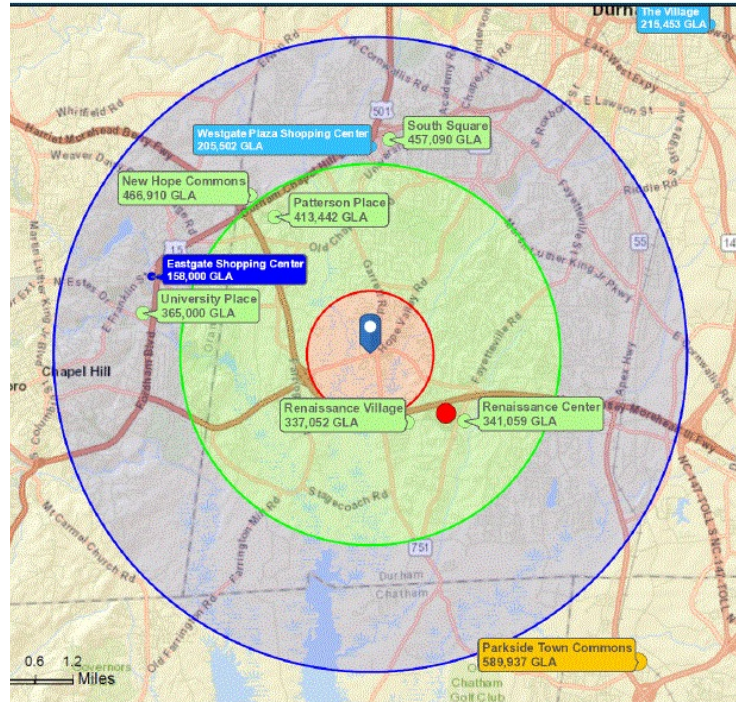


OFFICE FOR LEASE

MEDICAL OFFICE SUITE IN HAMILTON CENTRE

1415 W. NC Hwy 54, Suites 105, 106 & 107, Durham, NC 27707



OFFERING SUMMARY

AVAILABLE SF:	3,020 SF
LEASE RATE:	\$15.20 SF (MG) (\$3826.14/mo)
BUILDING SIZE:	13,392 SF

PROPERTY OVERVIEW

Medical Office Suite consisting of three (3) spaces available for lease in Hamilton Centre. Suite includes nice lobby/reception area, 4 exam rooms with sinks, 2 consultation rooms, surgery room with restroom, two offices, separate public and staff restrooms, supply/laundry room and supply closet. Lobby furniture and desk, computers, operating room exam table, washer/dryer and refrigerator are available for sale to make this turn-key. Ample parking in lot with space for 50 cars. Located at the intersection of NC Hwy 54 and Hope Valley Road in Durham less than one mile from I-40. Entrances for Front and Back of the Suite. Rent is \$15.20/sq.ft Modified Gross (\$3826.14/mo) with a 3% increase on Sept.1, 2020. Lease ends 8/31/2022.

PROPERTY HIGHLIGHTS

- Turn-Key Option with Purchase of Existing Furniture, etc.
- Inviting Lobby/Reception Area
- 4 Exam Rooms with Sinks
- 2 Offices
- 2 Consultation Rooms
- Surgery Room with Restroom
- Separate Public & Staff Restrooms
- On W. NC Hwy 54, Less than a Mile from I-40

KW COMMERCIAL
245 NC-54 Suite 101
Durham, NC 27713

VANDAN GANDHI, CCIM
Commercial Broker
O: 919.475.5769
van.kwcommercial@gmail.com
NC #247850

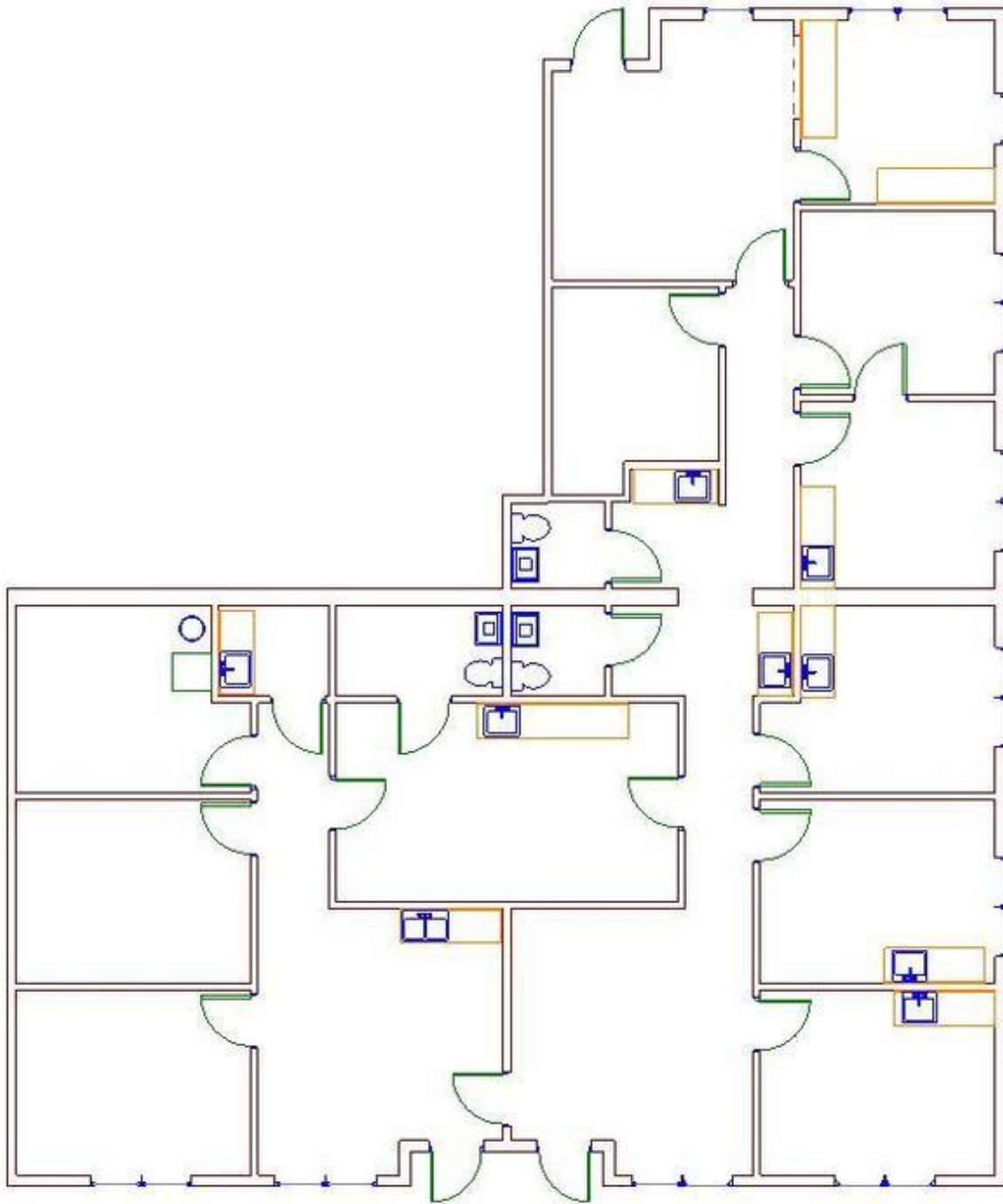
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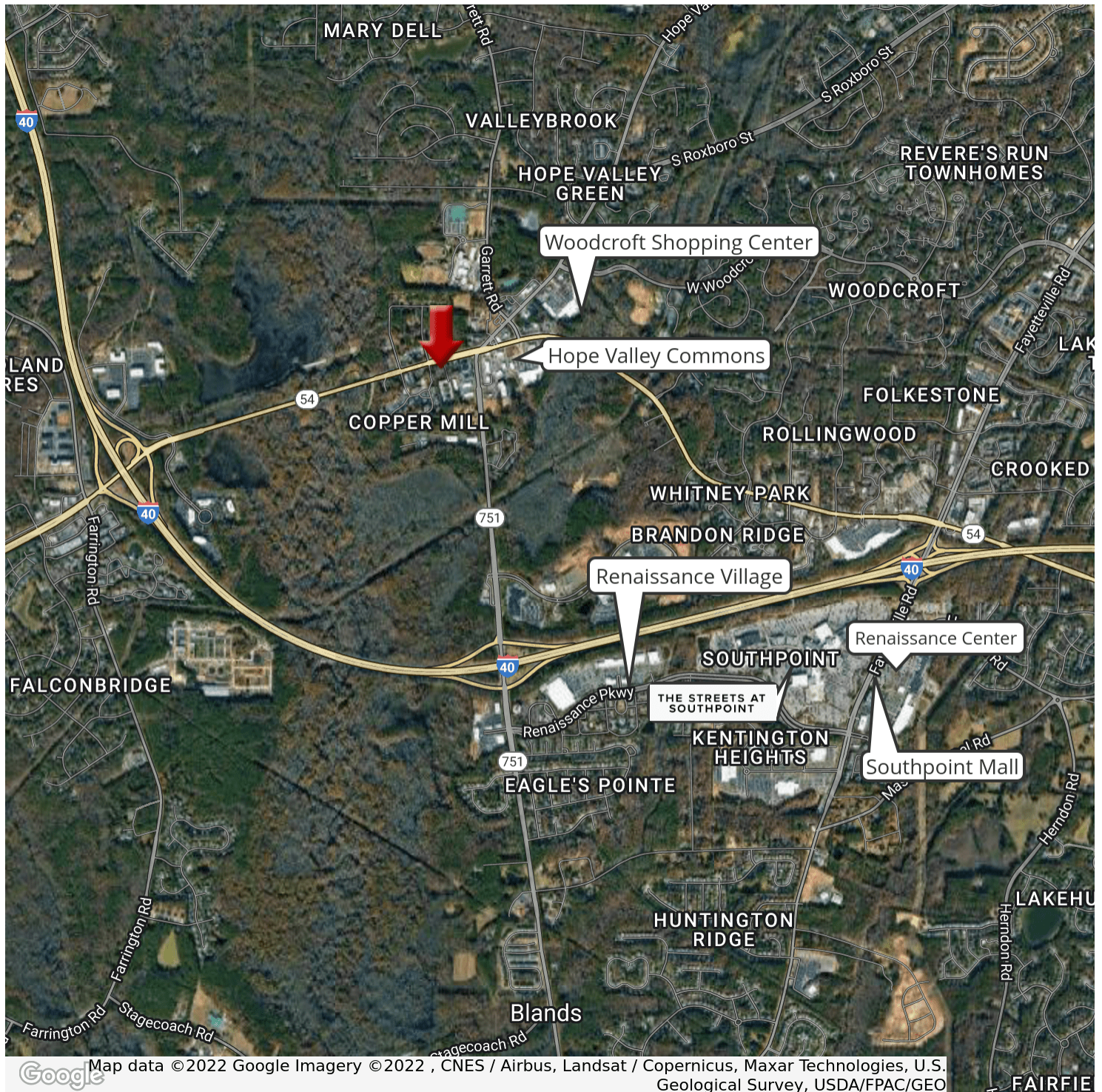
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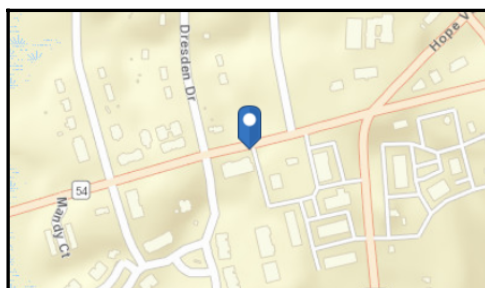
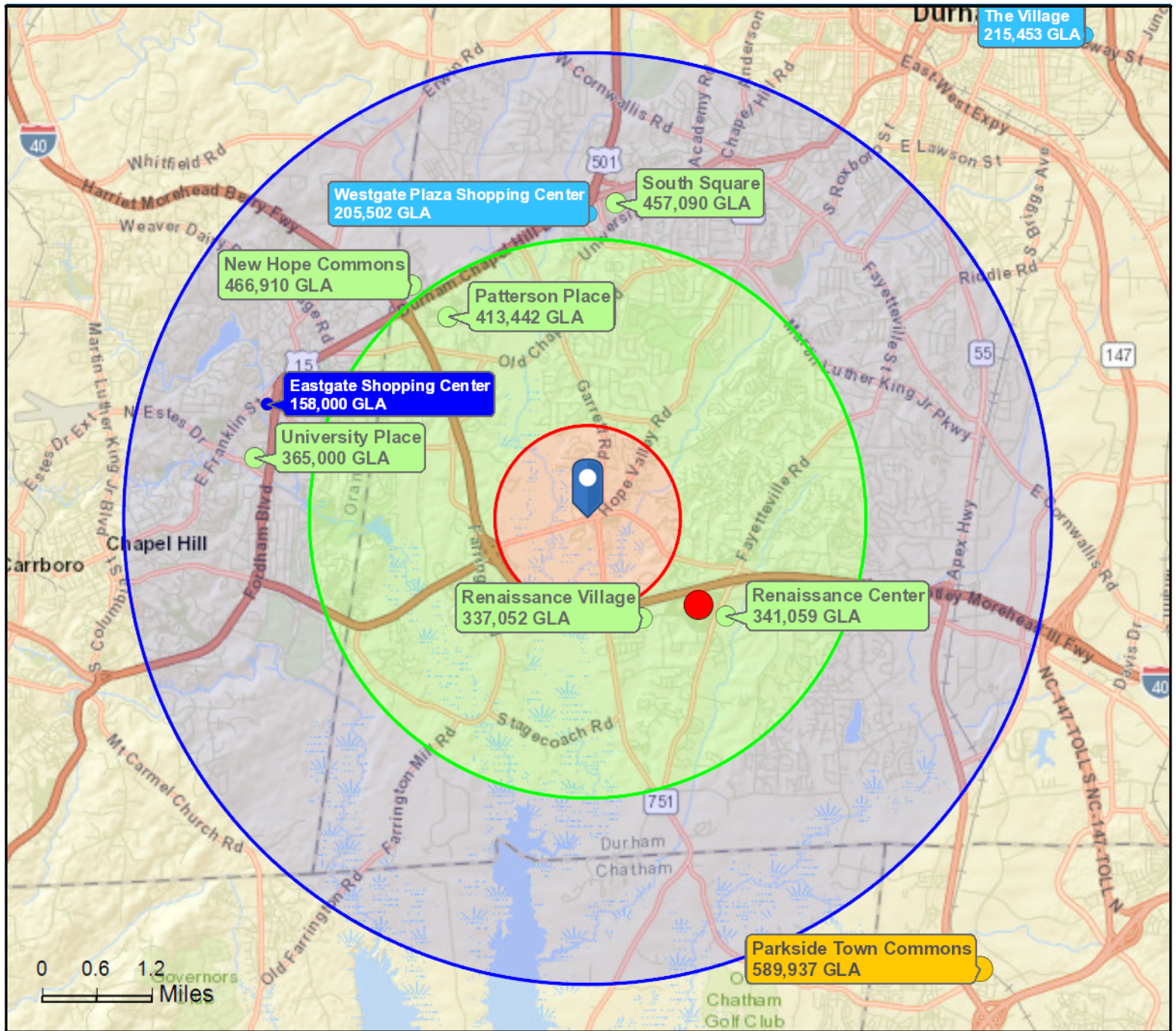
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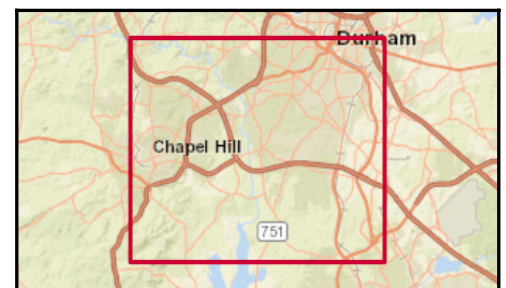
Major Shopping Center Map

1415 W NC-54, Durham, North Carolina, 27707
 Ring Bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
 Latitude: 35.91832
 Longitude: -78.96354



- Gross Leasable Area**
- Less than 200,000 sq ft
 - 200,001 - 300,000
 - 300,001 - 500,000
 - 500,001 - 800,000
 - More than 800,000



Source: Directory of Major Malls, Inc. (June 2019).

March 05, 2020