

## OFFICE FOR LEASE

TWO 2ND-FLOOR OFFICE SUITES NEAR RTP | BLDG 100, DURHAM

1910 Sedwick Rd, BLDG 100, Durham, NC 27713



### OFFERING SUMMARY

|                |                                             |
|----------------|---------------------------------------------|
| Lease Rate:    | \$1,500 per month (Plus Utilities)          |
| Available SF:  | 2,060 SF                                    |
| Suite C:       | 1,030 SF                                    |
| Suite D:       | 1,030 SF                                    |
| Building Size: | 6,232 SF                                    |
| Lot Size:      | 2.17 Acres                                  |
| Year Built:    | 1984                                        |
| Zoning:        | CN                                          |
| Market:        | Raleigh/Durham                              |
| Submarket:     | Research Triangle Park (RTP) / South Durham |

### PROPERTY OVERVIEW

**BLDG 100, Suite C:** ±1,030 SF | \$1,500/month plus utilities

**BLDG 100, Suite D:** ±1,030 SF | \$1,500/month plus utilities

Two professionally finished second-floor office suites are now available in Building 100, lease one at ±1,030 SF or take both for ±2,060 SF and control the entire floor. Minutes from Research Triangle Park with direct access to Hwy 55, Hwy 54, and I-40, this location puts your team at the center of the Triangle without RTP rents. Suite C is fully built out with four private offices, a break room, and an in-suite restroom — move in immediately, with no build-out cost and no construction delay. Free parking at the door. Food Lion, Starbucks, Triangle Square Shopping Center, and two national banks all within a mile.

### PROPERTY HIGHLIGHTS

- Two ±1,030 SF suites; combine for ±2,060 SF total
- Suite C: four private offices, break room, restroom
- \$1,500/month plus utilities per suite
- Move in with no build-out cost or construction delay
- Minutes to RTP via Hwy 55, Hwy 54 and I-40 access
- Food Lion, Starbucks, banks and dining within a mile

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### VANDAN GANDHI, CCIM

Commercial Broker  
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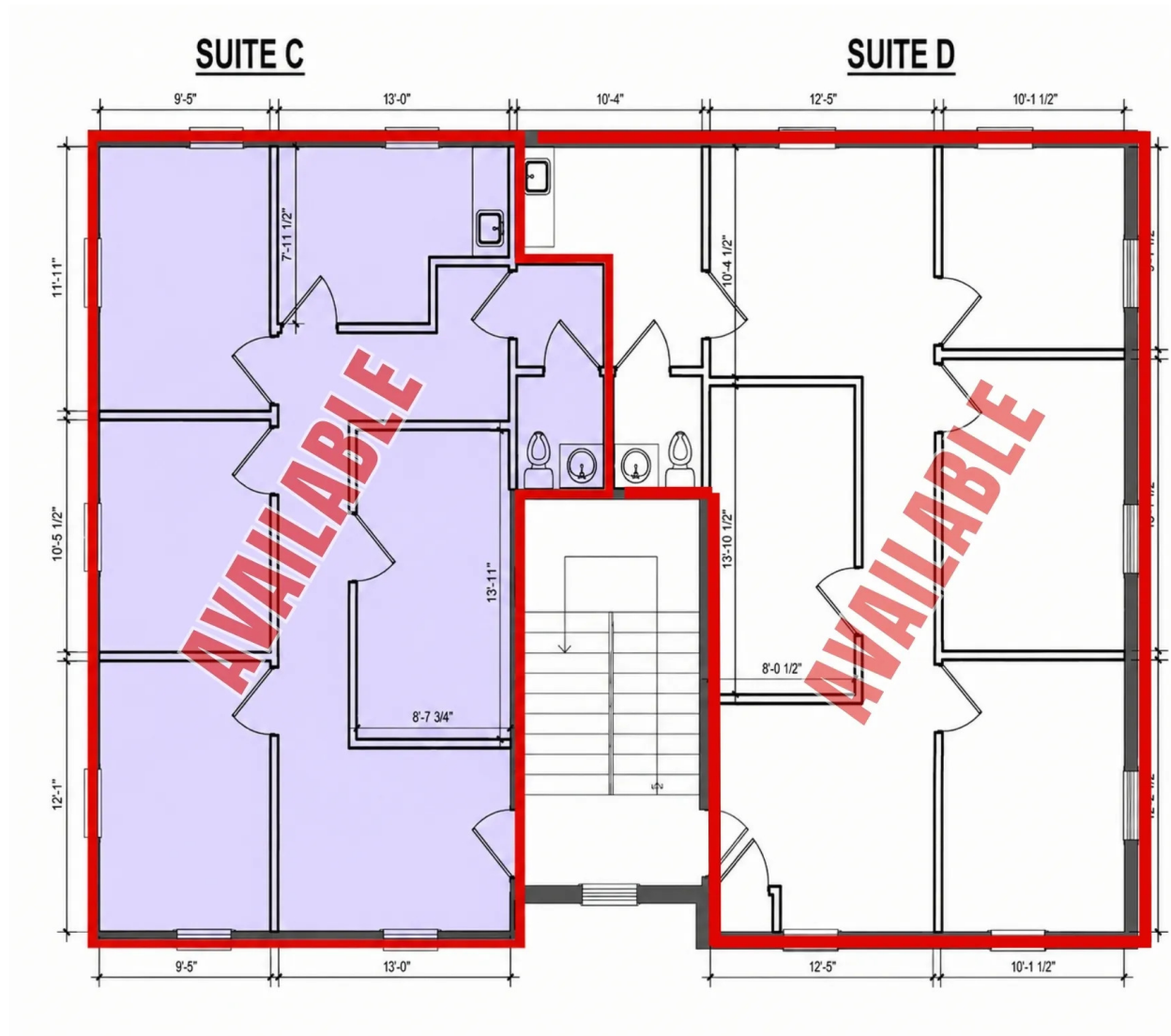
**KW COMMERCIAL**  
245 NC-54 Suite 101  
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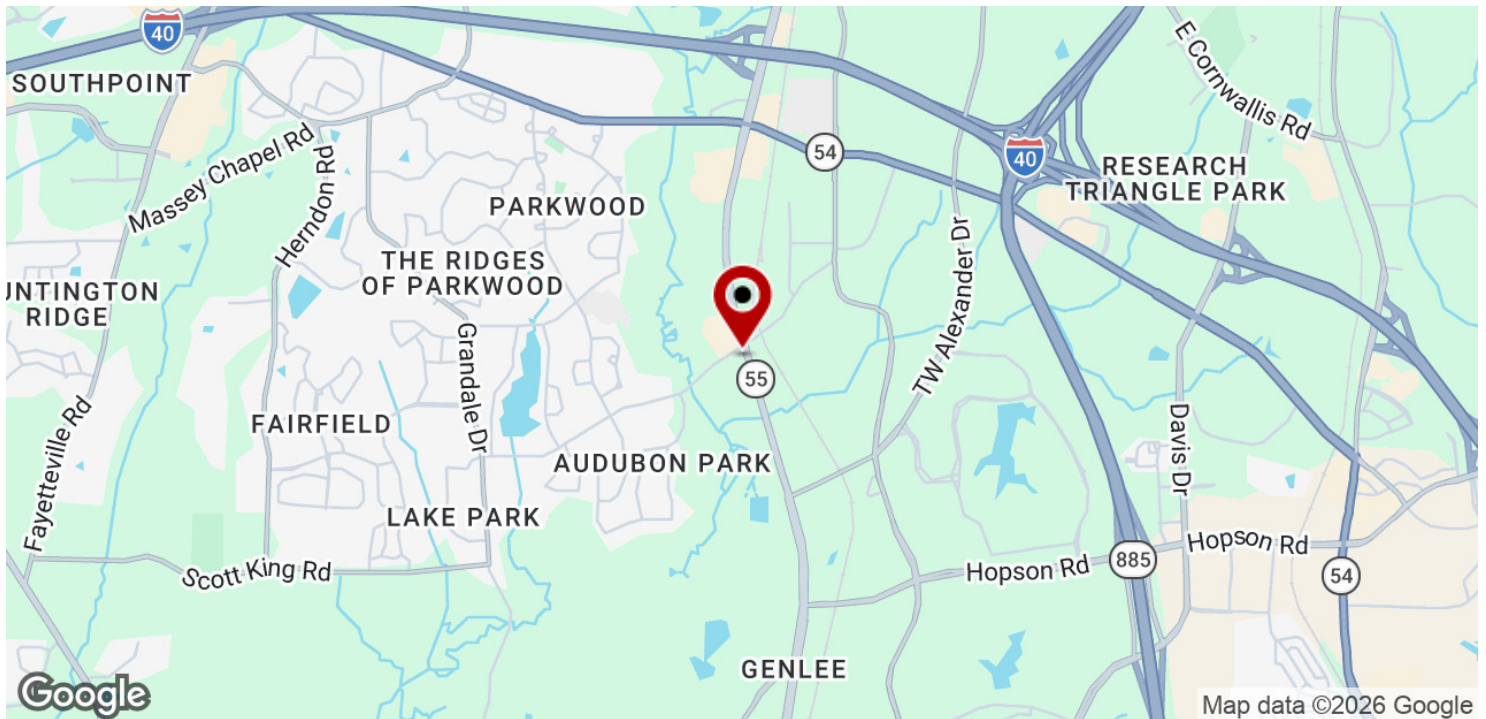
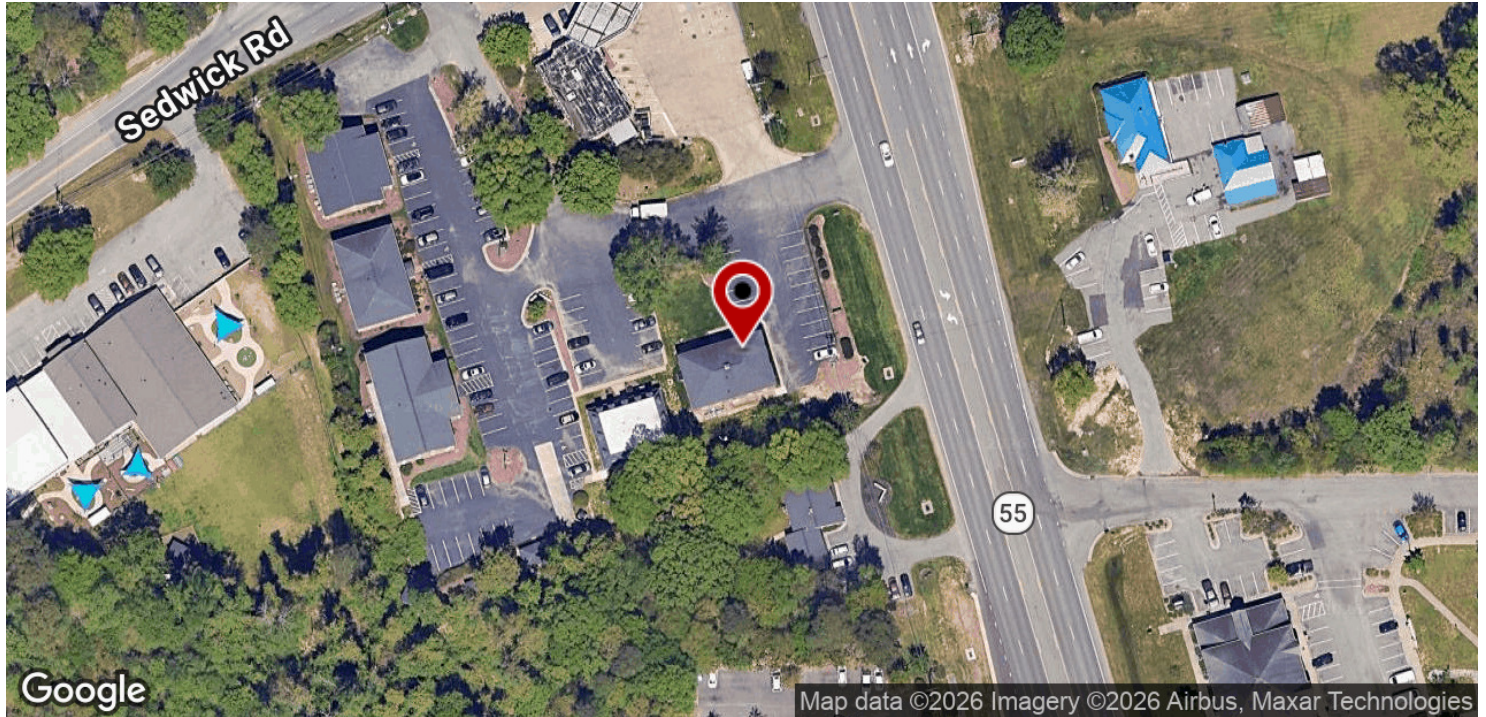
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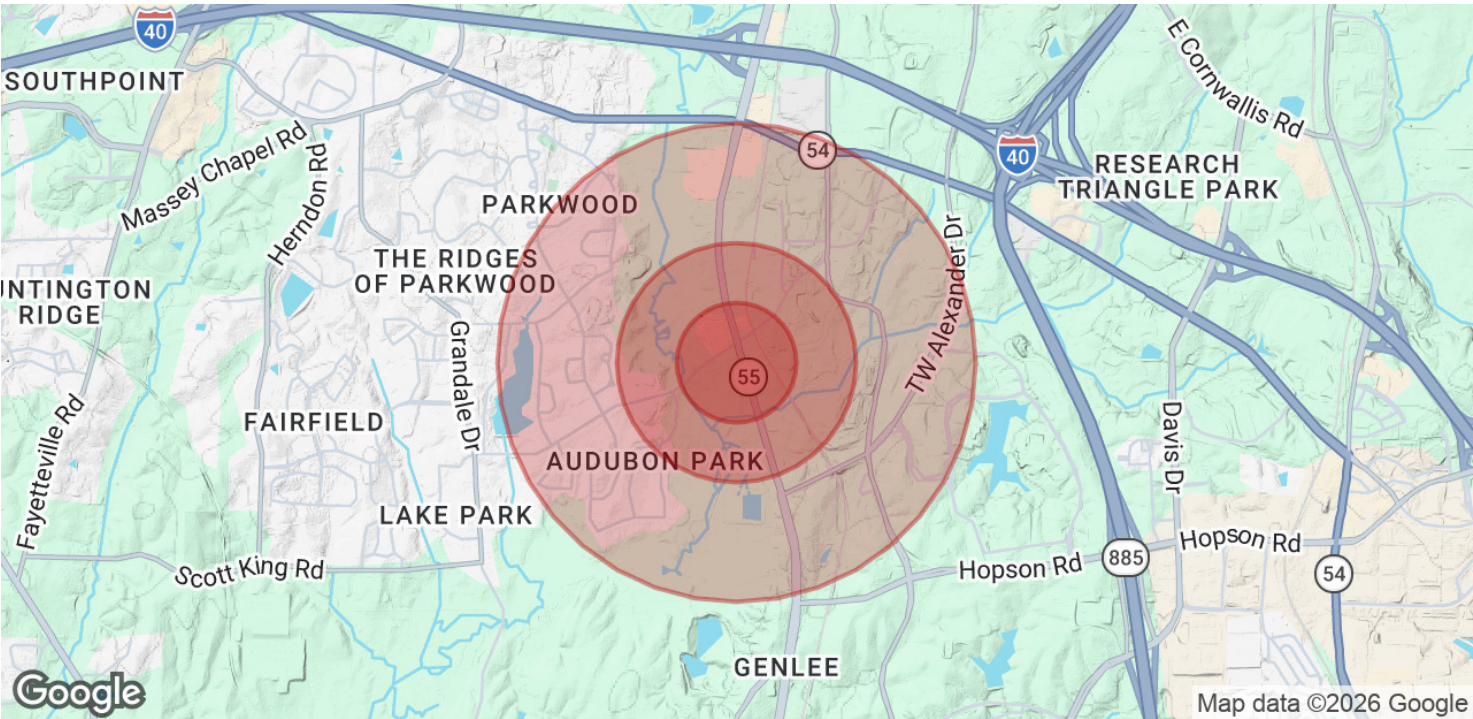
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| POPULATION           | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population     | 136        | 690       | 3,049  |
| Average Age          | 30.0       | 34.8      | 39.9   |
| Average Age (Male)   | 21.4       | 29.2      | 37.1   |
| Average Age (Female) | 31.8       | 35.7      | 39.1   |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| Total Households    | 74         | 355       | 1,513     |
| # of Persons per HH | 1.8        | 1.9       | 2.0       |
| Average HH Income   | \$50,176   | \$74,644  | \$89,492  |
| Average House Value | \$381,188  | \$334,914 | \$323,570 |

2023 American Community Survey (ACS)

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