

OFFICE FOR SALE & LEASE



TURNKEY SPACE WITH NEW HVAC, FLOORING & PAINT

1804 Martin Luther King Junior Parkway, Durham, NC 27707



OFFERING SUMMARY

Sale Price:	\$240,000
Lease Rate:	\$1,800.00 per month (Plus Utilities)
Building Size:	9,992 SF
Available SF:	1,000 SF
Lot Size:	2.53 Acres
Price / SF:	\$24.02
Year Built:	1986
Zoning:	OI
Market:	Raleigh/Durham
Submarket:	NC - S Durham

PROPERTY OVERVIEW

A prime 1,000 SF first-floor office suite at 1804 Martin Luther King Jr. Parkway, Suite 111. Located in a highly sought-after commercial corridor, the property is surrounded by shopping centers, restaurants, banks, and cinemas, offering excellent convenience and accessibility. It is just minutes from Duke University, UNC, Research Triangle Park, and RDU International Airport.

The suite features three private offices, a reception area, a meeting room, an ADA-compliant restroom, kitchenette, and storage space. Recent upgrades include a brand-new HVAC system, fresh interior paint, and new flooring, providing a turnkey opportunity for an office, medical, or professional service user. Properties in this corridor rarely come to market, this is an exceptional opportunity to secure a high-demand commercial condo.

PROPERTY HIGHLIGHTS

- Prime First-Floor Suite – 1,000 SF at 1804 Martin Luther King Jr. Parkway, Suite 111.
- Convenient Access – Minutes from Duke, UNC, Research Triangle Park, and RDU Airport.
- Turnkey Condition – New HVAC, fresh paint, and updated flooring.
- Functional Layout – 3 private offices, reception, meeting room, ADA bathroom, kitchenette, and storage.
- High-Visibility Corridor – Near shopping, dining, banks, and entertainment.
- Rare Market Opportunity – Limited availability in a sought-after location.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

VANDAN GANDHI, CCIM
Commercial Broker
O: 919.475.5769
van@vcrealty.com
NC #247850

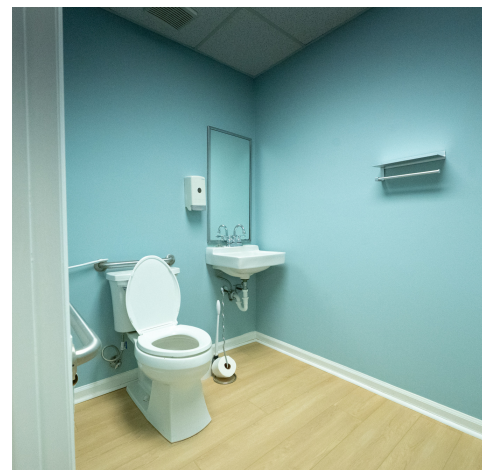
KW COMMERCIAL
245 NC-54 Suite 101
Durham, NC 27713

Each Office Independently Owned and Operated

OFFICE FOR SALE & LEASE

TURNKEY SPACE WITH NEW HVAC, FLOORING & PAINT

1804 Martin Luther King Junior Parkway, Durham, NC 27707



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

VANDAN GANDHI, CCIM

Commercial Broker

O: 919.475.5769

van@vgrealty.com

NC #247850

KW COMMERCIAL

245 NC-54 Suite 101

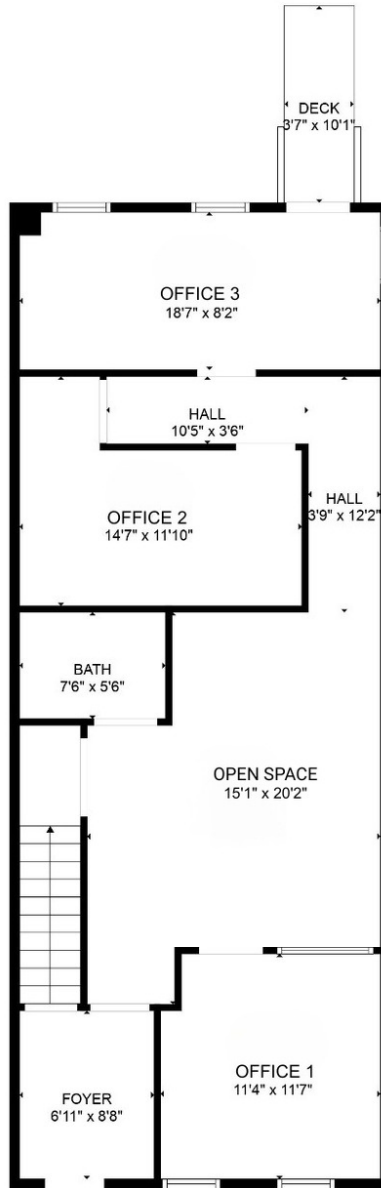
Durham, NC 27713

Each Office Independently Owned and Operated

OFFICE FOR SALE & LEASE

TURNKEY SPACE WITH NEW HVAC, FLOORING & PAINT

1804 Martin Luther King Junior Parkway, Durham, NC 27707



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

VANDAN GANDHI, CCIM
Commercial Broker
O: 919.475.5769
van@vcrealty.com
NC #247850

KW COMMERCIAL
245 NC-54 Suite 101
Durham, NC 27713

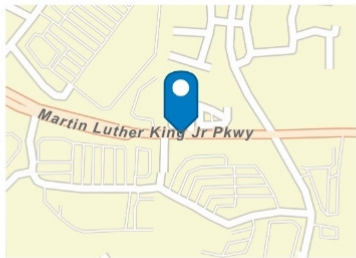
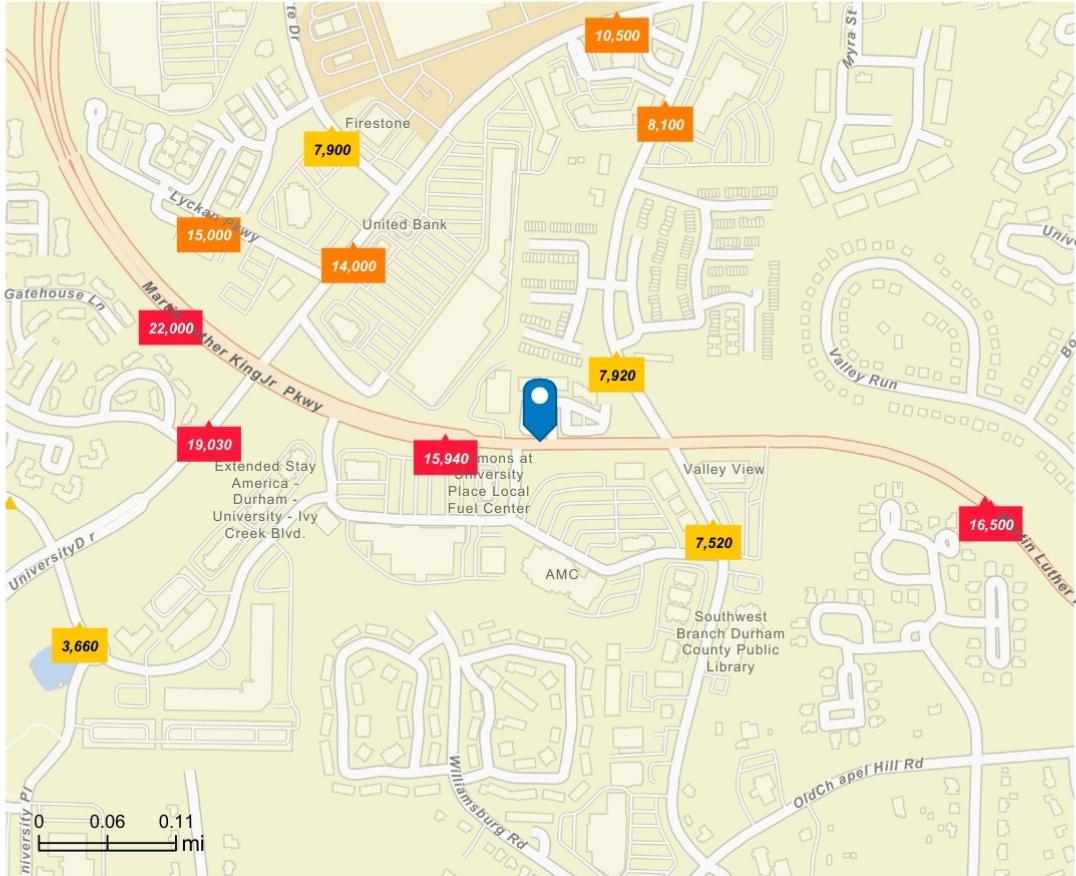
Each Office Independently Owned and Operated

TURNKEY SPACE WITH NEW HVAC, FLOORING & PAINT

1804 Martin Luther King Junior Parkway, Durham, NC 27707



Traffic Count Map - Close Up
 1804 Martin Luther King Jr Pkwy, Durham, North Carolina, 27707
 Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

© 2026 Esri

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

VANDAN GANDHI, CCIM
 Commercial Broker
 O: 919.475.5769
 van@vgrealty.com
 NC #247850

KW COMMERCIAL
 245 NC-54 Suite 101
 Durham, NC 27713

Each Office Independently Owned and Operated

TURNKEY SPACE WITH NEW HVAC, FLOORING & PAINT

1804 Martin Luther King Junior Parkway, Durham, NC 27707



	1 MILE	3 MILES	5 MILES
--	---------------	----------------	----------------

2025 Estimated Population	9,885	65,810	193,076	POPULATION
2030 Projected Population	10,452	67,706	203,213	
2025 Estimated Household	4,872	27,333	84,645	HOUSEHOLD
2030 Projected Household	5,161	28,618	90,739	
2030 Estimated Owner Occupied Housing	1,353	14,168	37,779	HOUSING
2030 Estimated Renter Occupied Housing	3,808	14,449	52,960	
2025 Estimated Total Business	807	2,383	8,908	BUSINESS
2025 Estimated Total Employees	8,204	32,933	119,372	EMPLOYEES

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

VANDAN GANDHI, CCIM
 Commercial Broker
 O: 919.475.5769
 van@vcrealty.com
 NC #247850

KW COMMERCIAL
 245 NC-54 Suite 101
 Durham, NC 27713