

FOREST CREEK

4220 NC Hwy 55, Durham, NC

OFFICE SPACE

For Lease



LEASING AGENT

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york

AVAILABLE SPACE

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- Suite 340 ± 2,860 RSF

PRICING

- \$22.00 Full Service

ADDITIONAL DETAILS

- Attractive glass throughout the suite
- Private balcony for exclusive use of this suite

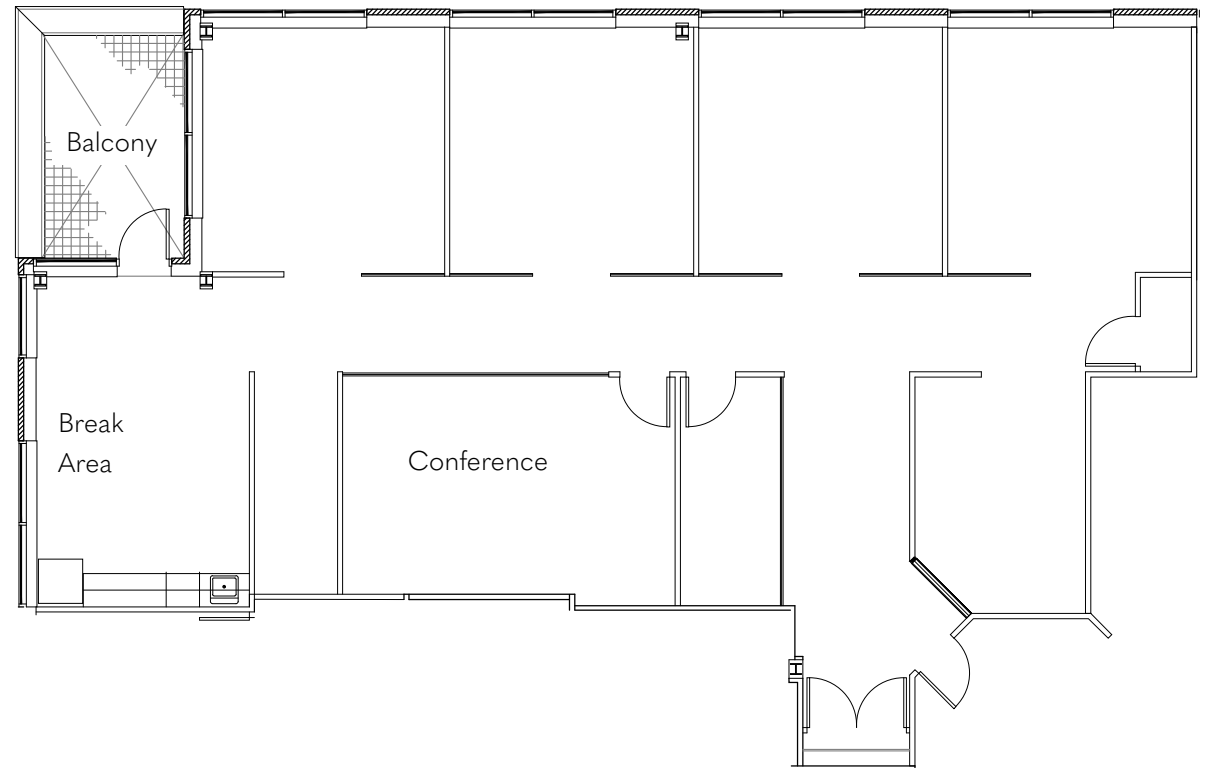
BUILDING DETAILS

- Parking: 4:1,000 RSF
- Immediate access to I-40 (Exit 278)
- Three-story Class A building
- 10 minutes to RDU International Airport

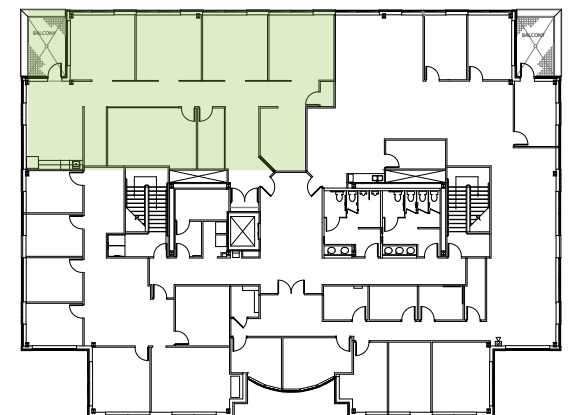
GENERAL INFORMATION

Forest Creek is a 31,613 SF three-story office building conveniently located at the intersection of Hwy 55 and I-40 on the western border of Research Triangle Park. It offers excellent proximity to restaurants, hotels, shopping, banking, and other retail services and is a great alternative to higher RTP rental rates. Easy access to Raleigh, Durham and Chapel Hill.

SUITE 340 ±2,860 RSF

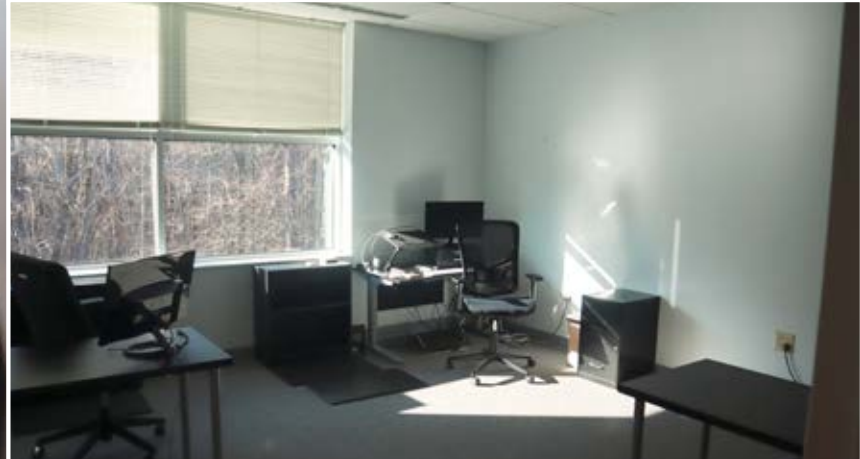


FLOOR PLATE



4220







FAYETTEVILLE RD

55

RESEARCH TRIANGLE PARK



Waffle House

885

MIAMI BOULEVARD

70

MERIDIAN CORPORATE CENTER

40

54



BRIER CREEK COMMONS

T.J. maxx TARGET BJ's

Be HomeGoods Happy! DICK'S SPORTING GOODS

PETSMART BARNES & NOBLE BOOKSELLER

Michaels Where Creativity Happens™ BB&T

540

STREETS AT SOUTHPOINT

macy's belk

JCPenney Panera BREAD

CHIPOTLE MEXICAN GRILL GAP Chick-fil-A Starbucks

55

885

54

40

PAGE RD

HOPSON ROAD

RDU INTERNATIONAL AIRPORT

SHILOH CROSSING

BRUEGGER'S BAKED FRESH WAYBACK BURGERS

Concentra urgent care

55

540

2026 DEMOGRAPHICS (4220 NC-55, DURHAM)

MILE RADIUS	POPULATION	HOUSEHOLDS	HOUSEHOLD INCOME	DAYTIME POPULATION
1	6,548	2,990	\$77,935	6,295
3	54,493	24,930	\$98,810	27,891
5	148,558	65,831	\$103,810	79,014

DURHAM ACCOLADES

#2 SMALLEST GENDER WAGE GAP IN THE NATION

GoodHire · May 2022

#6 BEST UNIVERSITY IN THE NATION (DUKE UNIVERSITY)

U.S. News & World Report · 2024

#6 BEST RUN CITY IN AMERICA

WalletHub · June 2024

#4 MOST EDUCATED CITY IN AMERICA

WalletHub · July 2024

#8 BEST PLACES WHERE BLACK AMERICANS FARE BEST ECONOMICALLY

Smart Asset · February 2021

#3 BEST PLACES TO LIVE IN U.S.

U.S. News & World Report · April 2024

DURHAM PROFILE, 2024 CENSUS

126,550

Number of Households

291,467

Total Population

35.1

Median Age

22.3 MIN.

Average Commute Time

\$392,800

Median Property Value

93.1%

High School Grad or Higher

\$81,619

Median Household Income

97.4%

Households with a computer

52.3%

Housing units occupied by owner