



PRESENTED BY:

CAREY GREENE

919.287.2135 | carey.greene@svn.com

FOR LEASE
110 E. CARVER
STREET

DURHAM, NC 27704

OFFERING SUMMARY

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OFFERING SUMMARY

BUILDING SIZE:	±4,769 SF
LOT SIZE:	±0.926 Acres
PARCEL ID:	172215
YEAR BUILT:	1991
PROPERTY TYPE:	Office/Medical Building
ZONING:	OI (Office Institutional)
MARKET:	North Durham
LEASE TYPE:	NNN
LEASE RATE:	\$23.50/SF

PROPERTY OVERVIEW

SVN | Real Estate Associates, as exclusive listing agent, is pleased to present for lease 110 E. Carver Street. This free-standing, ±4,769 SF building is **ideally situated in north Durham, adjacent to the healthcare-focused Independence Park and near several restaurants.**

Formerly used as a medical office and surgery center, **the building is well-suited for continued medical use or a variety of other professional office purposes** permitted under OI zoning.



PROPERTY HIGHLIGHTS

- Featuring a reception area, spacious waiting room, multiple exam rooms with sinks, private offices, and surgical rooms, the building is designed for medical use but can be easily adapted to open office, conference, or collaborative work areas.
- The landlord (a licensed general contractor) can quickly and cost-effectively reconfigure the layout to meet tenant needs, ensuring a seamless and efficient build-out process.
- With 18 on-site parking spaces, prominent monument signage, a backup generator, and recently landscaped grounds enhancing curb appeal, the property combines functionality with a professional, welcoming atmosphere. New seal coat also in progress for parking lot.



VERSATILE LAYOUT

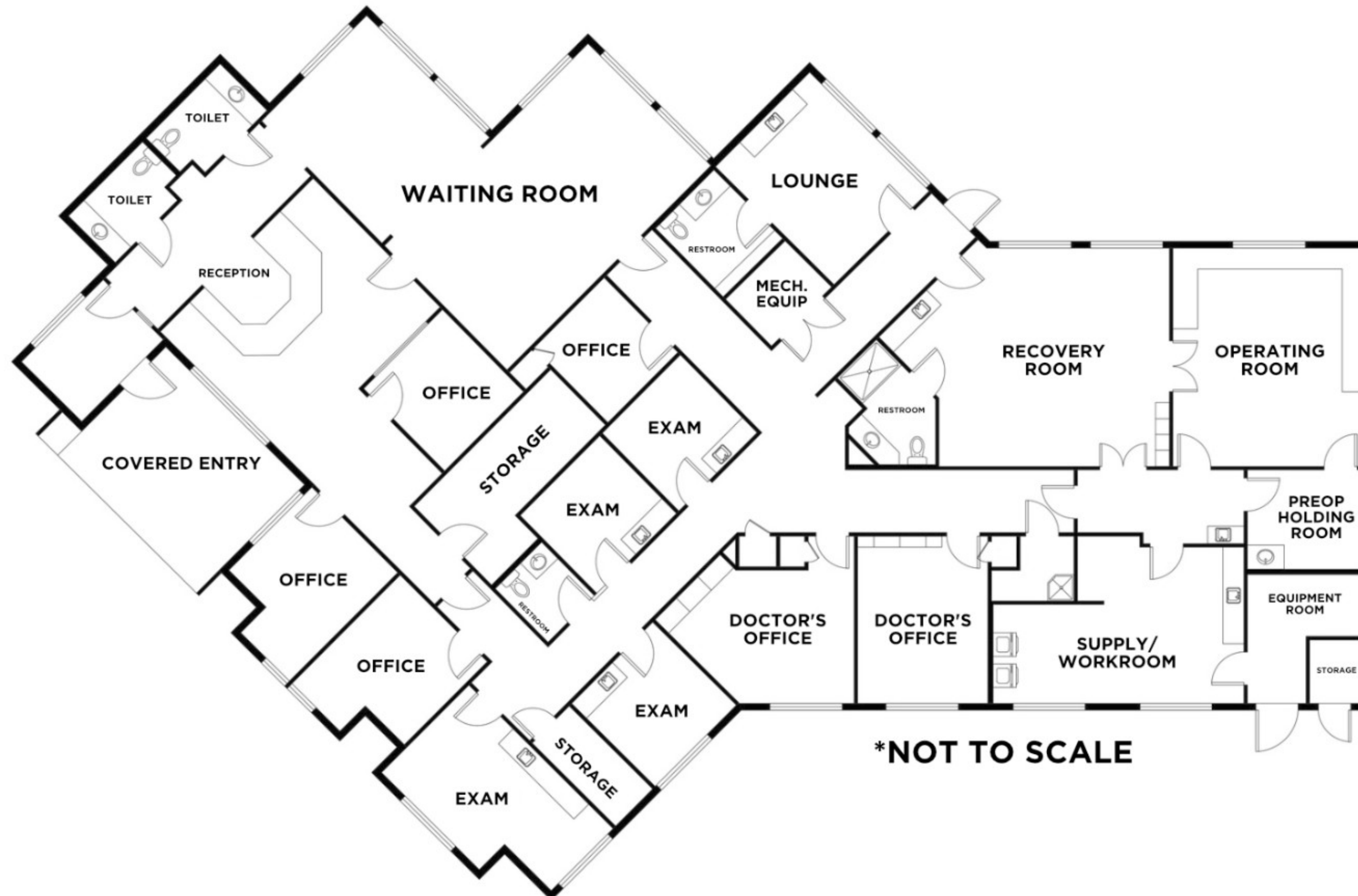


CUSTOMIZABLE



**CONVENIENT
AMENITIES**

FLOOR PLAN



PROPERTY PHOTOS



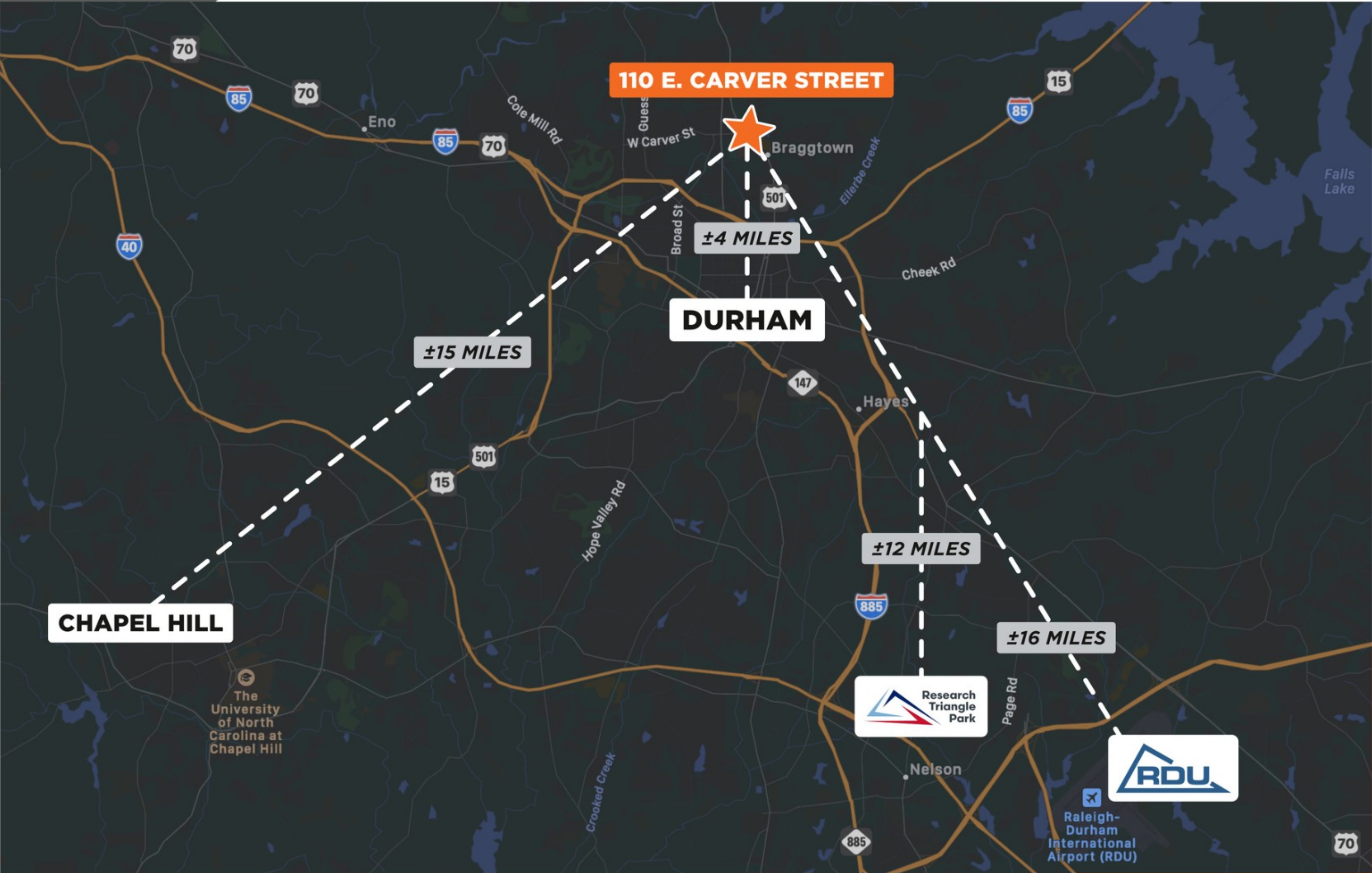
INTERIOR PHOTOS



RETAILER MAP



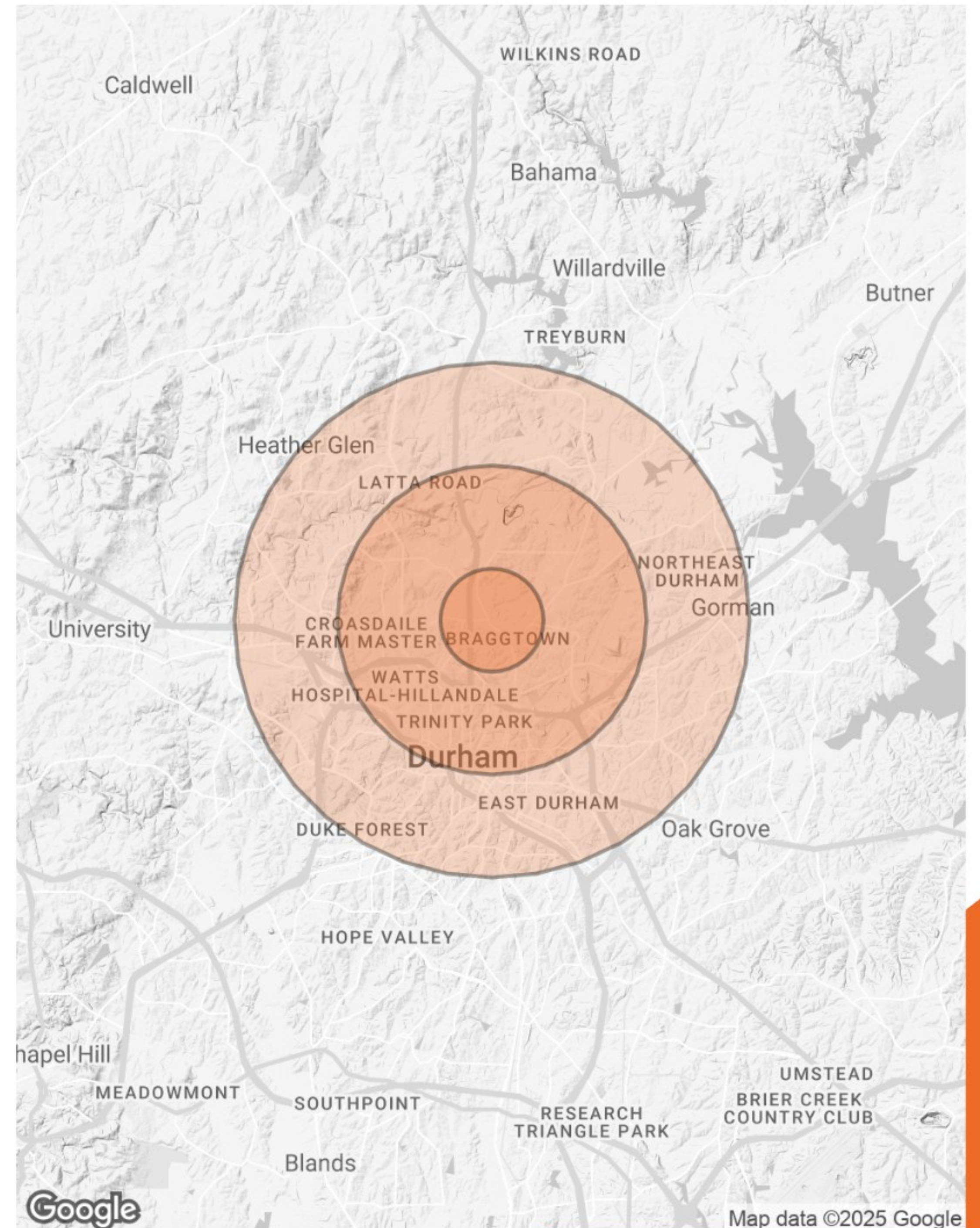
REGIONAL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,137	69,205	161,160
AVERAGE AGE	38	38	37
AVERAGE AGE (MALE)	37	37	36
AVERAGE AGE (FEMALE)	40	39	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,617	28,437	63,211
# OF PERSONS PER HH	2.5	2.4	2.5
AVERAGE HH INCOME	\$69,416	\$92,347	\$89,147
AVERAGE HOUSE VALUE	\$293,346	\$412,431	\$393,997

Demographics data derived from AlphaMap





Local Expertise.
National Reach.

SVN | Real Estate Associates

3333 Durham-Chapel Hill Blvd, Suite C | Durham, NC 27707