

8,174 SF Freestanding Office Space Available

1304 NC-54, Durham, NC 27707



8,174 SF Freestanding Office Space available on .87 acres at the intersection of Hwy 54, Hwy 751, & Hope Valley Road in Durham, NC with excellent visibility and traffic counts. Ideally located across the street from Hope Valley Commons Shopping Center which is anchored by Harris Teeter and located off two I-40 exits (exits 273 & 274). Steel framed and wood framed construction allowing for building modification. Excellent medical office building and/or tenant desiring visibility.

Location:	Intersection of Hwy 54, Hwy 751, & Hope Valley Road
Building Size	6,176 SF – First Floor 1,998 SF - Second Floor 8,174 SF – Total
Rental Rate:	\$32 Per Square Foot NNN
Parking:	38 parking spaces (4.65 spaces per 1,000 SF)
Zoning:	Commercial Neighborhood (CN)
Traffic Counts:	I-40 Exits 273 & 274 - 123,000 vehicles per day Hope Valley Road – 19,500 vehicles per day Hwy 751 – 16,000 vehicles per day Hwy 54 – 13,500 to 15,000 vehicles per day

Contact:
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919.277.1109



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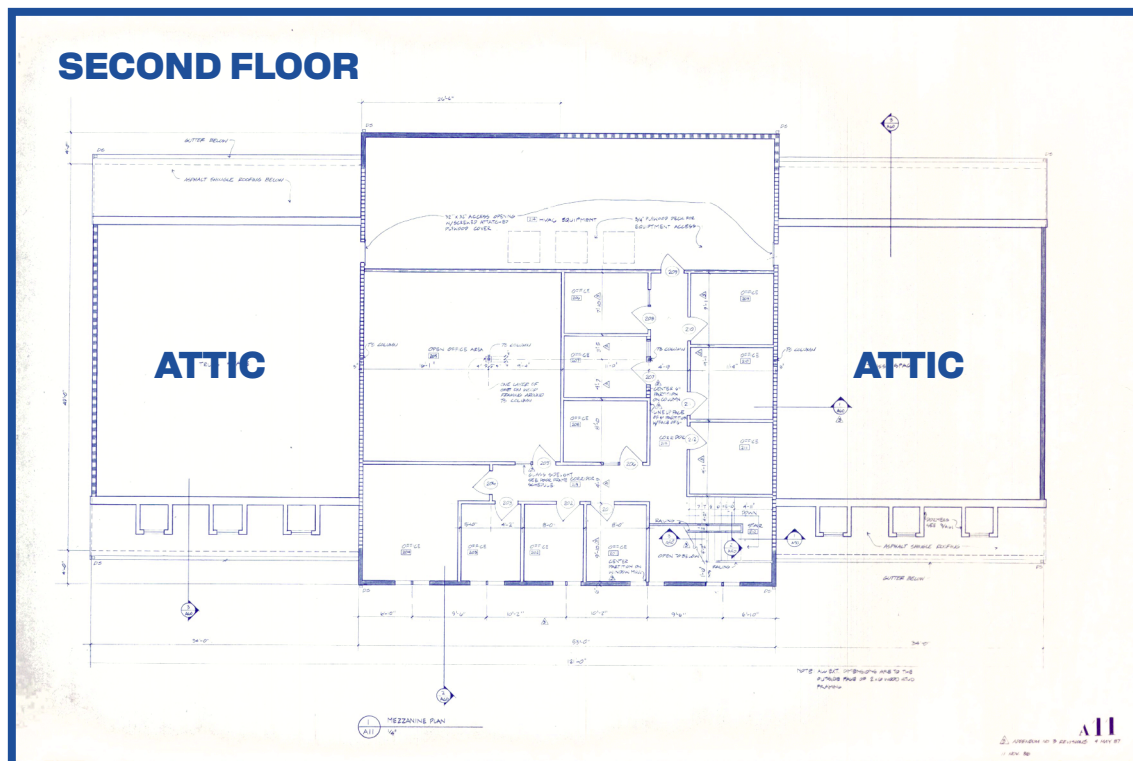
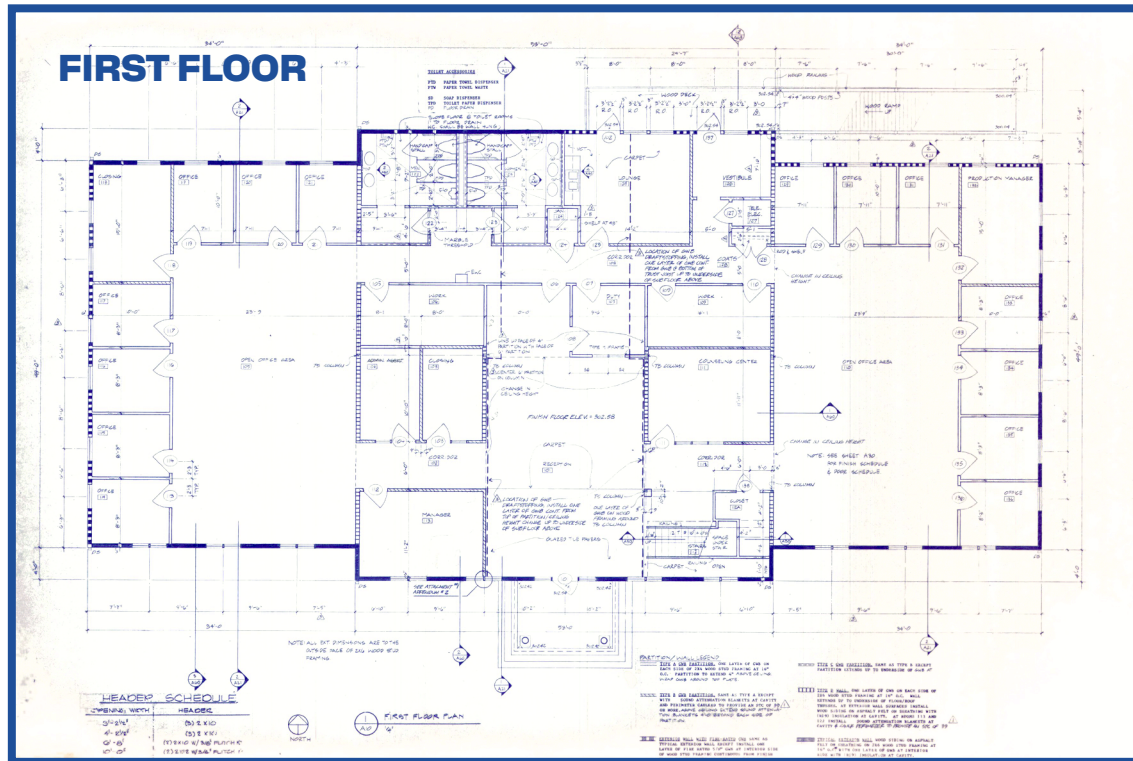


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