

OFFICE FOR LEASE

1,030 SF OFFICE SUITE IN PRIME DURHAM LOCATION

1910 Sedwick Rd, Bldg 100-Suite C, Durham, NC 27713



OFFERING SUMMARY

Lease Rate:	\$1,500/MO Plus Utilities
Available SF:	1,030 SF
Building Size:	6,232 SF
Lot Size:	2.17 Acres
Year Built:	1984
Zoning:	CN
Submarket:	NC - S Durham

PROPERTY OVERVIEW

This 1,030 sq.ft. second-floor suite in Building 100 is a rare find at \$1,500/month plus utilities. Meticulously maintained and move-in ready, it delivers a standout professional presence with fresh flooring and a smart, efficient layout.

The space includes 4 private offices, a break room, and a restroom, making it ideal for mental health providers, billing teams, and professional office users seeking immediate, quality space.

PROPERTY HIGHLIGHTS

- 1,030 SF with a flexible, efficient office layout
- Professionally finished and move-in ready
- Excellent access to Hwy 55, Hwy 54, and I-40
- Prime location surrounded by retail, restaurants, and amenities
- Ample on-site parking for staff and clients
- Lease Rate: \$1,500/month plus utilities

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VANDAN GANDHI, CCIM

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KW COMMERCIAL

245 NC-54 Suite 101

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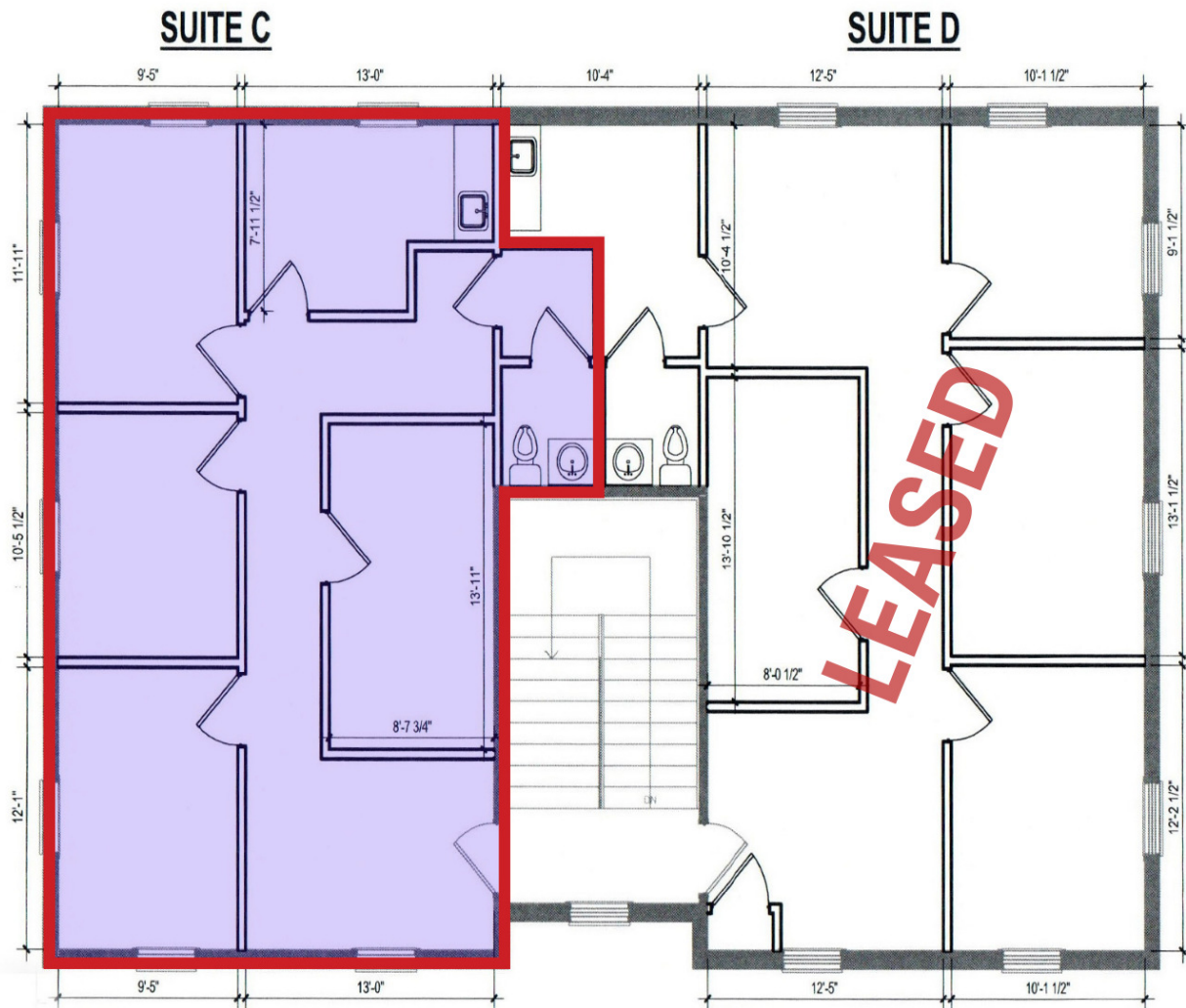
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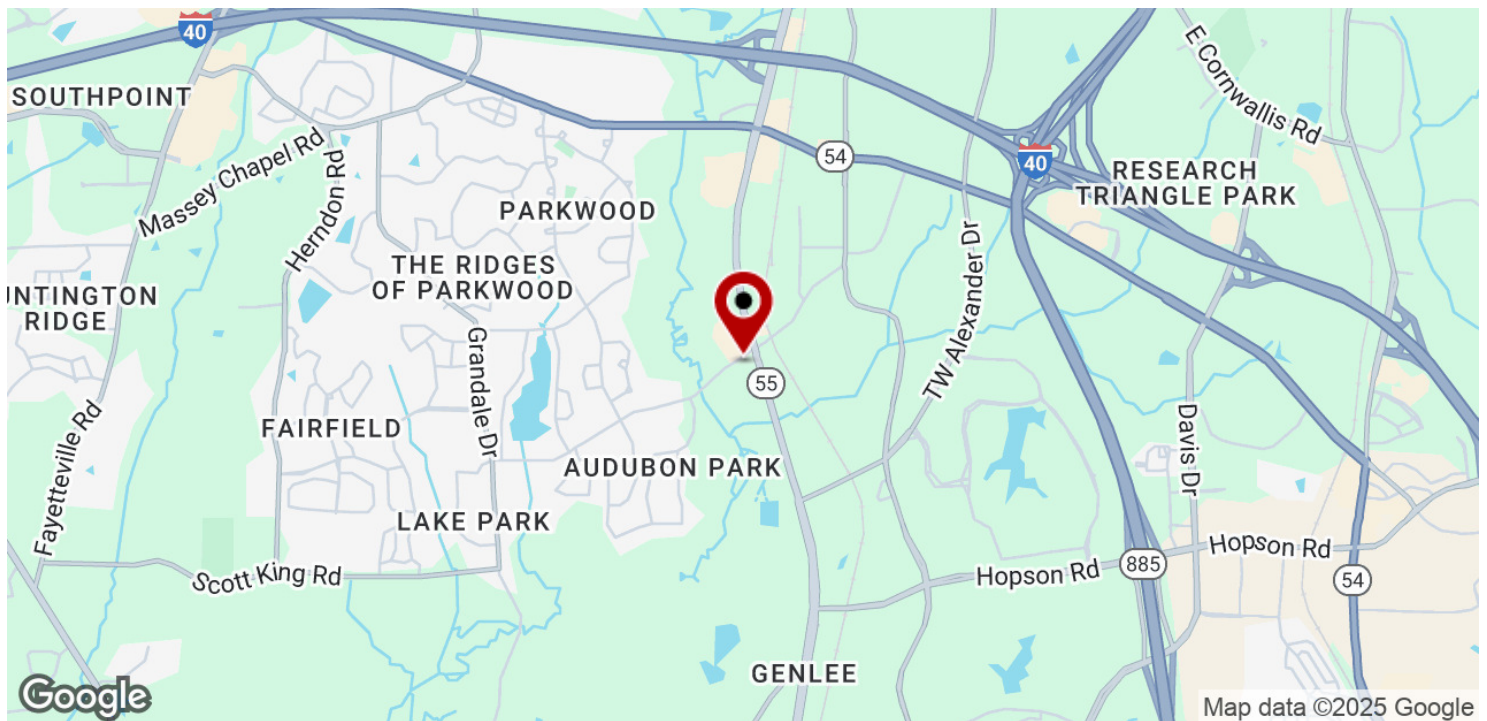
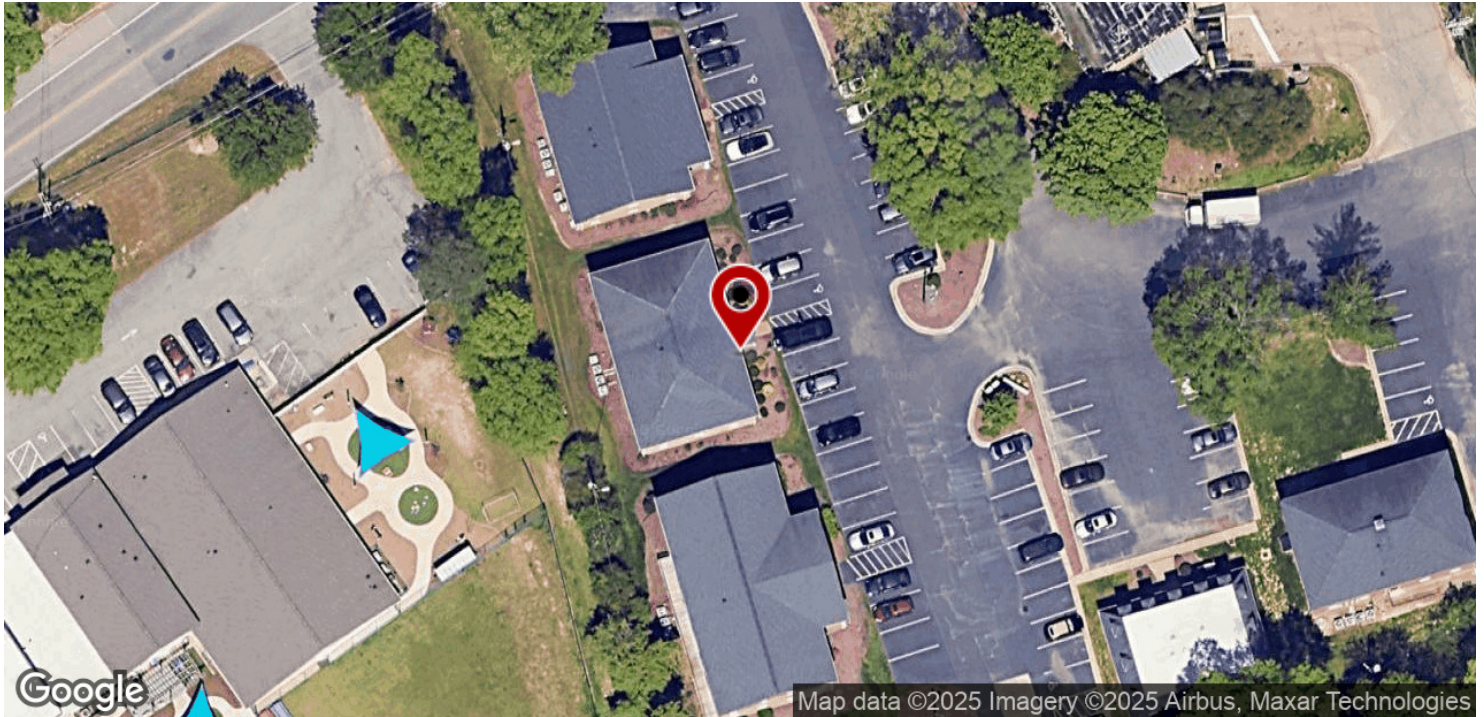
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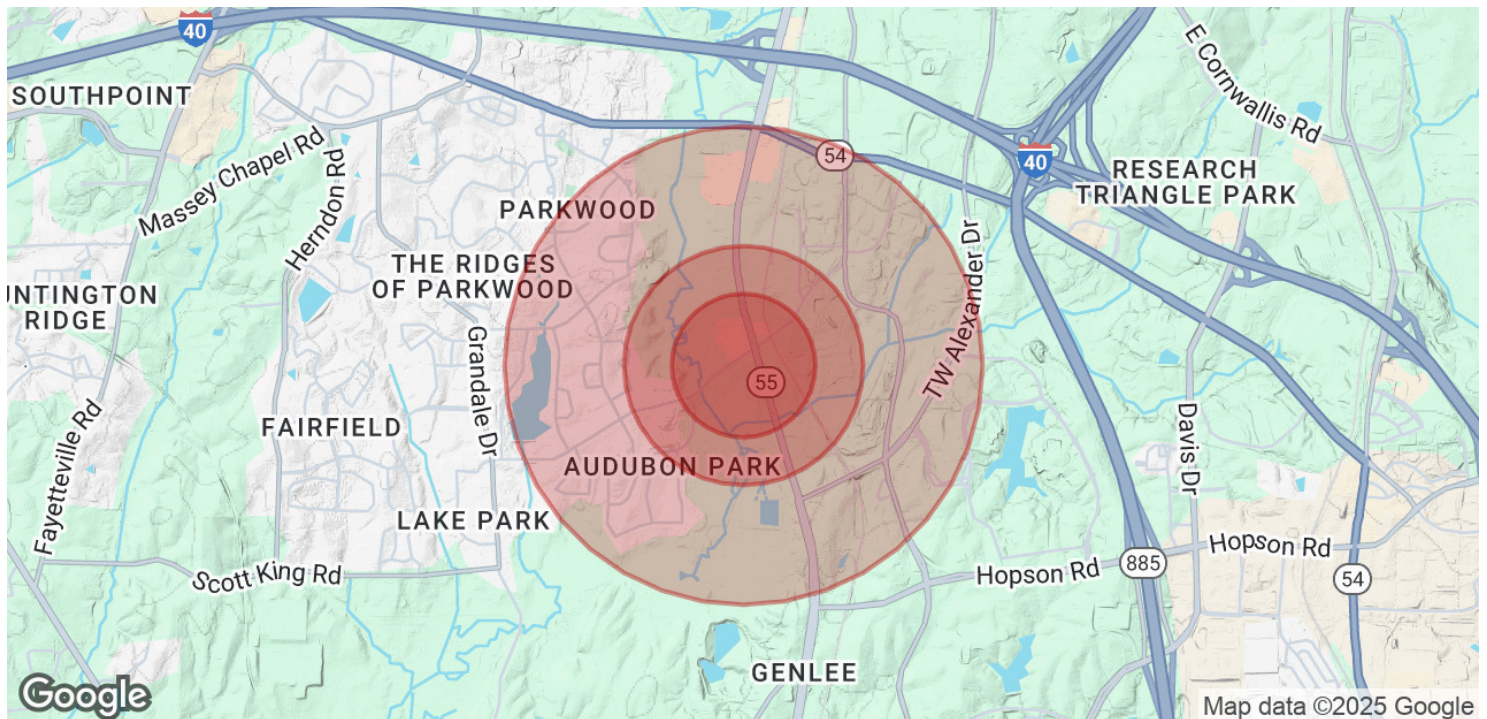
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	185	636	3,958
Average Age	38	39	39
Average Age (Male)	34	36	37
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	88	287	1,734
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$80,788	\$95,270	\$105,387
Average House Value	\$366,487	\$377,271	\$369,438

Demographics data derived from AlphaMap

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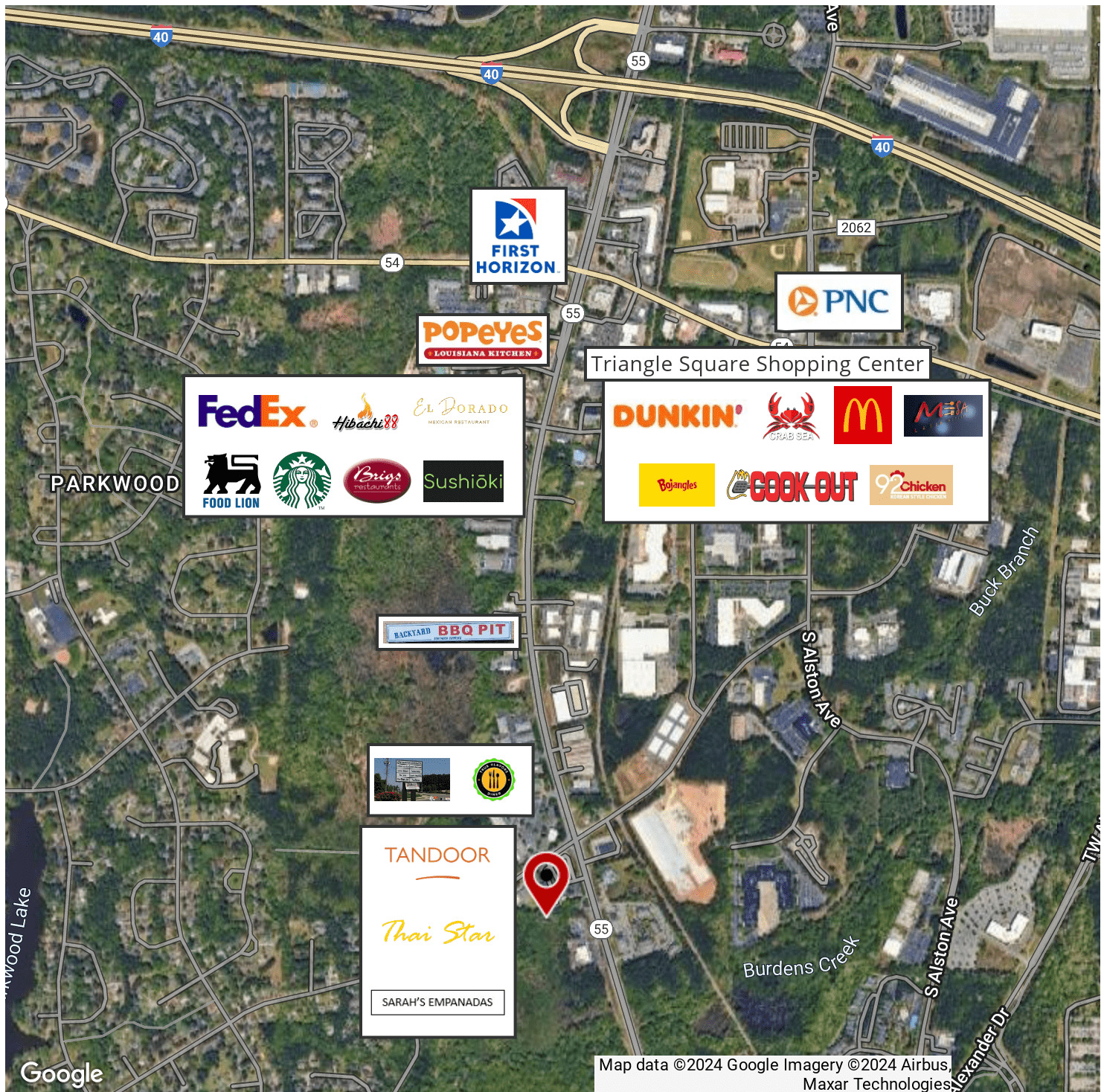
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