

OFFICE FOR LEASE

PRIME DURHAM LOCATION - 1910 SEDWICK RD

1910 Sedwick Rd, Durham, NC 27713 | BUILDING 100 - Suite C



OFFERING SUMMARY

Lease Rate:	\$18.00 PSF (\$1,545/MO Plus Utilities)
Building Size:	6,232 SF
Available SF:	1,030 SF
Lot Size:	2.17 Acres
Year Built:	1984
Zoning:	CN
County:	Durham County
Submarket:	NC - S Durham

PROPERTY OVERVIEW

BLDG 100, STE. C - 1,030 sq.ft. on the second floor of Building 100, available for \$1,545/month (\$18 PSF) plus utilities. The space is ideal for a variety of professional and business uses.

PROPERTY HIGHLIGHTS

- Prime Durham Location – Strategically located near RTP, offering easy access to key business hubs.
- Effortless Connectivity – Minutes from Hwy 55, Hwy 54, and I-40, ensuring seamless commutes.
- Vibrant Surroundings – Surrounded by popular restaurants and shops, ideal for clients and employees alike.
- Affordable Leasing – Competitive rates make this an exceptional value in a prime area.
- Immaculate Condition – Move-in ready spaces that are meticulously maintained for your business success.

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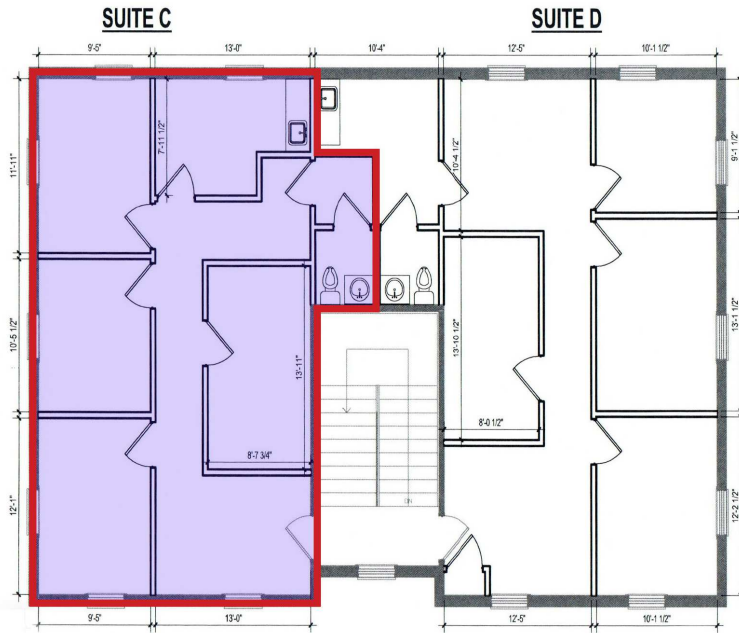
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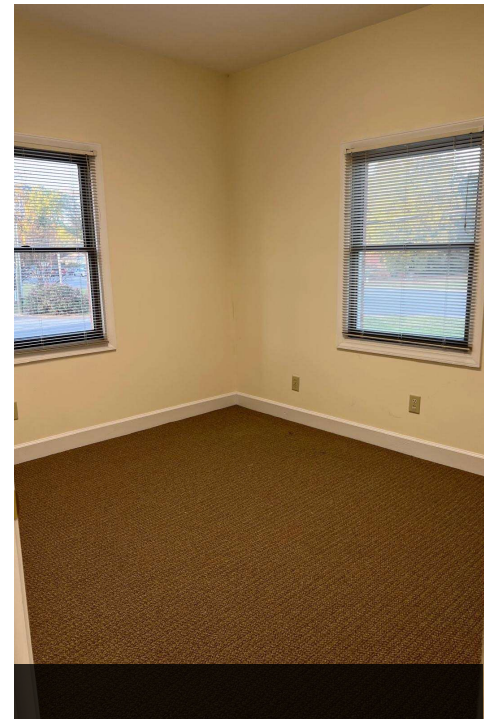
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BLDG 100, Suite C - Floor Plan



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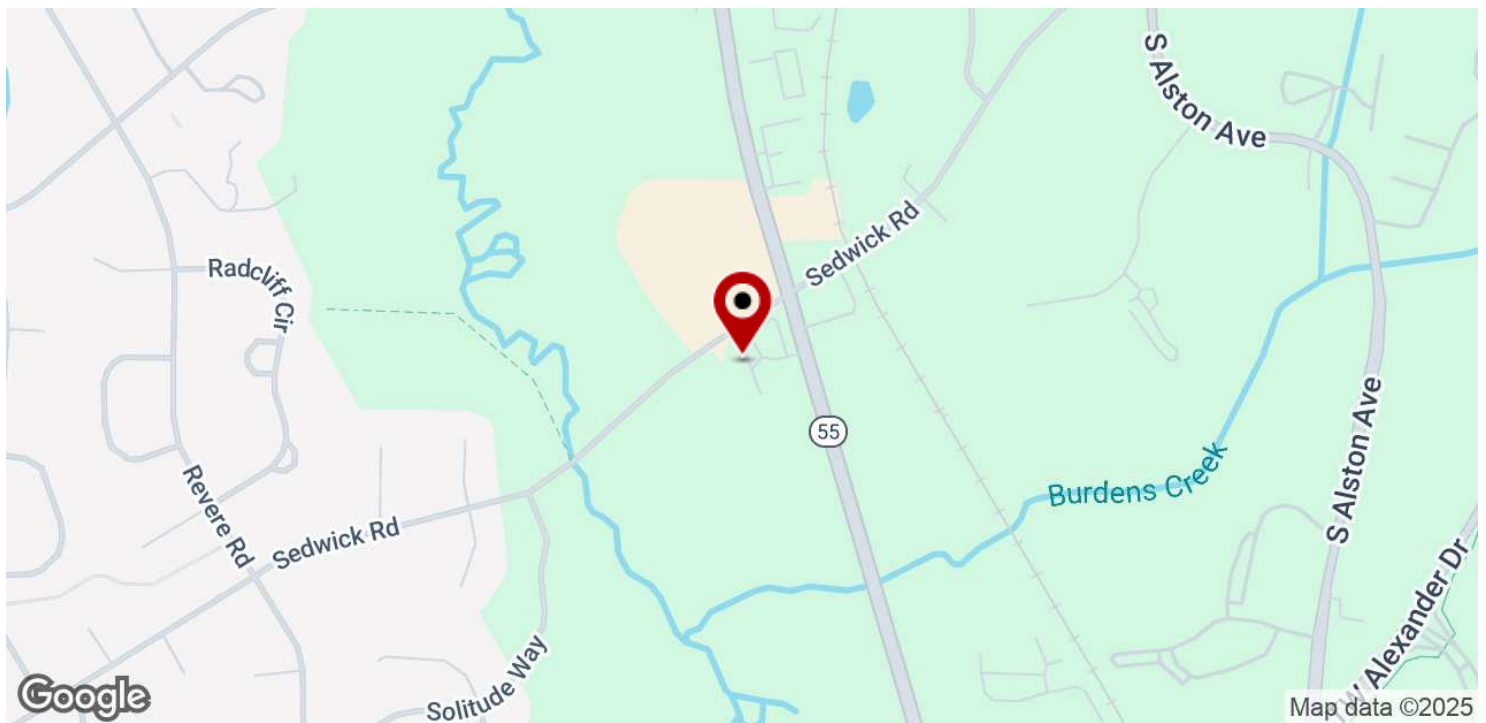
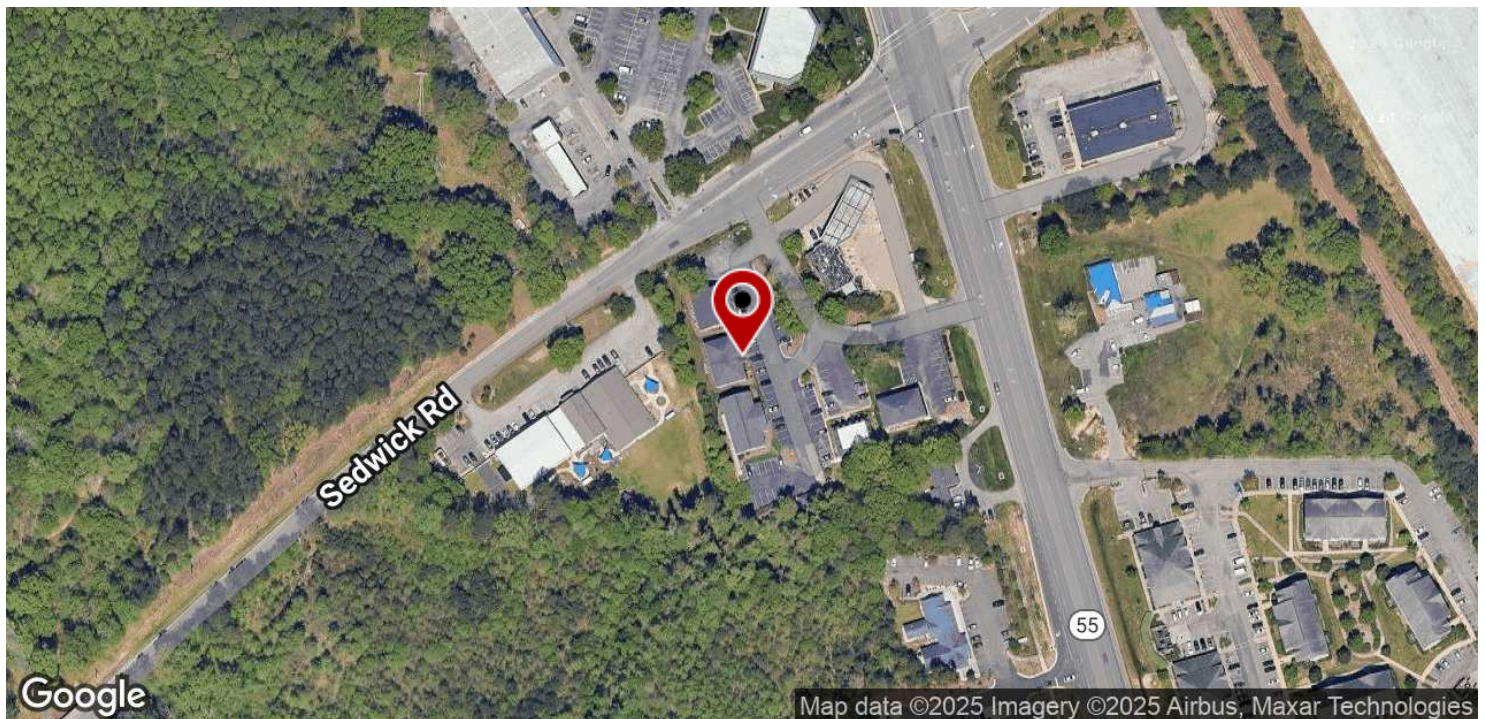
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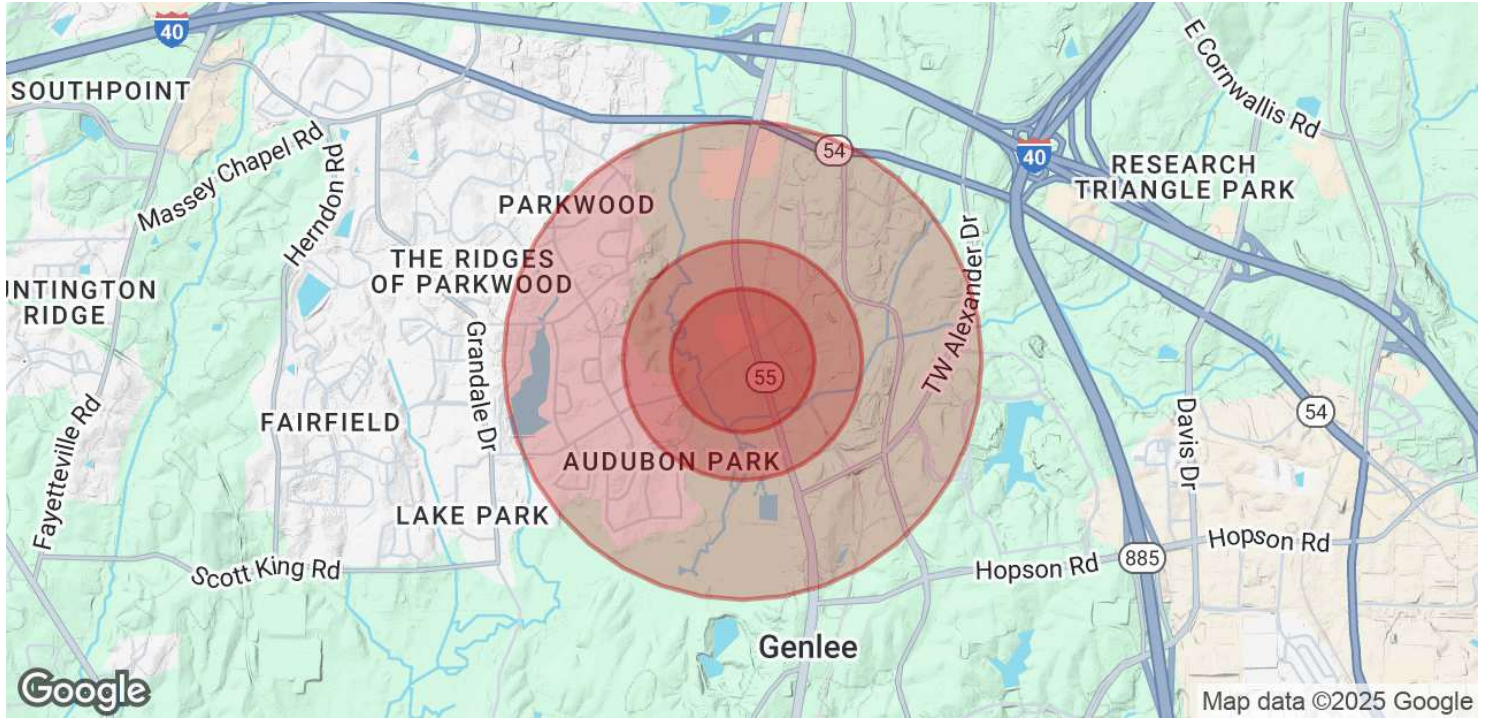
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	185	636	3,958
Average Age	38	39	39
Average Age (Male)	34	36	37
Average Age (Female)	41	41	41

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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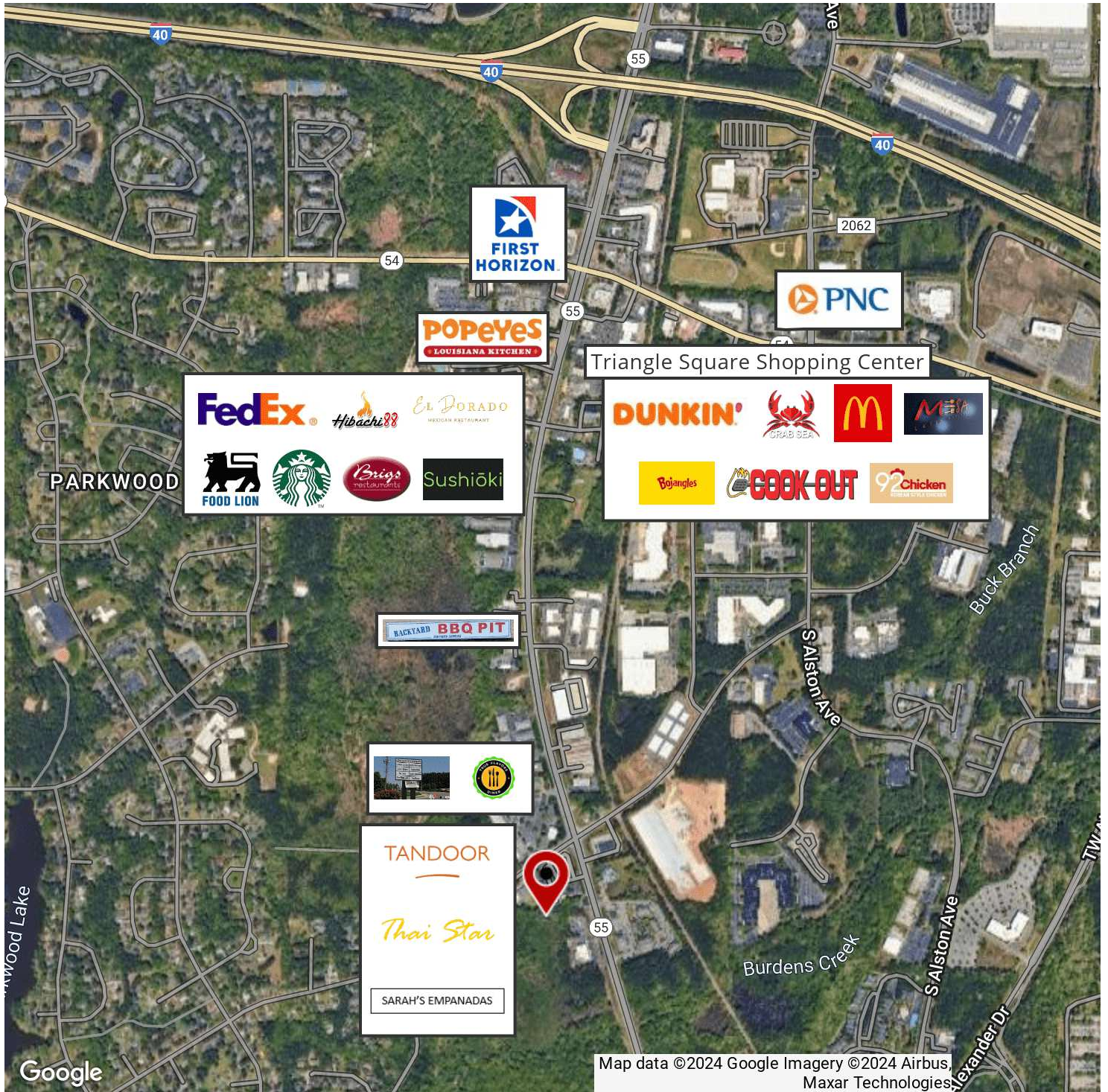
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