

OFFICE/FLEX FOR LEASE

1101 HAMLIN ROAD

DURHAM, NC 27704



**NAITRI** PROPERTIES

# PROPERTY OVERVIEW

1101 Hamlin Road offers an exceptional leasing opportunity within a ±341,298 SF flex/life science campus on 34.7 acres in North Durham. Multiple space configurations, heavy power availability, and a proven technical infrastructure make this property ideal for advanced manufacturing, flex R&D, life sciences, and high-tech industrial users.

<b>ADDRESS</b>	1101 Hamlin Road, Durham, NC 27704
<b>CAMPUS SIZE</b>	Approximately 341,298 RSF
<b>YEAR BUILT/RENOVATED</b>	1984 (1996)
<b>AVAILABLE SPACE</b>	18,189-172,899 RSF
<b>RENTAL RATE</b>	Contact Broker
<b>PARKING</b>	549 surface spaces
<b>ZONING</b>	IL
<b>POWER</b>	1,000 KW WITH 480/277 Voltage
<b>HIGHLIGHTS</b>	<ul style="list-style-type: none"><li>• Light Industrial zoning allows for a variety of office, manufacturing, and life science uses</li><li>• Two (2) Detroit/Cummins 7083-7305 275W generators</li><li>• Outdoor seating</li><li>• Located in the growing N. Durham/Falls Lake market</li><li>• Strong regional labor pool for manufacturing and life-science employment</li></ul>

## CONTACT

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# TRIANGLE REGION



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AERIAL



NC Biotechnical Park  
1101 Hamlin Road

Welcome  
Venture Park

HAMLIN ROAD

Downtown Durham  
13 minute drive

Research Triangle Park  
19 minute drive

RDU Airport  
28 minute drive

# 1101 Hamlin Road Campus

The Annex  
KBI Biopharma (22,996 SF)

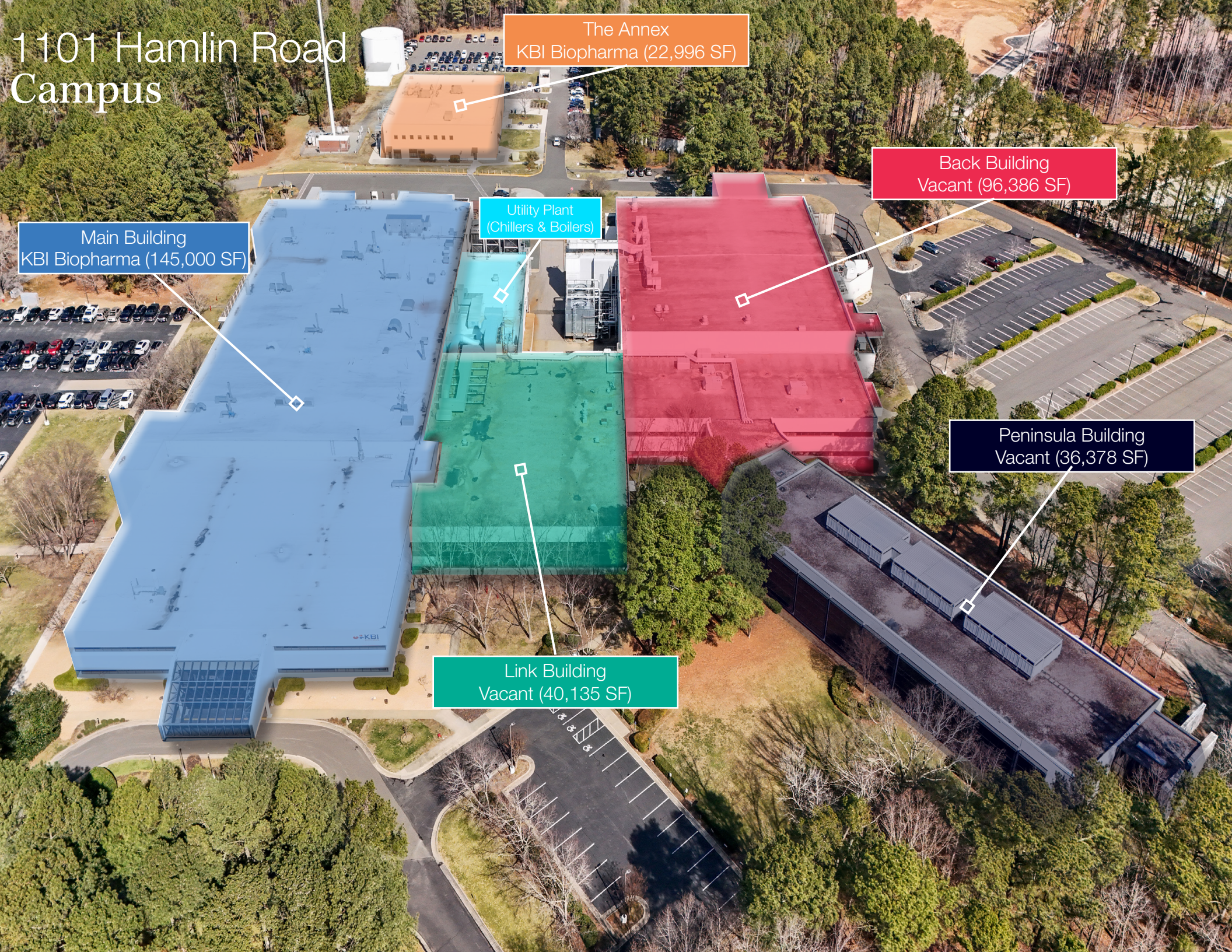
Back Building  
Vacant (96,386 SF)

Main Building  
KBI Biopharma (145,000 SF)

Utility Plant  
(Chillers & Boilers)

Peninsula Building  
Vacant (36,378 SF)

Link Building  
Vacant (40,135 SF)

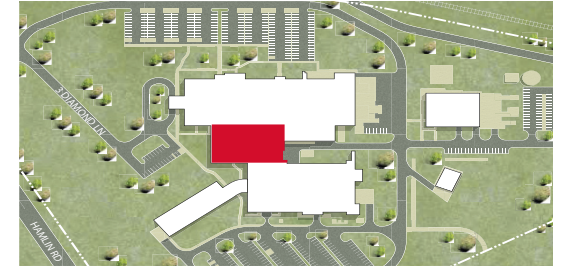
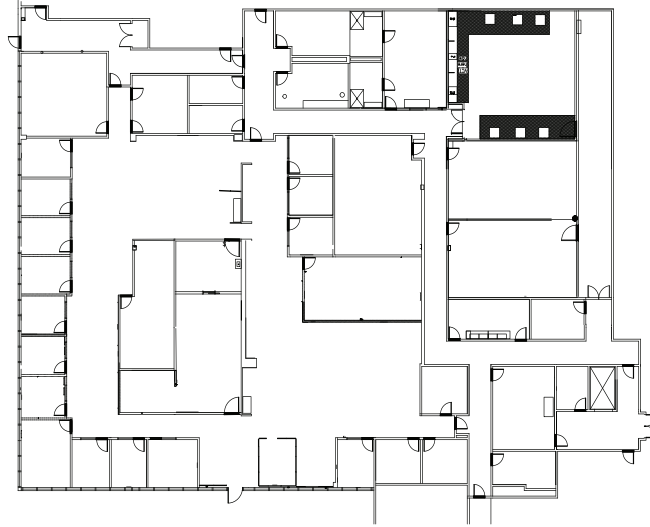


# LINK BUILDING FLOOR PLANS

1st Floor  
20,068 SF



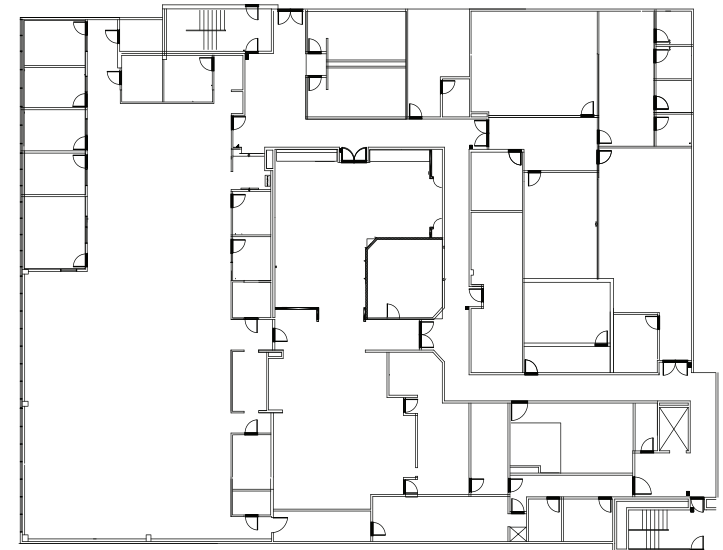
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2nd Floor  
20,068 SF



Click or  
Scan for  
Virtual Tour



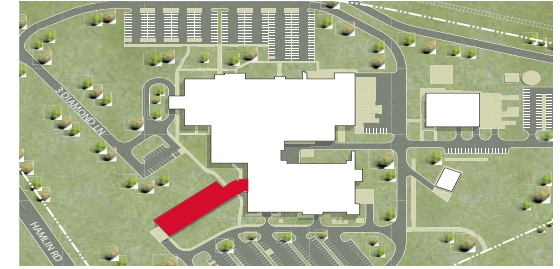
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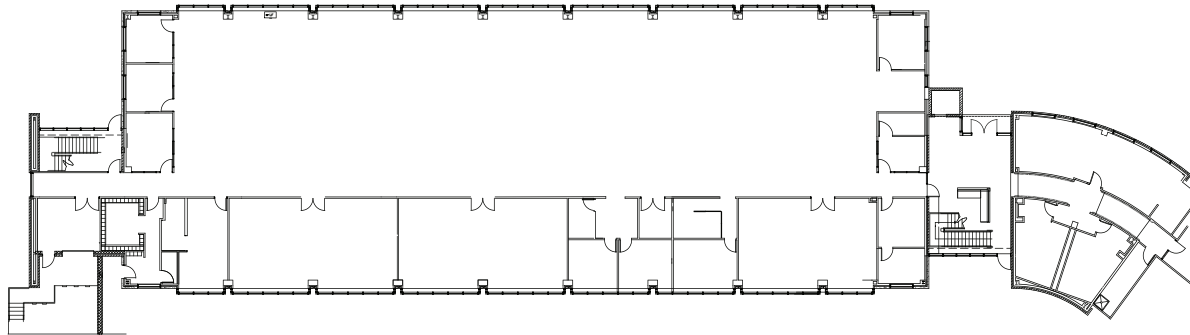
# PENINSULA BUILDING FLOOR PLANS



1st Floor  
18,189 SF



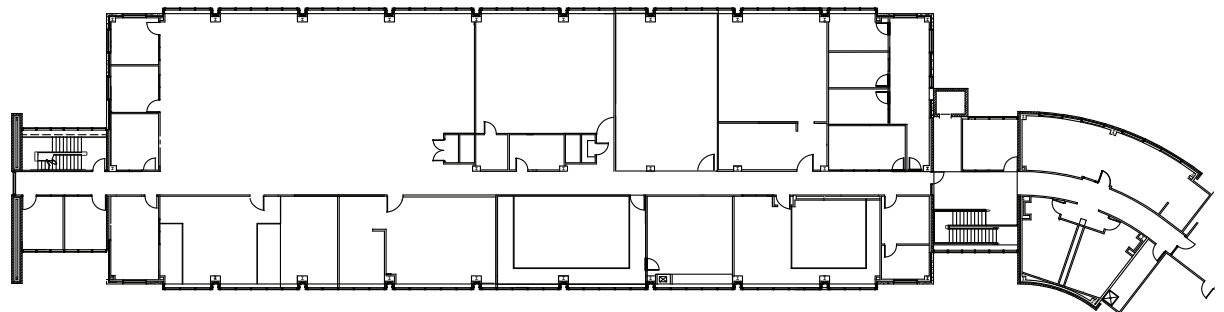
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2nd Floor  
18,189 SF



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Virtual Tour



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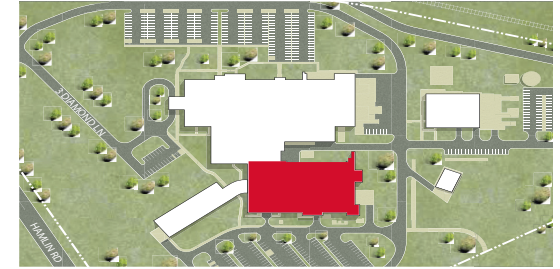
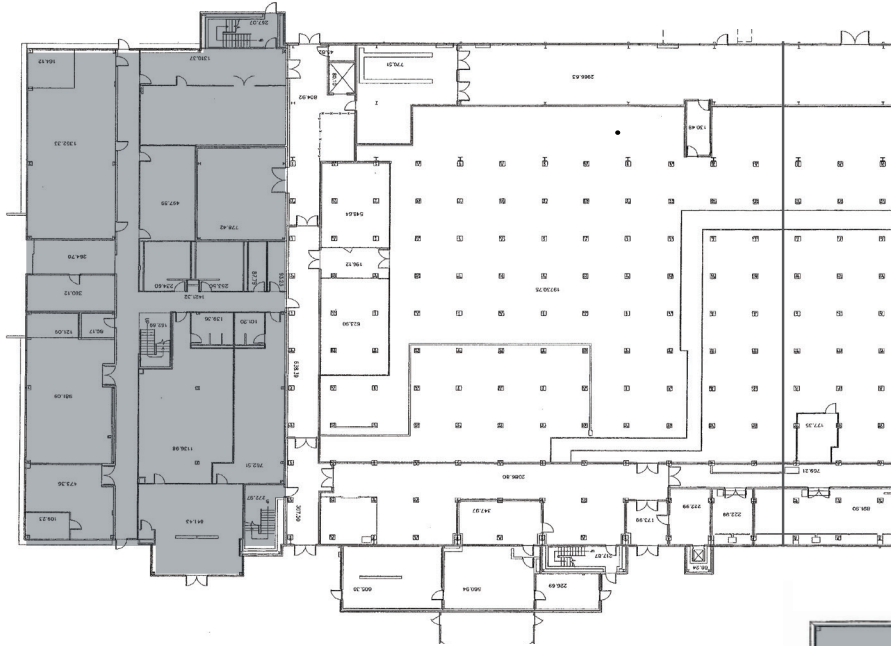


# BACK BUILDING FLOOR PLANS

1st Floor  
45,749 SF



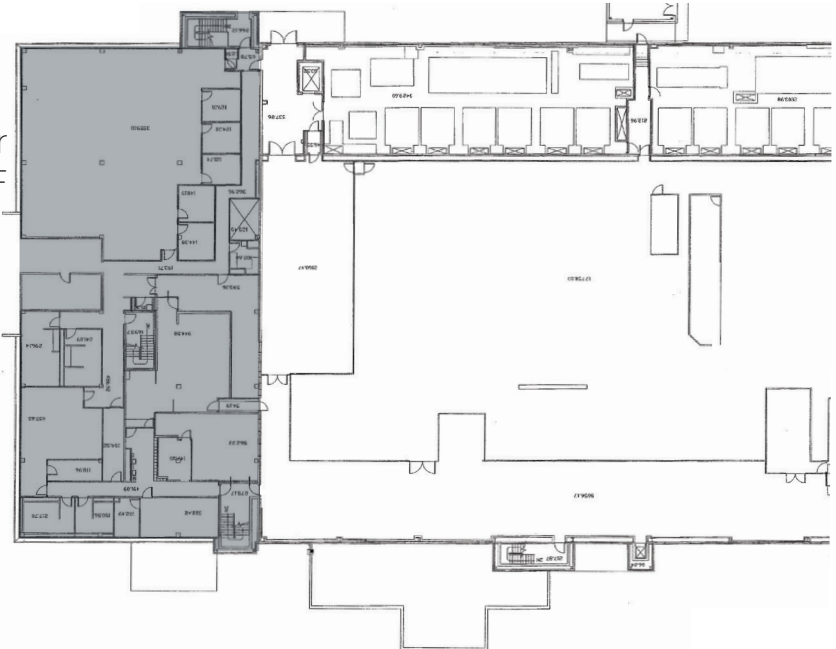
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2nd Floor  
45,749 SF



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Virtual Tour



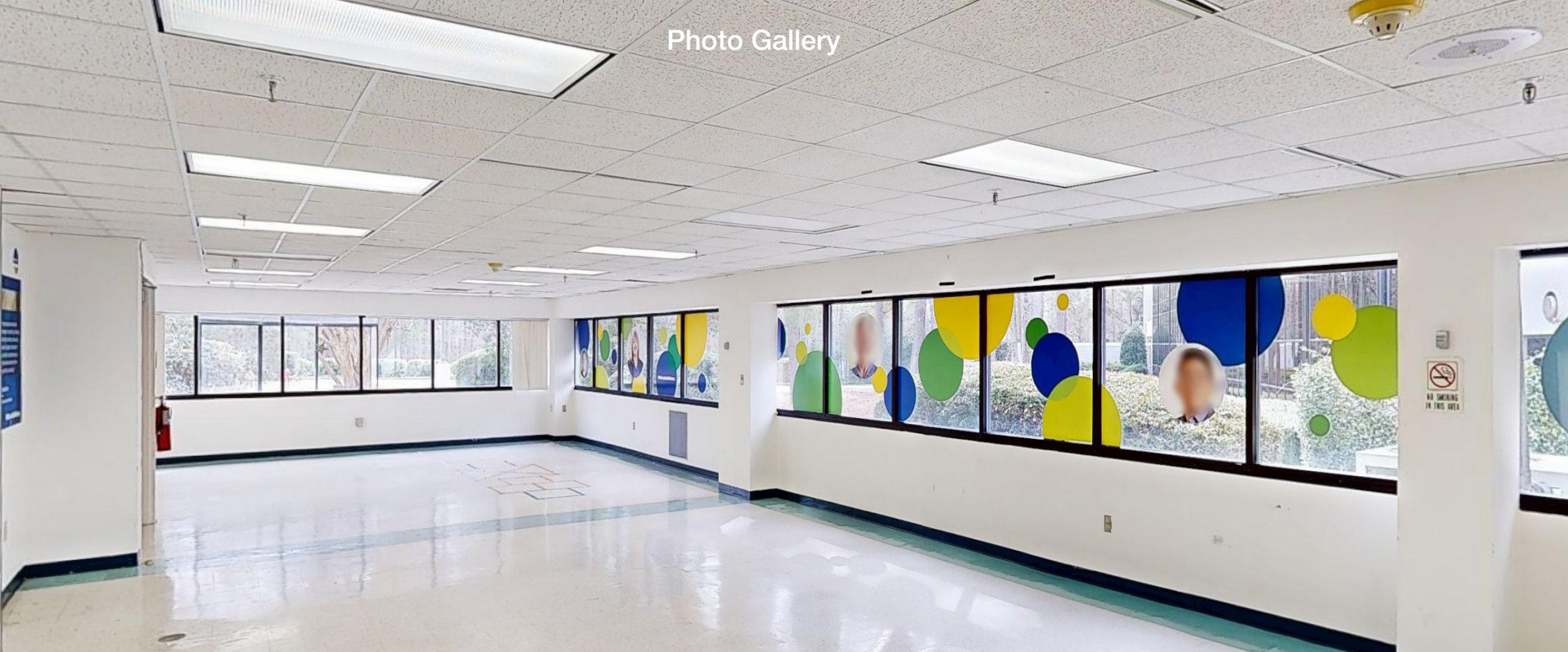
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Photo Gallery







# AMENITIES

Situated in North Durham's Falls Lake area within the thriving Raleigh–Durham industrial and life-science corridor, 1101 Hamlin Road offers privacy and space, surrounded by a wide range of restaurants, hotels, and everyday services are located within minutes — supporting both employees and visiting clients.

## RESTAURANTS

Panera Bread  
Moe's Southwest Grill  
The Blue Note Grill  
Queeny's  
Geer Street Garden  
Durham Food Hall  
Byrd's BBQ  
koki  
Flying Bull Restaurant and Brewery  
El Huarache  
It's a Southern Thing  
Pupuseria Anita  
GRUB Durham  
Wilson's soul food kitchen  
Bara New Indian  
Parts & Labor  
Super Taqueria  
Rose's Noodles, Dumplings, & Sweets  
Local 22  
Heritage Bar and Grill  
Thaiangle Restaurant  
Federal  
The Tippy Bull Sports Bar  
Skrimp Shack  
Neomonde

Lakewood Social  
The Boot Room  
Alpaca Chicken  
Locals Seafood  
Nosh  
Sfizio Pizzeria  
Silver Spoon  
Maverick's Smokehouse  
Bluestone Grille  
QueenBurger

## BANKS

Truist  
Wells Fargo  
First National Bank  
First Citizens  
PNC Bank  
Bank of America  
Vision Financial  
SECU  
Self-Help Credit Union

## HOTELS

Hampton Inn & Suites  
Hilton Garden Inn  
Best Western  
21c Museum Hotel

SpringHill Suites  
Holiday Inn Express  
Marriott  
The Durham Hotel  
Hilton-Durham

## SHOPPING

Oxford Commons  
North Pointe Shopping Center  
Brightleaf Square  
The Streets at Southpoint  
The Village  
Lakewood Shopping Center  
Shops at Erwin Mall  
Willowdale Shopping Center  
Commons at University Place  
Mill and Meadow  
South Square

## WELLNESS

Restore Hyper WellnessDurham  
Salt Cave  
Recess Yoga  
Sauna House-Durham  
Soft Waters Head Spa  
Woodhouse Spa  
yoga off east

Threehouse Studios  
New Body Spa  
Bulltanica Herb Shop  
Auroraflow

## OUTDOOR RECREATION

Duke Park  
Carolina Outdoor Education Center  
Edgemont Park  
Xtreme Park Adventures  
Frog Hollow Outdoors  
Northgate Park  
River Forest  
West Point on the Eno Park  
Penny's Bend

## GAS STATIONS

Marathon Gas  
bp  
Shell Station  
Speedway  
Billy's Mart  
Exxon  
North Durham Citgo  
Harris Teeter Fuel Center  
Sheetz  
Royal's Mini-Mart- Valero

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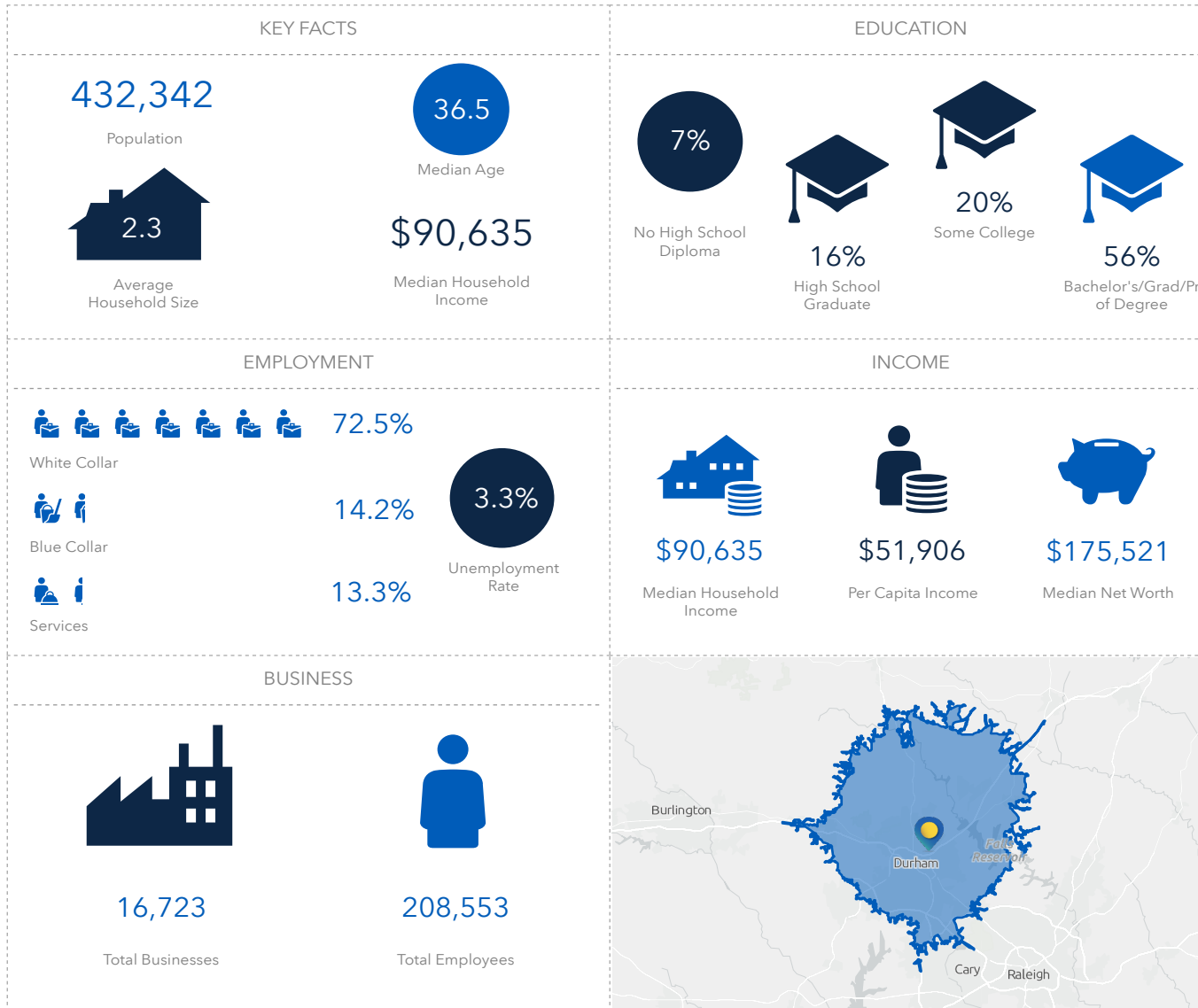
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# DEMOGRAPHICS

## 27 MINUTE AVERAGE COMMUTE DRIVE TIME



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