



FOR SALE

2741 CAMPUS WALK AVE

BUILDING 400 | DURHAM, NC 27705

PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	±5,120 SF
YEAR BUILT:	2004
ZONING:	Office Institutional (OI)
CAP RATE:	7.0%
SALE PRICE:	\$1,150,000

PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to offer for sale **Building 400 at 2741 Campus Walk Ave** in Durham. This four-unit office condo package provides full building control, **with three units leased (200, 300, 400) and expenses mostly covered by tenants.**

The seller will guarantee one year of rent on the vacant unit (100), providing an approximate 7% cap rate for investors. It's also ideal for owner-occupants seeking rental income while using the vacant space.

PROPERTY HIGHLIGHTS

- Full occupancy, with seller willing to guarantee rent on one vacant unit
- Owner-occupant ready with steady cash flow in place from other leases
- Tenants pay most property expenses, with limited landlord responsibility
- Conveniently located near Duke University/Hospital and major highways (15-501, I-85, Durham Freeway)
- **NOTE:** Rent roll and financials available with registration + execution of NDA

CAREY GREENE
O: 919.287.2135
carey.greene@svn.com

BRIAN ALONSO
O: 919.287.3217
brian.alonso@svn.com

2741 CAMPUS WALK AVENUE, BUILDING 400 | Durham, NC 27705



BUILDING OVERVIEW

UNIT	RSF	STATUS	NOTES
100	±1,226	Vacant	Seller willing to guarantee 12 month's rent from closing
200	±1,307	Leased	Five-year lease (expires 2/28/29)
300	±1,279	Leased	Five-year lease (expires 12/31/29)
400	±1,308	Leased	New three-year lease executed at closing

CAREY GREENE

O: 919.287.2135

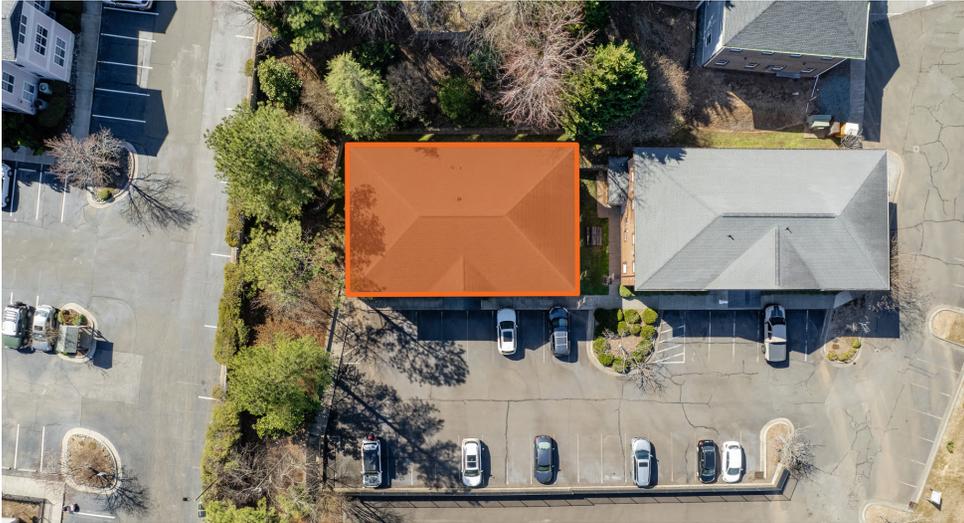
carey.greene@svn.com

BRIAN ALONSO

O: 919.287.3217

brian.alonso@svn.com

EXTERIOR PHOTOS



CAREY GREENE
O: 919.287.2135
carey.greene@svn.com

BRIAN ALONSO
O: 919.287.3217
brian.alonso@svn.com

2741 CAMPUS WALK AVENUE, BUILDING 400 | Durham, NC 27705

COMMONS AREA PHOTOS

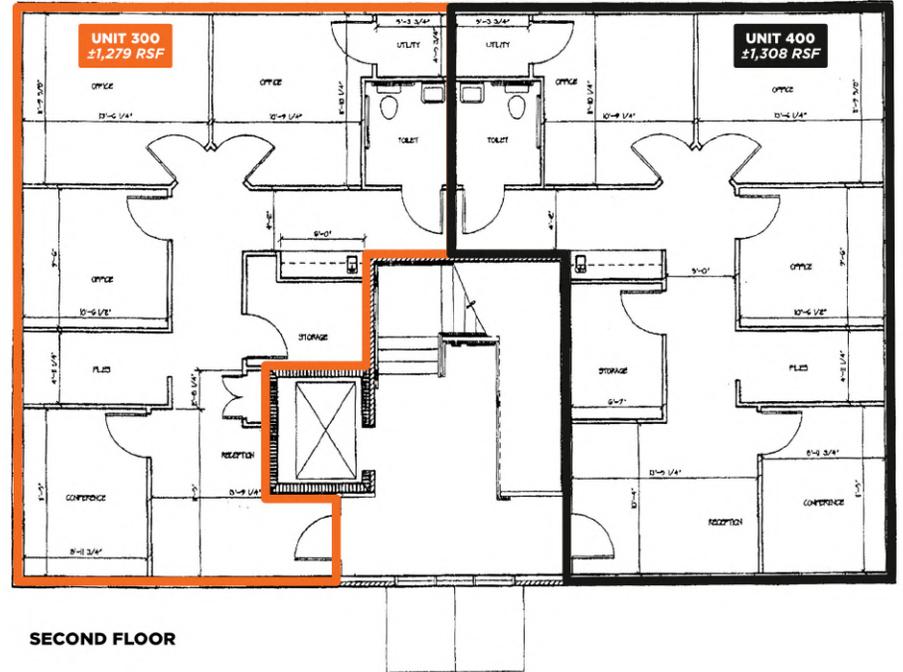
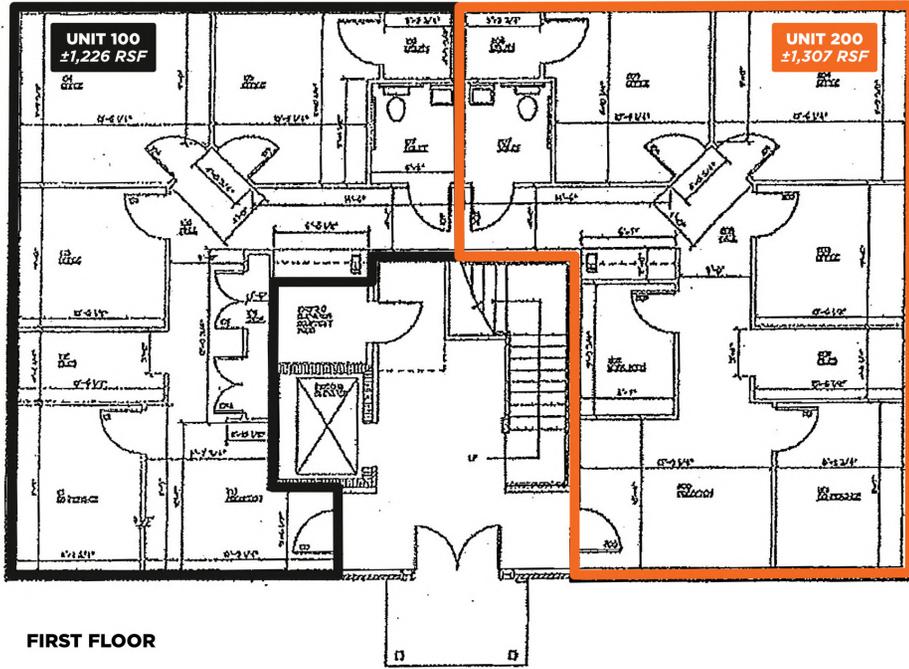


CAREY GREENE
O: 919.287.2135
carey.greene@svn.com

BRIAN ALONSO
O: 919.287.3217
brian.alonso@svn.com

2741 CAMPUS WALK AVENUE, BUILDING 400 | Durham, NC 27705

FLOOR PLANS



CAREY GREENE

O: 919.287.2135

carey.greene@svn.com

BRIAN ALONSO

O: 919.287.3217

brian.alonso@svn.com

2741 CAMPUS WALK AVENUE, BUILDING 400 | Durham, NC 27705



SUITE PHOTOS



CAREY GREENE
O: 919.287.2135
carey.greene@svn.com

BRIAN ALONSO
O: 919.287.3217
brian.alonso@svn.com

2741 CAMPUS WALK AVENUE, BUILDING 400 | Durham, NC 27705



AREA OVERVIEW (WEST TOWARDS 15-501)



CAREY GREENE
O: 919.287.2135
carey.greene@svn.com

BRIAN ALONSO
O: 919.287.3217
brian.alonso@svn.com

2741 CAMPUS WALK AVENUE, BUILDING 400 | Durham, NC 27705



AREA OVERVIEW (EAST TOWARDS DUKE)



CAREY GREENE
O: 919.287.2135
carey.greene@svn.com

BRIAN ALONSO
O: 919.287.3217
brian.alonso@svn.com

2741 CAMPUS WALK AVENUE, BUILDING 400 | Durham, NC 27705



DEMOGRAPHICS MAP & REPORT

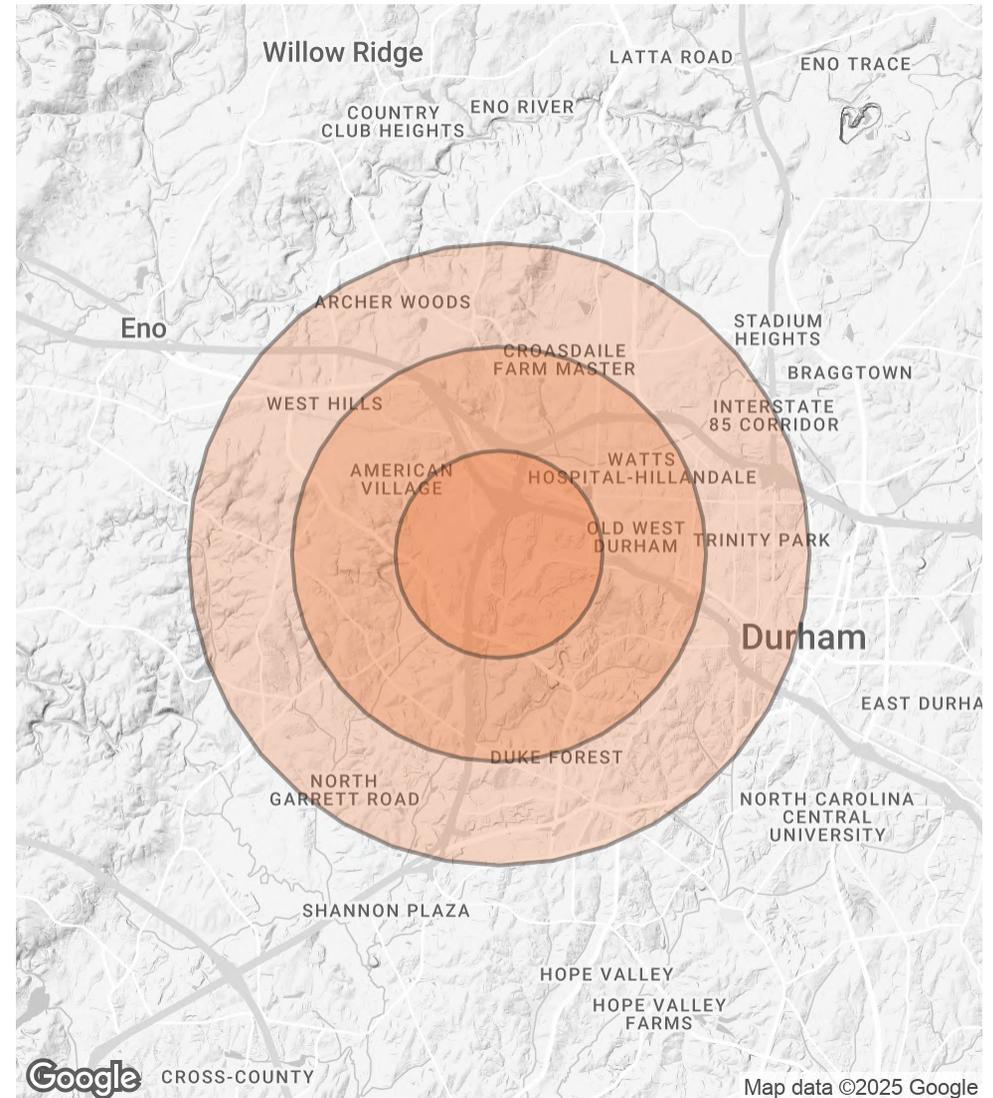
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	12,156	28,494	69,966
AVERAGE AGE	31	34	37
AVERAGE AGE (MALE)	31	34	37
AVERAGE AGE (FEMALE)	31	34	37

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	5,177	11,793	29,880
# OF PERSONS PER HH	2.3	2.4	2.3
AVERAGE HH INCOME	\$50,061	\$83,117	\$101,286
AVERAGE HOUSE VALUE	\$308,171	\$419,794	\$472,476

Demographics data derived from AlphaMap



CAREY GREENE

O: 919.287.2135

carey.greene@svn.com

BRIAN ALONSO

O: 919.287.3217

brian.alonso@svn.com

2741 CAMPUS WALK AVENUE, BUILDING 400 | Durham, NC 27705



ADVISOR BIO



CAREY GREENE

Senior Vice President

carey.greene@svn.com

Direct: **919.287.2135** | Cell: **919.949.5672**

PROFESSIONAL BACKGROUND

Carey is a Senior Vice President at SVN | Real Estate Associates with 20 years of commercial real estate experience. A native of Miami, Florida, he is a long-time Durham resident with degrees from two of the area's universities with very different shades of blue. Carey completed his undergraduate studies at Duke University, graduating summa cum laude. He later earned his MBA with a concentration in real estate from the University of North Carolina at Chapel Hill's Kenan-Flagler Business School, where he made the dean's list, was a Premier Fellow, and a recipient of the Leonard Wood scholarship award.

In 2022, Carey formed the Ascend Industrial Team to focus exclusively on industrial advisory work in the Greater Triangle and Triad regions of North Carolina. Having worked two decades in CRE - including 15 as a broker - Carey took his many years of experience working on industrial transactions and his passion for working with family-owned/non-profit businesses to dedicate his brokerage practice full-time to industrial real estate services. In this role, he focuses heavily on advising property owners with leasing, sales, and long-term decision-making strategies to maximize the value of their assets. He also works with buyers and tenants on industrial acquisitions and leasing. Steeped in a reputation for hard work and integrity, Carey's many clients and relationship partners continue to put their trust in him by sending repeat business and referrals.

In addition to industrial brokerage, he also has broad experience in urban infill, covered land and investment sales transactions and has been a leader in sales and leasing work in downtown Durham. From 2018 to 2023, he served as Managing Director at SVN | REA, guiding and supporting the commercial brokerage team and was involved in overall strategy and business development efforts. In 2024, Carey moved back into solely focusing on client work.

Outside of brokerage, Carey has worked in property management and has also participated in a sponsor role in adaptive reuse and rehabilitation projects. These include the renovation of the circa 1931 historic Snow Building, and most recently, the adaptive-reuse of the 1968 Home Savings & Loan office building into the boutique 53-room The Durham hotel. Both properties are in downtown Durham. Carey and his wife have two children and two rescue dogs. You may find him "rucking" around Durham's many walking trails or on the baseball field where he coaches his son's South Durham Little League team.

CAREY GREENE

O: 919.287.2135

carey.greene@svn.com

BRIAN ALONSO

O: 919.287.3217

brian.alonso@svn.com

ADVISOR BIO



BRIAN ALONSO

Advisor

brian.alonso@svn.com

Direct: **919.287.3217**

PROFESSIONAL BACKGROUND

Brian brings lengthy experience in real estate and community building to SVN | REA. A native of Miami, FL, he started his career as an engineer with Ford Motor Company before joining his family's business in South Florida. Housed in an historic downtown Miami property, Brian co-led his family's retail operation for 13 years. During this time, Brian also served as President of Dade Heritage Trust and as co-chair of the Flagler Street Taskforce of the Miami Downtown Development Authority. Both organizations are dedicated to improving the community by focusing on historic properties and revitalizing downtown streets.

Since returning to Durham, where he spent his undergraduate years, Brian launched a startup and continued to invest in commercial real estate. He lives with his wife and three children and is an avid outdoorsman and off-road racer outside of work.

EDUCATION

- Masters of Science, Civil and Environmental Engineering, The George Washington University (2007)
- Bachelor of Science in Engineering, Duke University (2001)

MEMBERSHIPS

- Licensed Real Estate Broker, North Carolina
- Board Member, Duke Engineering Alumni Council

CAREY GREENE

O: 919.287.2135

carey.greene@svn.com

BRIAN ALONSO

O: 919.287.3217

brian.alonso@svn.com