SCALE. Spaces 1, 2 and 3 are outlined for illustration purposes only as to possible options to subdivide space.

OPTION 3: SUBDIVIDED INTO 3 SPACES

EXISTING FLOOR PLAN (above)

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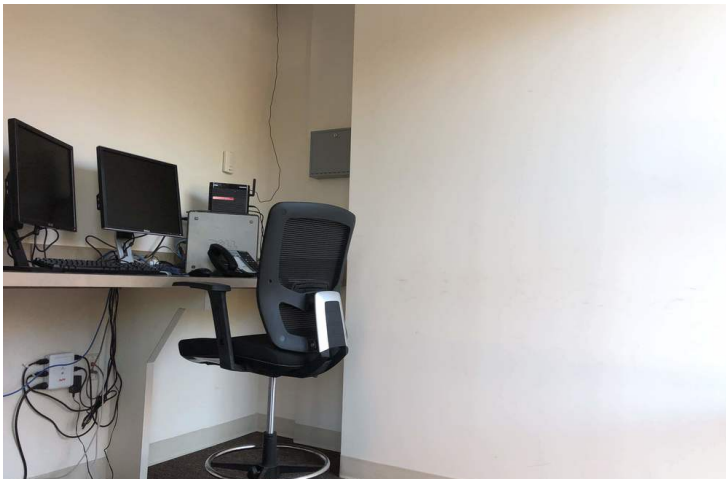
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FOR SALE / LEASE PURCHASE

SOUTHPOINT PROFESSIONAL CENTER

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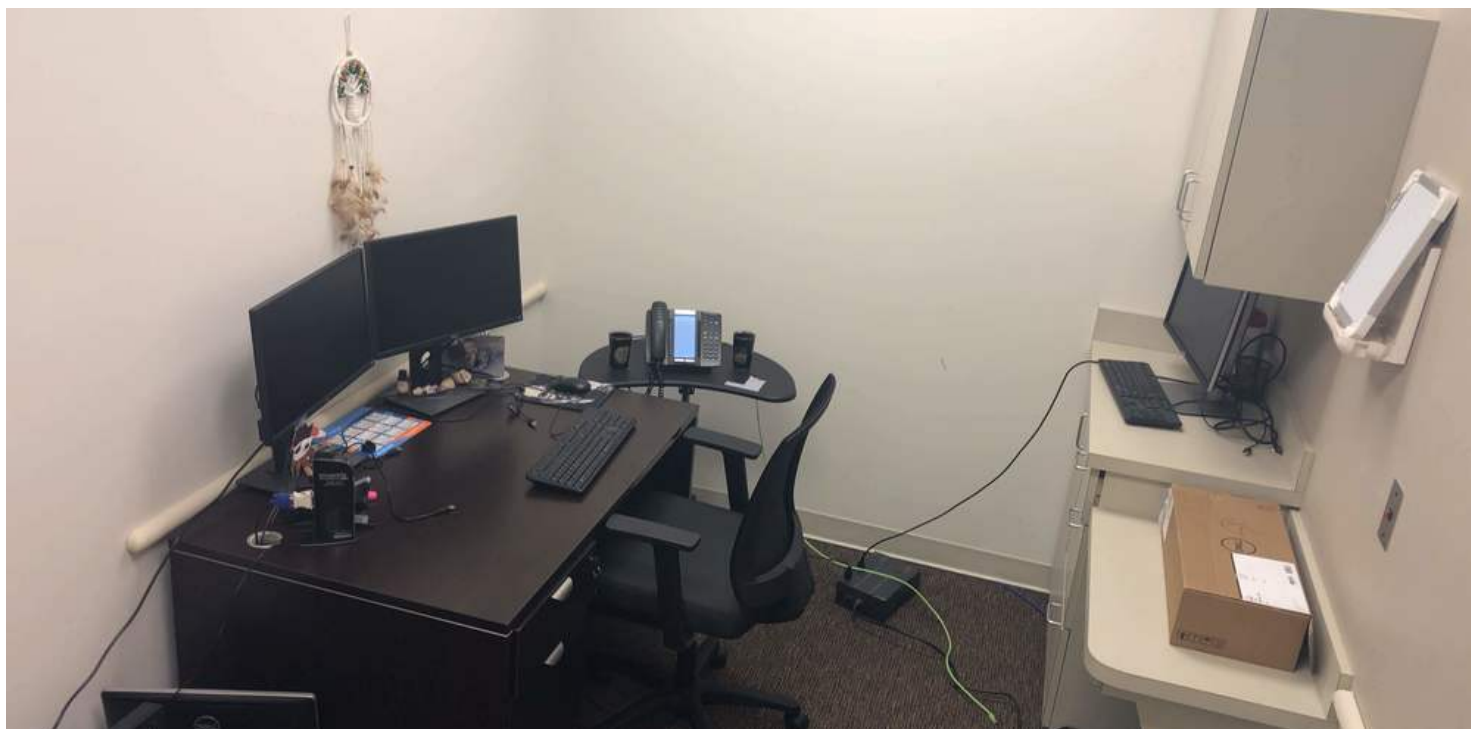
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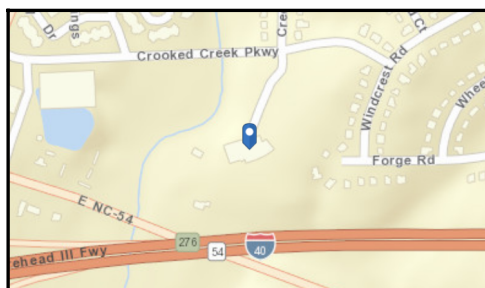
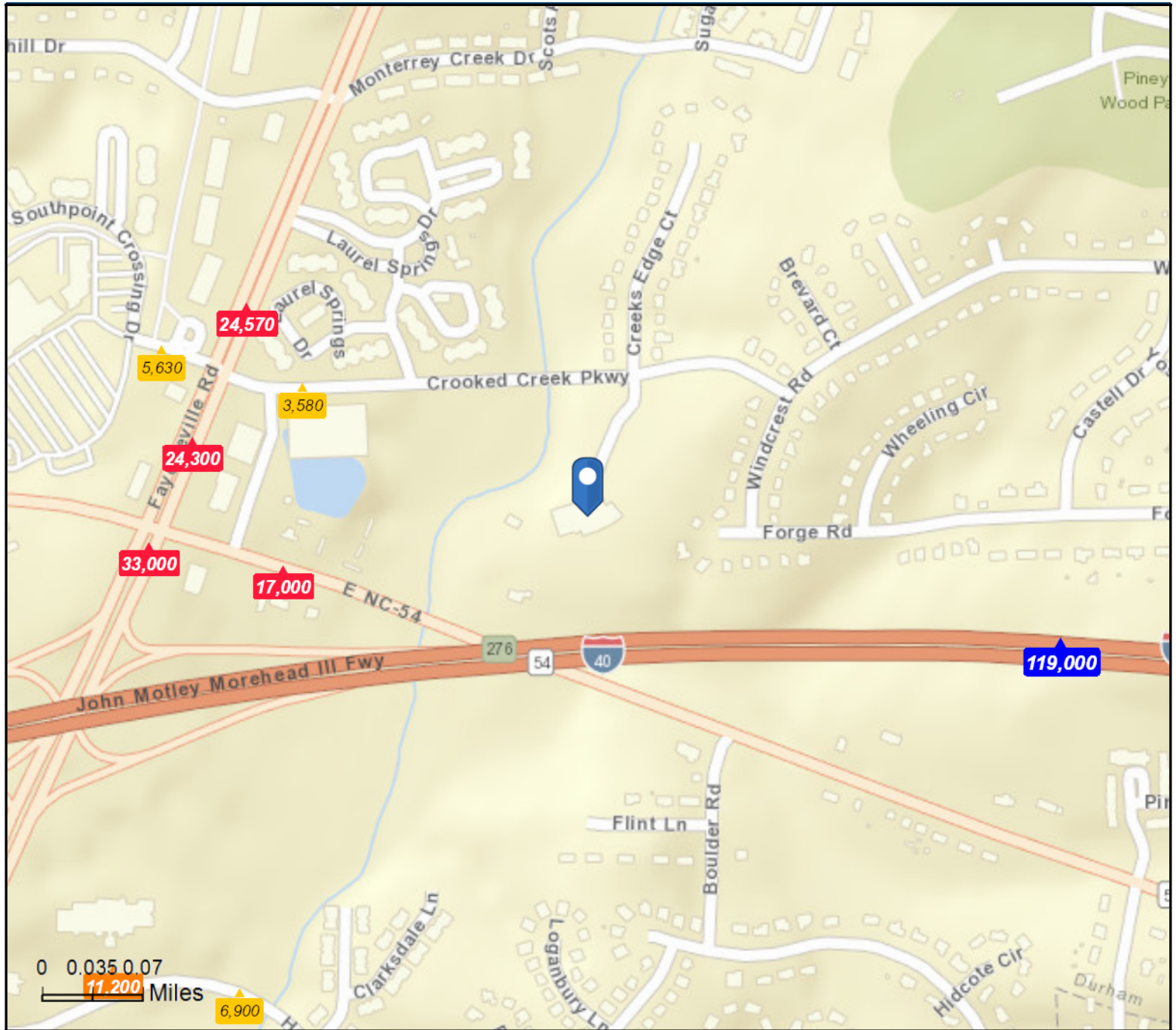
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Traffic Count Map - Close Up

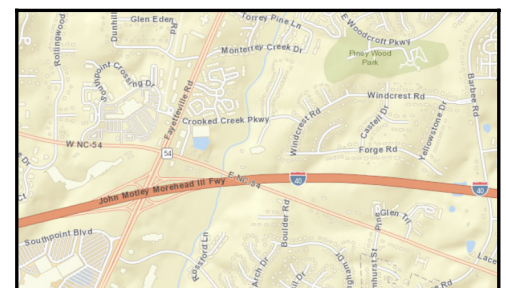
249 NC Hwy 54, Durham, North Carolina, 27713
 Ring Bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
 Latitude: 35.91081
 Longitude: -78.92935



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q2 2019).

November 27, 2019

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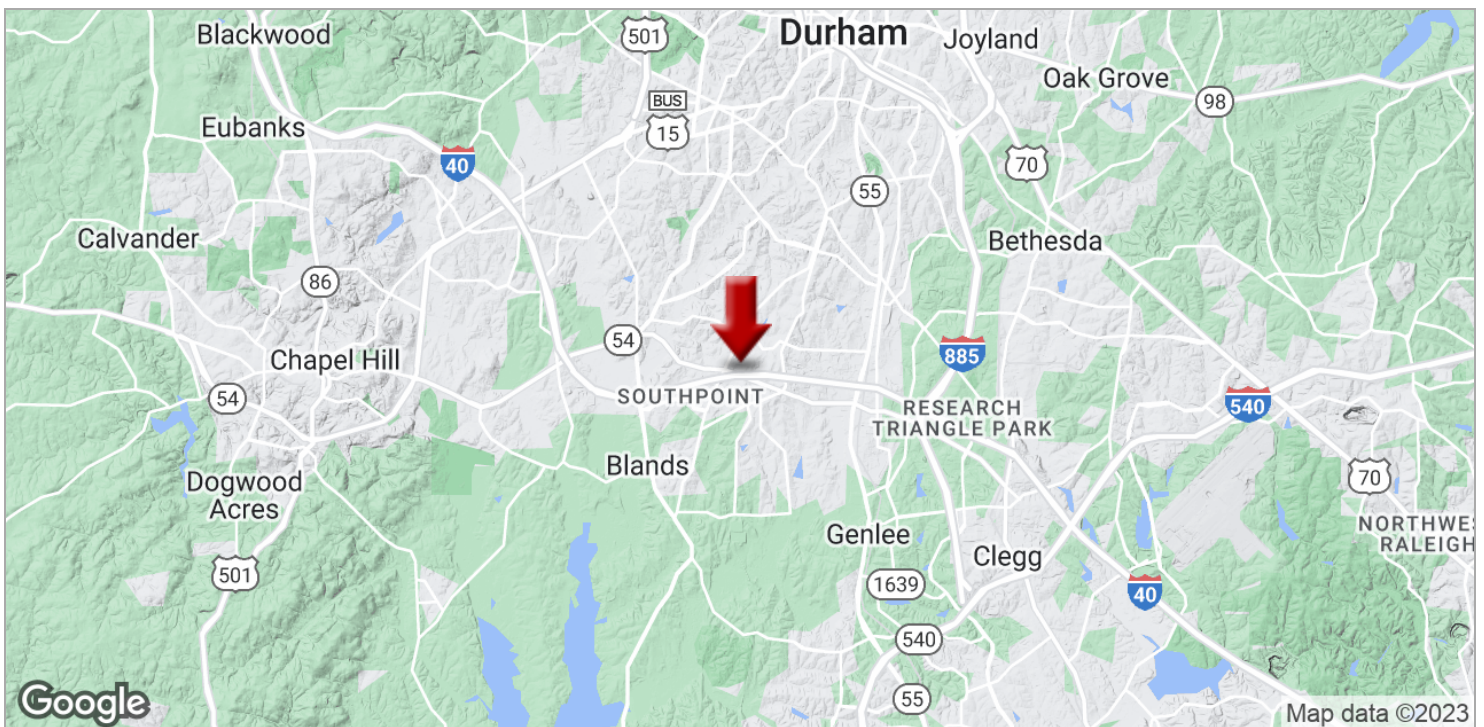
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