

PRESENTED BY:



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FOR LEASE | UNIT 100

2741 CAMPUS WALK AVE

BLDG 400 | DURHAM, NC 27705

PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	±5,120 SF
UNIT 100 SIZE:	±1,226 RSF
YEAR BUILT:	2004
LEASE RATE:	\$2,400/month
TENANT RESPONSIBILITIES:	Utilities + Suite Janitorial

PROPERTY OVERVIEW

SVN | Real Estate Associates, as exclusive listing agent, is pleased to offer for lease **Unit 100, a ±1,226 RSF first floor office condo located at 2741 Campus Walk Avenue, Building 400 in Durham**. In total, this ±5,120 SF professional office building contains four office suites.

The property is well located just minutes from Duke University Medical Center, the VA Hospital, and downtown Durham, and is easily accessible via the Durham Freeway, 15-501, Interstate-85, and Erwin Road.

PROPERTY HIGHLIGHTS

- Two-story building with an elevator, featuring four units with professional office buildouts
- Each unit separately metered for electric and with its own HVAC system
- Ideal for general office uses such as medical, dental, legal, accounting, financial, consulting, and more

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COMMON AREA PHOTOS



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UNIT 100 PHOTOS



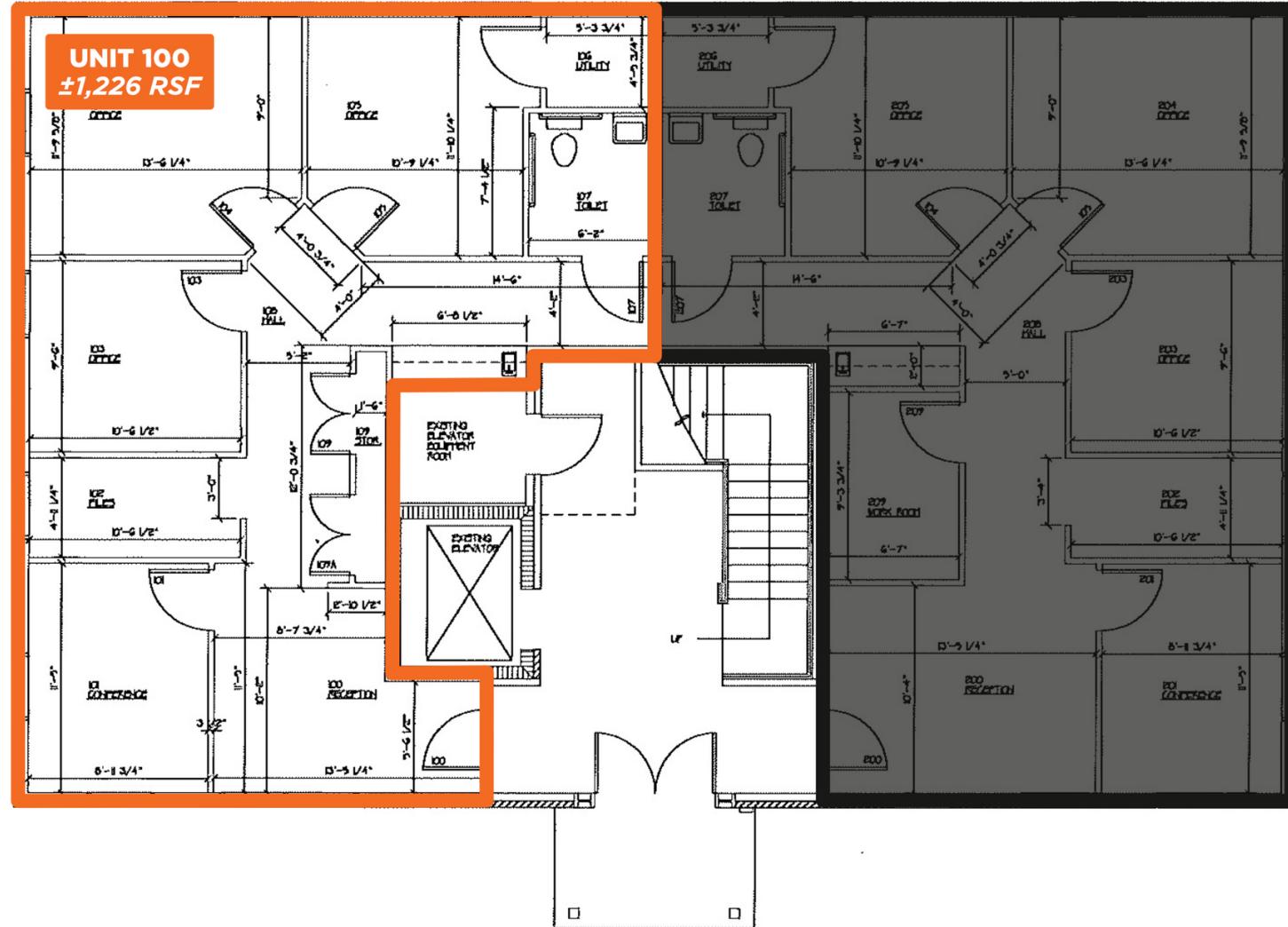
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FIRST FLOOR PLAN



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AREA OVERVIEW (WEST TOWARDS 15-501)



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AREA OVERVIEW (EAST TOWARDS DUKE)



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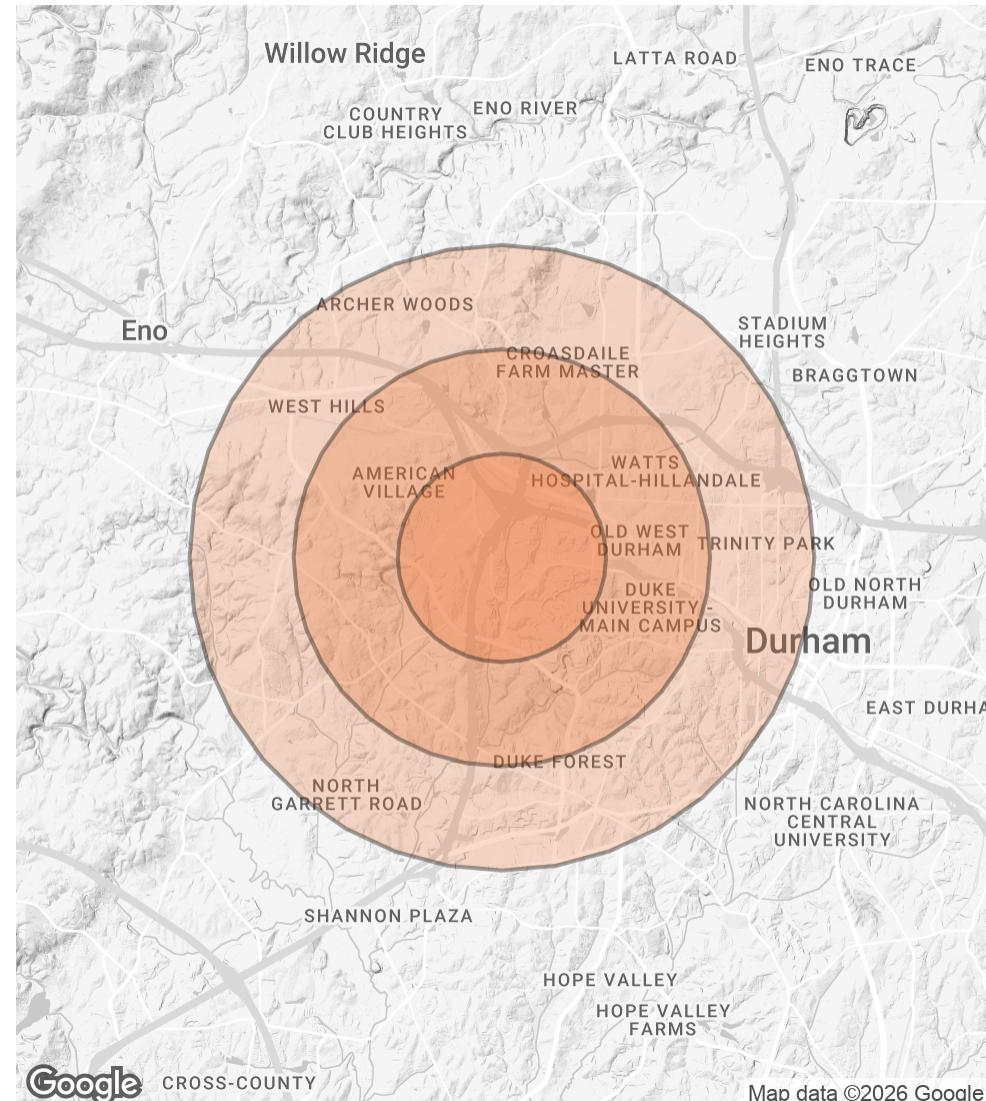
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	12,156	28,494	69,966
AVERAGE AGE	31	34	37
AVERAGE AGE (MALE)	31	34	37
AVERAGE AGE (FEMALE)	31	34	37
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	5,177	11,793	29,880
# OF PERSONS PER HH	2.3	2.4	2.3
AVERAGE HH INCOME	\$50,061	\$83,117	\$101,286
AVERAGE HOUSE VALUE	\$308,171	\$419,794	\$472,476

* Demographic data derived from 2020 ACS - US Census



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Local **Expertise.**
National Reach.

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