

OFFICE FOR LEASE

HIGH-VISIBILITY OFFICE SUITES NEAR RTP – 1,100 SF IN PRIME DURHAM LOCATION



1910 Sedwick Rd, BLDG 500, Durham, NC 27713



OFFERING SUMMARY

Lease Rate:	\$1,500.00 per month (Plus Utilities)
Available SF:	2,200 SF
Building Class:	B
Lot Size:	2.17 Acres
Year Built:	1984
Zoning:	CN
Submarket:	NC - S Durham

PROPERTY OVERVIEW

BLDG 500, Suite C: \pm 1,100 SF | \$1,500/month plus utilities
BLDG 500, Suite D: \pm 1,100 SF | \$1,500/month plus utilities

Two professionally finished second-floor office suites are now available for lease in Building 500, located in one of Durham's most sought-after commercial areas. Just minutes from Research Triangle Park (RTP) and easily accessible via Hwy 55, Hwy 54, and I-40, this location offers unbeatable regional connectivity.

The property is surrounded by a vibrant mix of restaurants, shops, and service businesses, making it ideal for tenants seeking convenience, visibility, and a professional setting. With strong traffic flow and limited availability in the area, these suites represent a rare opportunity for growing businesses.

Act quickly, these spaces won't stay on the market long.

PROPERTY HIGHLIGHTS

- Two 1,100 SF Second-Floor Office Suites Available (Suite C & D)
- Affordable Lease Rate: \$1,600/Month + Utilities per Suite
- Prime Durham Location – Minutes from RTP
- Excellent Access to Hwy 55, Hwy 54, and I-40
- Surrounded by Restaurants, Retail, and Daily Conveniences
- Ideal for Office, Medical, or Professional Service Use

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245 NC-54 Suite 101
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Each Office Independently Owned and Operated

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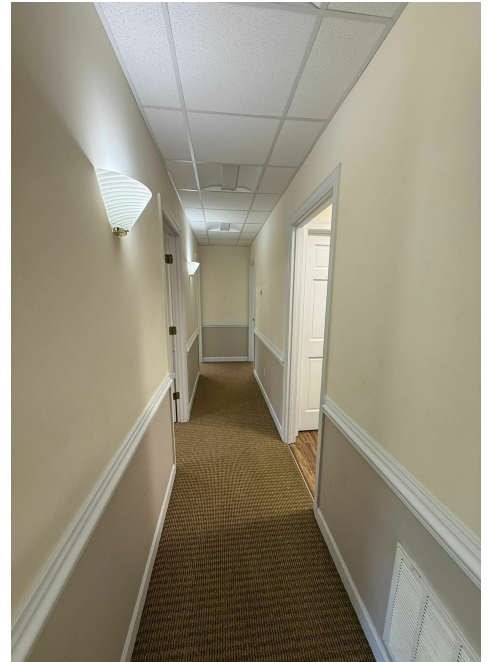
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BLDG 500, Suite C



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BLDG 500, Suite D



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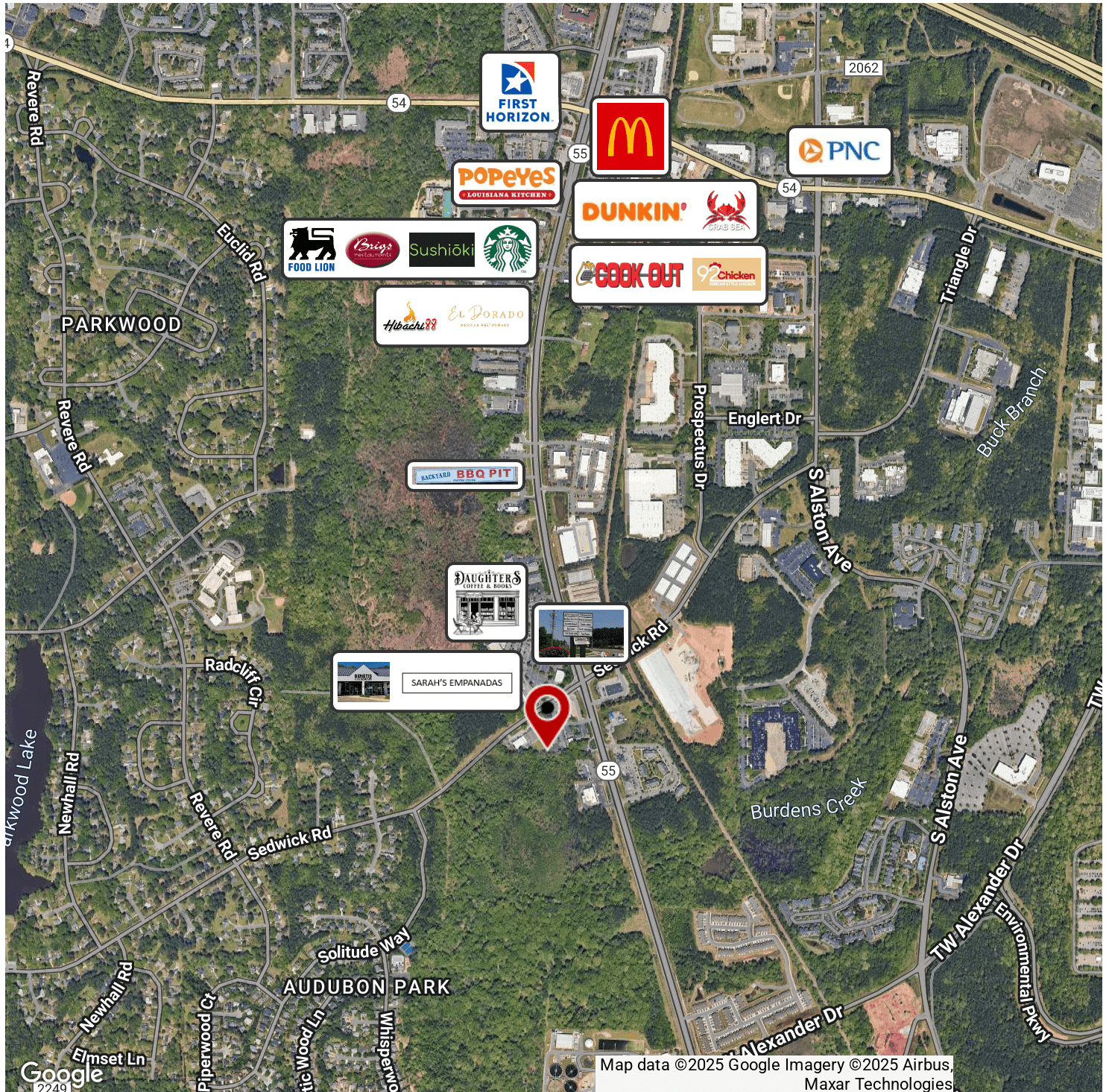
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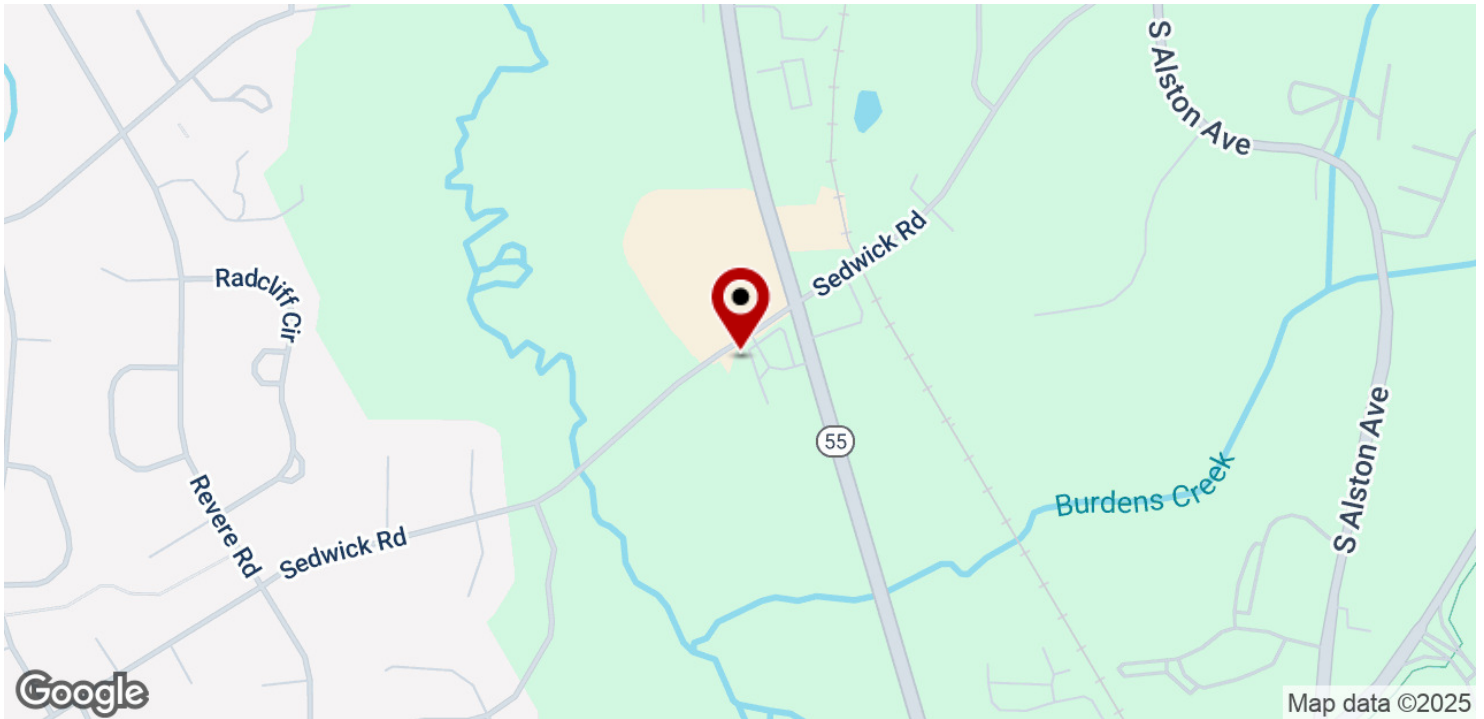
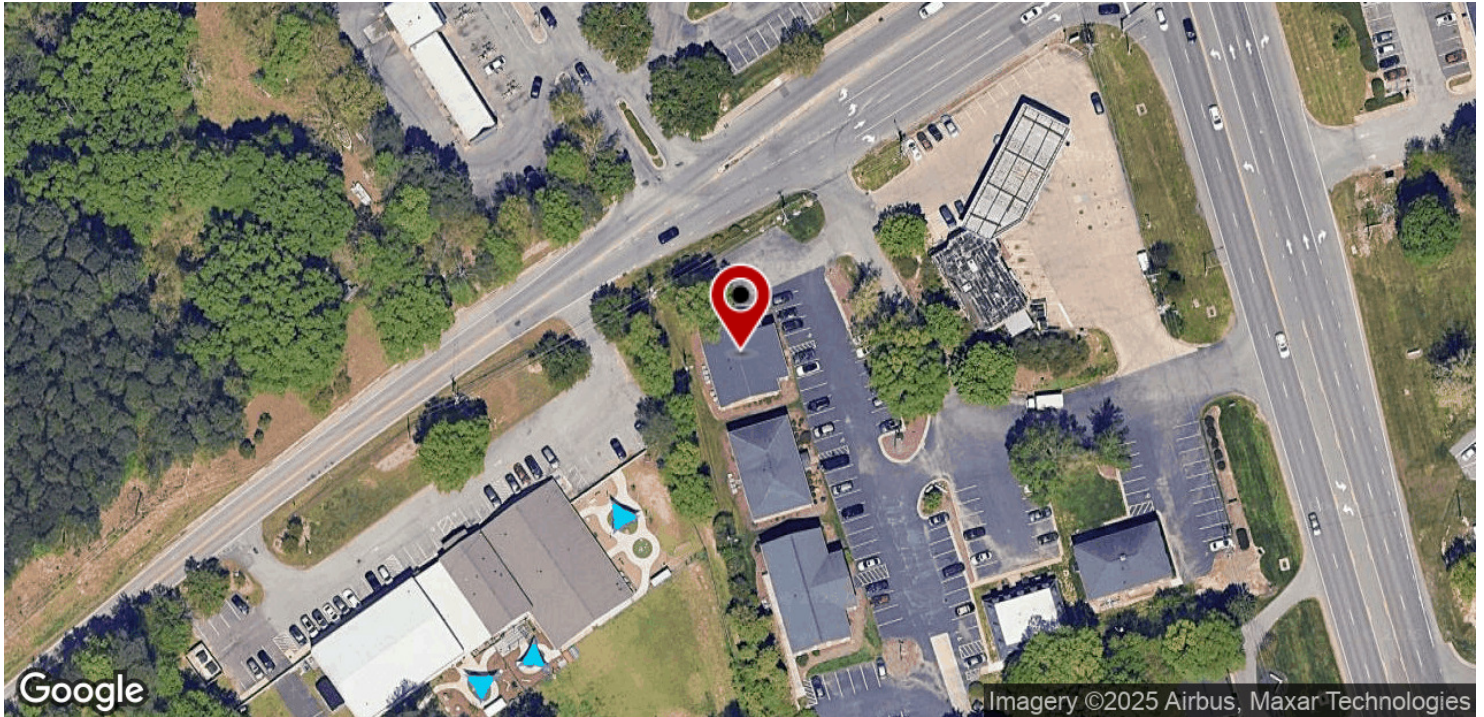
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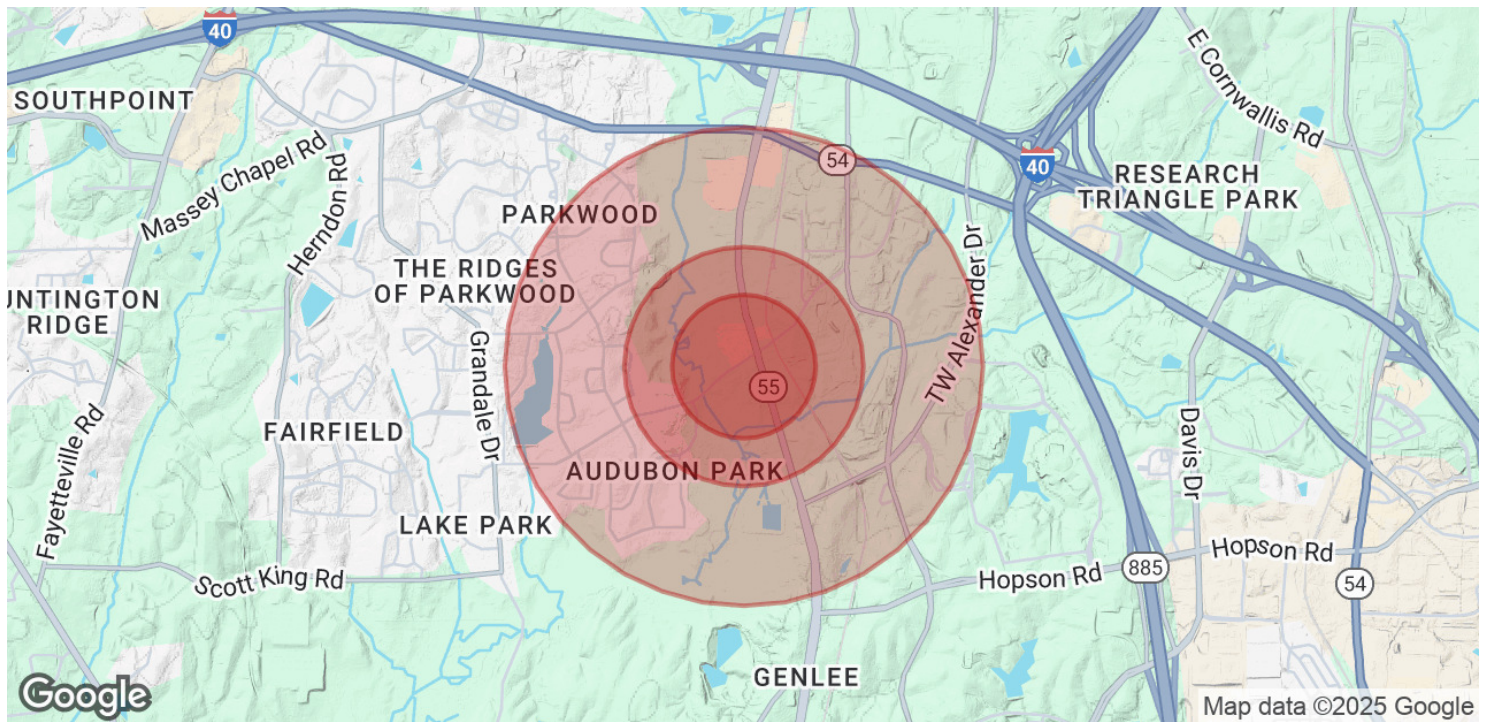
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	185	636	3,958
Average Age	38	39	39
Average Age (Male)	34	36	37
Average Age (Female)	41	41	41

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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