



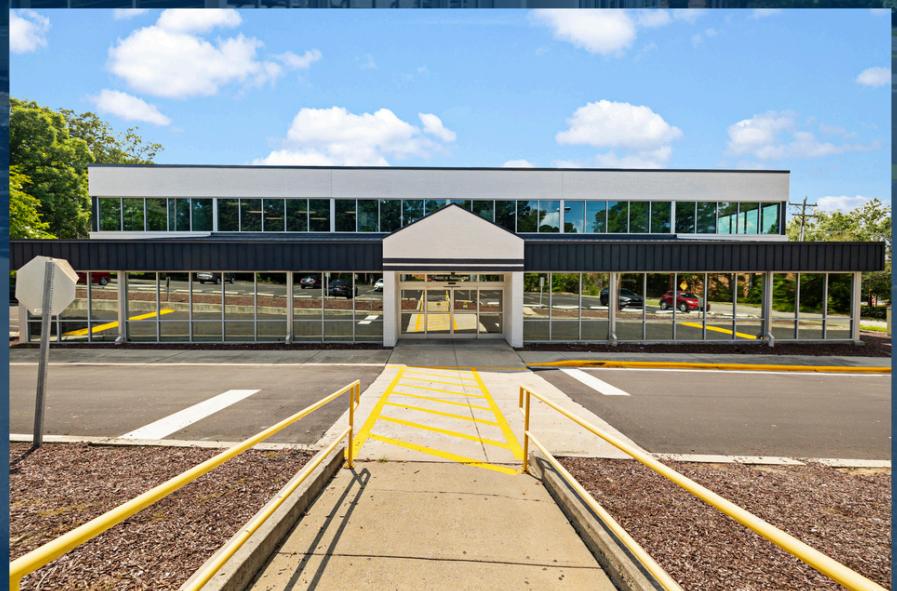
4020

N ROXBORO STREET

MEDICAL CONDOMINIUMS FOR SALE OR LEASE  
DURHAM, NC 27704

## PROPERTY HIGHLIGHTS

- Prominent visibility with convenient proximity to numerous nearby amenities
- Ideally positioned along Durham's main thoroughfare, leading to Downtown: North Roxboro Street (17,500 VPD)
- Situated within North Durham's established medical office submarket and two miles from Duke Regional Hospital, one of the country's largest clinical and biomedical research institutions.



4020 N ROXBORO STREET, DURHAM, NC 27704

## PROPERTY DETAILS

BUILDING SF	41,588
YEAR BUILT	1984/RENOVATED 2024
PARKING RATIO	6:1,000
FLOORS	2
ELEVATORS	ONE PASSENGER
SIGNAGE	BUILDING + MONUMENT
HVAC	2024
ROOF AGE	2017 TPO
ZONING	OI

## AVAILABILITIES FOR SALE OR LEASE

First Floor:

Suite 175: 2,142 SF

Second Floor:

Suite 220: 2,430 SF

Suite 230: 3,377 SF

**Lease Rate:** Call For Pricing

**Condominium Sale Price:** \$325.00 PSF

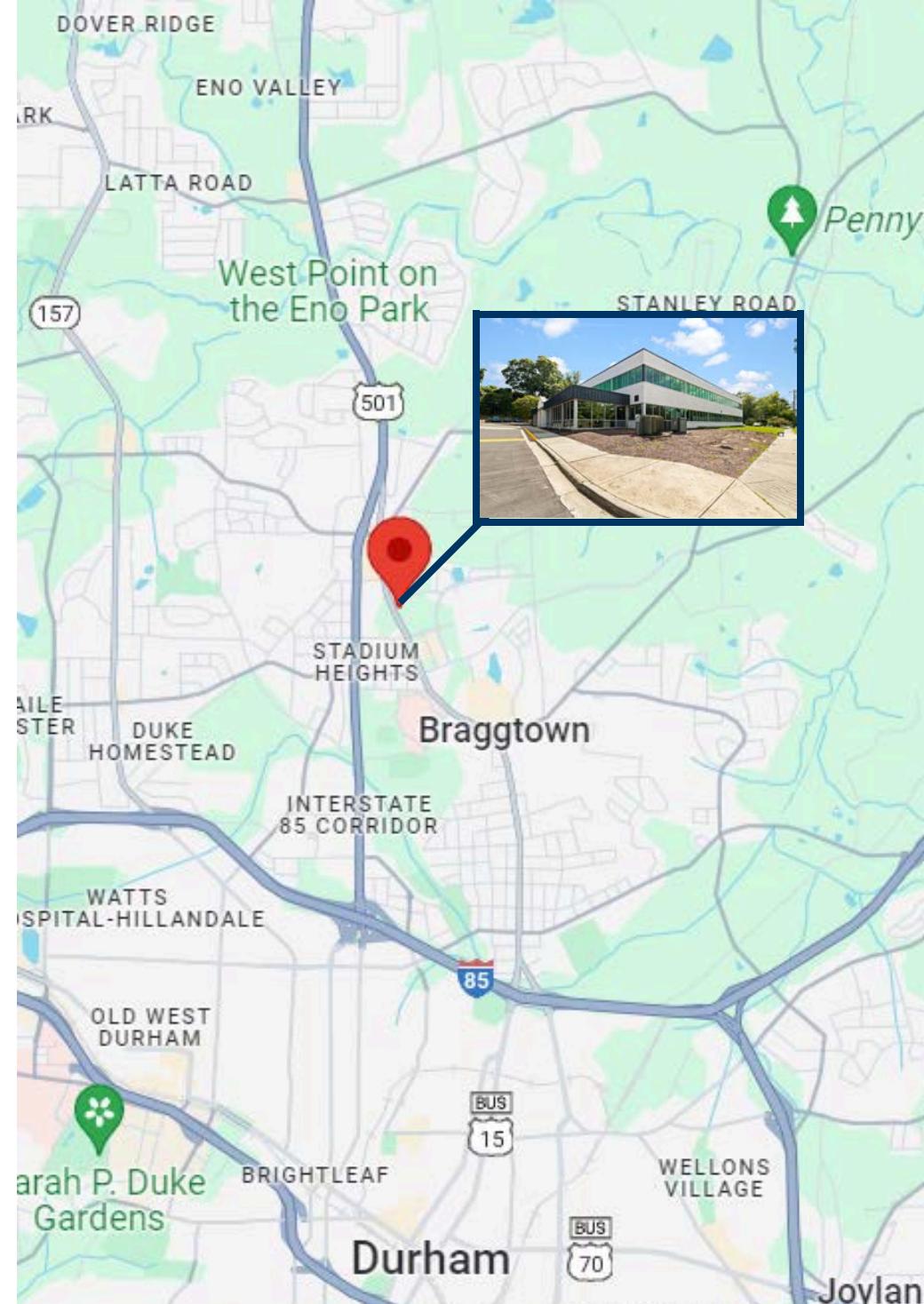
## 2024 RENOVATIONS

- Modernized Common Corridors
- Modernized Elevator
- New Building Systems
- New Parking Lots
- New Building HVAC
- Updated Signage

## DRIVE TIMES

DUKE REGIONAL HOSPITAL	2 MINS	RTP	18 MINS
I-85	4 MINS	CHAPEL HILL	20 MINS
DOWNTOWN DURHAM	7 MINS	RDU AIRPORT	24 MINS
HWY 501 / 751	9 MINS	DOWNTOWN RALEIGH	30 MINS

## DUKE REGIONAL HOSPITAL

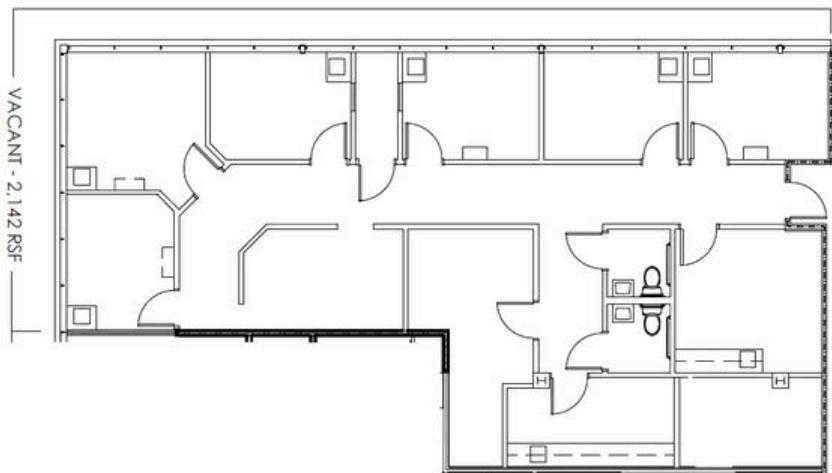


4020 N ROXBORO STREET, DURHAM, NC 27704

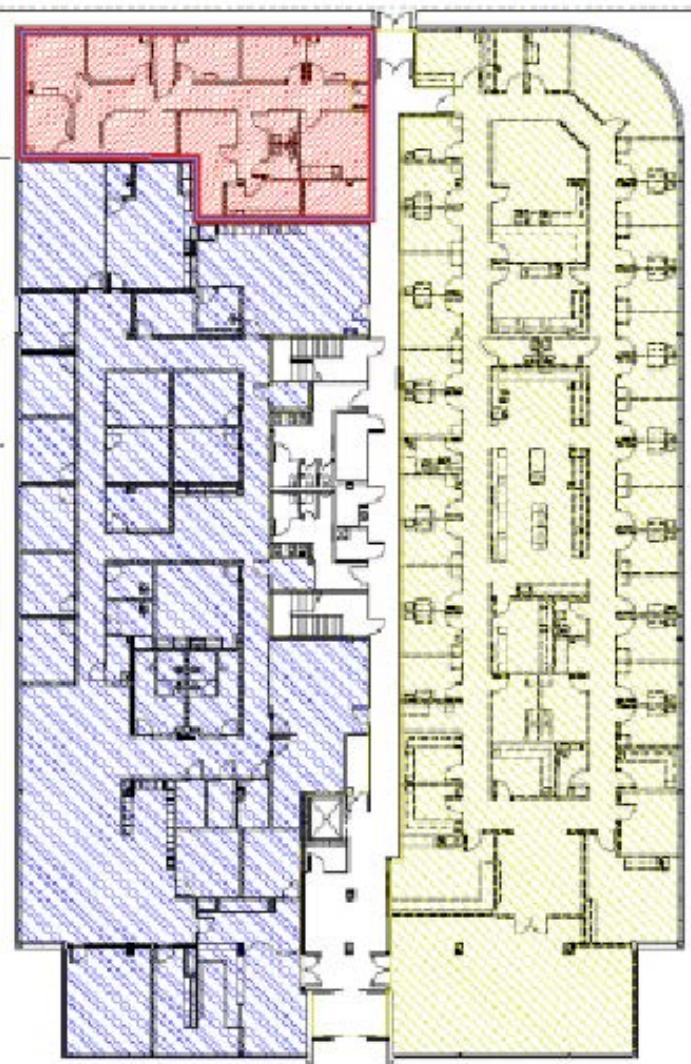
# AVAILABILITY

FIRST FLOOR:

SUITE 175: 2,142 SF



SUITE 175

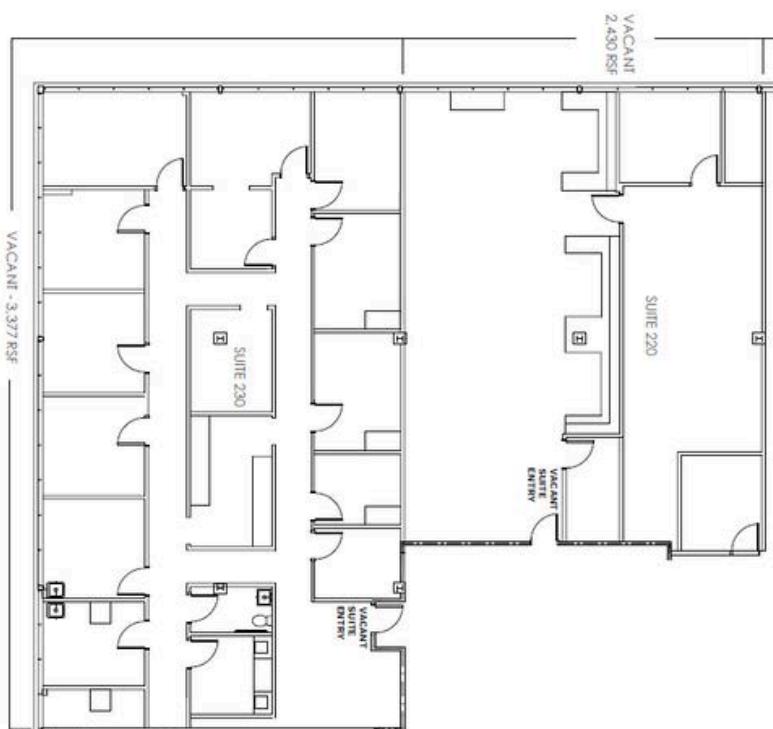


# AVAILABILITY

## SECOND FLOOR:

SUITE 220: 2,430 SF

SUITE 230: 3,377 SF



SUITE 230

SUITE 220



## PHOTOS



4020 N ROXBORO STREET, DURHAM, NC 27704

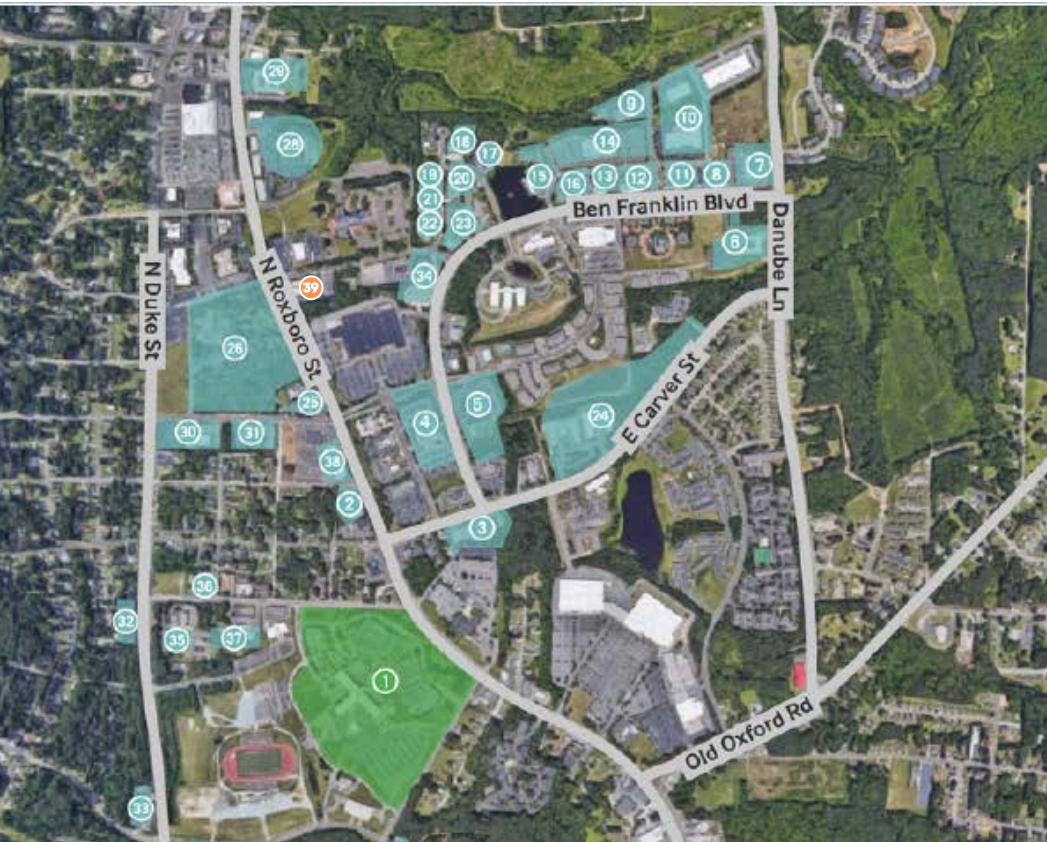
**RCR**  
RICH COMMERCIAL REALTY

## PHOTOS



4020 N ROXBORO STREET, DURHAM, NC 27704

# DURHAM MEDICAL COMMUNITY



- 1 Duke Regional Hospital Planned Parenthood
- 2 Duke Ambulatory Services
- 3 EmergeOrtho
- 4 NC Specialty Hospital
- 5 Brookdale Durham (Senior Living)
- 6 Duke Clinical Labs
- 7 Durham Nephrology
- 8 Argos Therapeutics
- 9 Almac (Clinical Trials Lab)
- 10 RAPHA Healthcare Services
- 11 Durham Diagnostic Imaging
- 12 Wound Healing & Hyperbaric Center
- 13 Duke Homecare & Hospice
- 14 Triangle Community Physicians
- 15 North Durham Orthodontics
- 16 Freedom Lake Dialysis
- 17 Regional Pediatric
- 18 Central Carolina Foot & Ankle
- 19 Harris & Smith OB/GYN

- 21 Jeffrey R. Cecil, DDS
- 22 SXR Medical Evaluations
- 23 Psychiatric & Psychological Associates
- 24 Carver Living Center
- 25 Family Medicine
- 26 Hock Family Pavilion
- 27 NCEENT
- 28 Durham Medical Center
- 29 Concordia Transitional Care & Rehabilitation
- 30 Department of Neurology
- 31 Triangle Urology
- 32 Oral & Maxillofacial Surgery Associates
- 33 Duke Street Pediatric Dentistry
- 34 Raleigh Neurology
- 35 Duke Center for Metabolic & Weight Loss Surgery
- 36 North Durham Women's Health
- 37 City of Medicine Academy
- 38 Carolina Dental Arts
- 39 4020 N Roxboro St

Duke Regional Hospital has served Durham, Orange, Person, Granville, and Alamance counties and the surrounding areas for 45 years. With more than 3,500 employees and 388 inpatient beds, Duke Regional offers a comprehensive range of medical, surgical, and diagnostic services.

For 2022-2023, U.S. News & World Report ranked Duke Regional Hospital as #9 in North Carolina and #4 in the Raleigh-Durham area. Duke Regional Hospital was named high performing in gastroenterology and orthopedics as well as in 10 adult procedures/conditions.



## DURHAM MARKET OVERVIEW



Durham enjoys a strong and diversified economy that continues to grow at a faster rate than the U.S. economy as a whole. Durham's rate of GDP growth is in the top 20 among major U.S. metros. Office-using sectors like professional and business services, finance, and information are leading Durham's recovery.

The metro's healthy economy is underpinned by its large talent base and highly educated workforce, which plays a significant role in attracting corporate investment. Duke University, North Carolina State University, and UNC Chapel Hill produce thousands of graduates every year, many of whom fall into local workforce.

-Costar

4020 N ROXBORO STREET, DURHAM, NC 27704





## **SAM DIFRANCO, JR. | CCIM, SIOR**

Principal

919.604.2137

[sdifrancojr@richcommercialrealty.com](mailto:sdifrancojr@richcommercialrealty.com)

## **DYLAN HEAFNER | CCIM, SIOR**

Principal

919.618.3026

[dheafner@richcommercialrealty.com](mailto:dheafner@richcommercialrealty.com)

## **CONLEY MORETZ**

Vice President

757.817.1348

[cmoretz@richcommercialrealty.com](mailto:cmoretz@richcommercialrealty.com)

DISCLAIMER: While we have made every attempt to ensure that the information contained herein is accurate, Rich Commercial Realty, LLC ("RCR") is not responsible for any errors or omissions, or for the results obtained from the use of this information. All information provided herein is provided with no guarantee of completeness, accuracy, or timeliness, and without warranty of any kind, express or implied, including, but not limited to warranties of performance, merchantability and fitness for a particular purpose. We strongly recommend you and/or your advisory team perform a thorough review of the included property to determine its compatibility with your real estate goals and specifications. In no event will RCR, its partners, agents, or employees be liable to you or anyone else for any decision made or action taken in reliance on the information herein.



### **Call Our Office**

919.821.7880



### **Visit Our Website**

[www.richcommercialrealty.com](http://www.richcommercialrealty.com)



### **Follow RCR on LinkedIn**

<https://www.linkedin.com/company/2514132/admin/feed/posts/>



### **Office Address**

Rich Commercial Realty  
3840 Ed Drive, Suite 108  
Raleigh, NC 27612