



FOR LEASE
2224 PAGE RD, UNIT C-107 & C-108
DURHAM, NC 27703

PHOENIXCOMMERCIALNC.COM
PRESENTS

FLEX SPACE FOR LEASE

2224 PAGE RD, UNIT C-107 & C-108
DURHAM, NC 27703

EXCLUSIVELY LISTED BY:

THOMAS GOODWIN, CCIM
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COMMERCIAL PROPERTIES

PROPERTY HIGHLIGHTS

2224 PAGE RD, UNIT C-107 & C-108, DURHAM, NC 27703

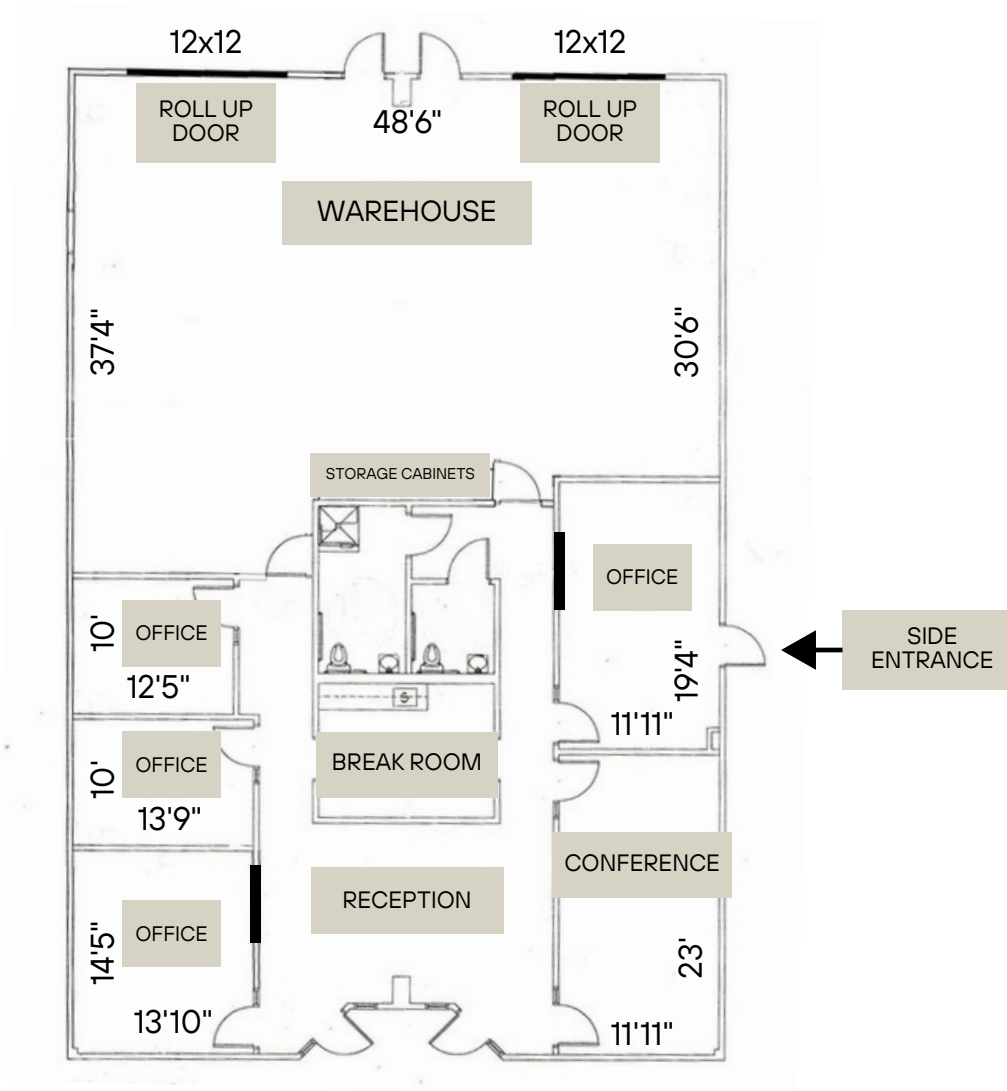
Explore the opportunity to lease a well-maintained flex space in a highly accessible location. This ±3,750 SF building features a welcoming reception area, four private offices, a conference room, kitchenette, two restrooms, and a shower—ideal for a range of business uses. The conditioned warehouse offers 16' clear heights, three-phase power, and two 10'x12' roll-up doors. Recently updated with fresh paint and new flooring, the space is move-in ready.

TOTAL SQUARE FEET	±3,750 SF
ZONING	IL(D)
BUILDING FEATURES	Reception Area Four (4) offices Conference Room Kitchenette Two (2) Restrooms & one (1) shower Conditioned Warehouse with 16' Clear Height Three-Phase Power Two (2) 12x12 roll up doors Fresh Paint New Flooring
LOCATION	Conveniently located near Brier Creek, RDU Airport, and RTP, just off US 70 and Page Road.
RATE	\$18.00 PSF (NNN)
TICAM	\$4.21 PSF



FLOOR PLAN

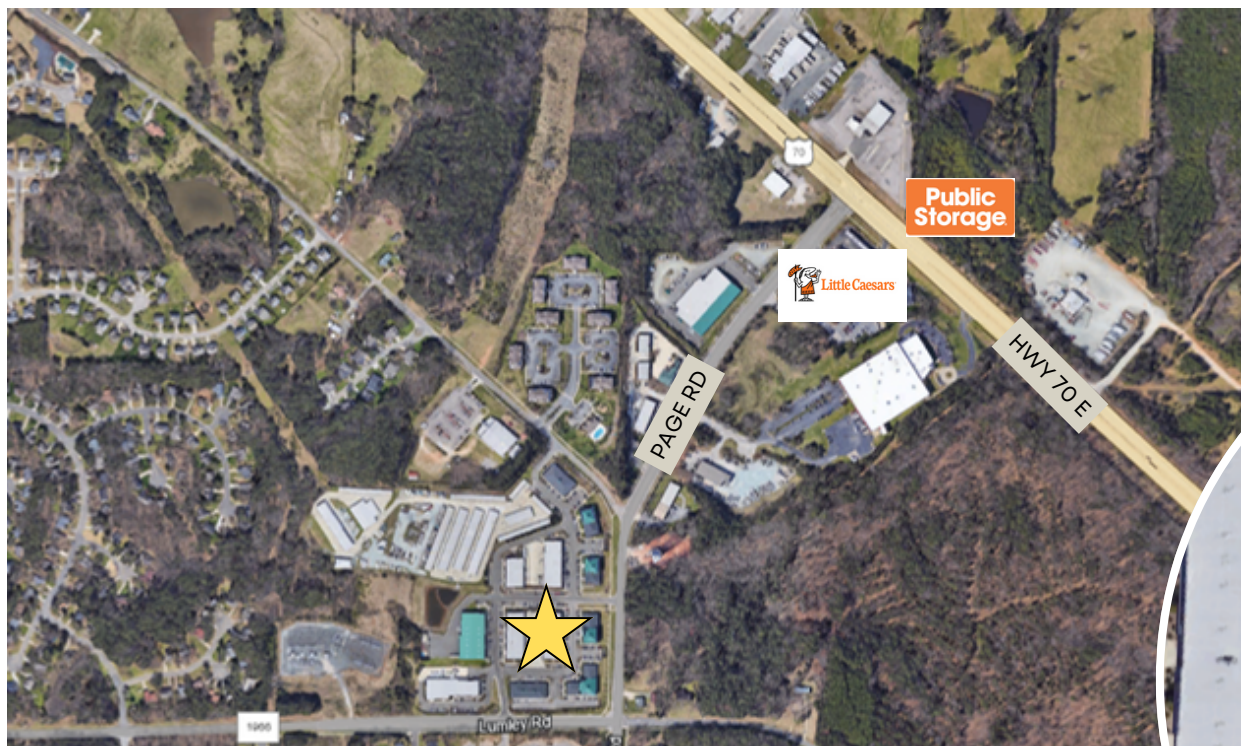
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*FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE

LOCATION

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POSITIONED CLOSE TO RTP, RDU AIRPORT, AND BRIER CREEK, THE LOCATION PROVIDES SEAMLESS CONNECTIVITY FOR BUSINESSES. SURROUNDED BY A THRIVING HUB OF RETAIL, DINING, AND KEY AMENITIES,

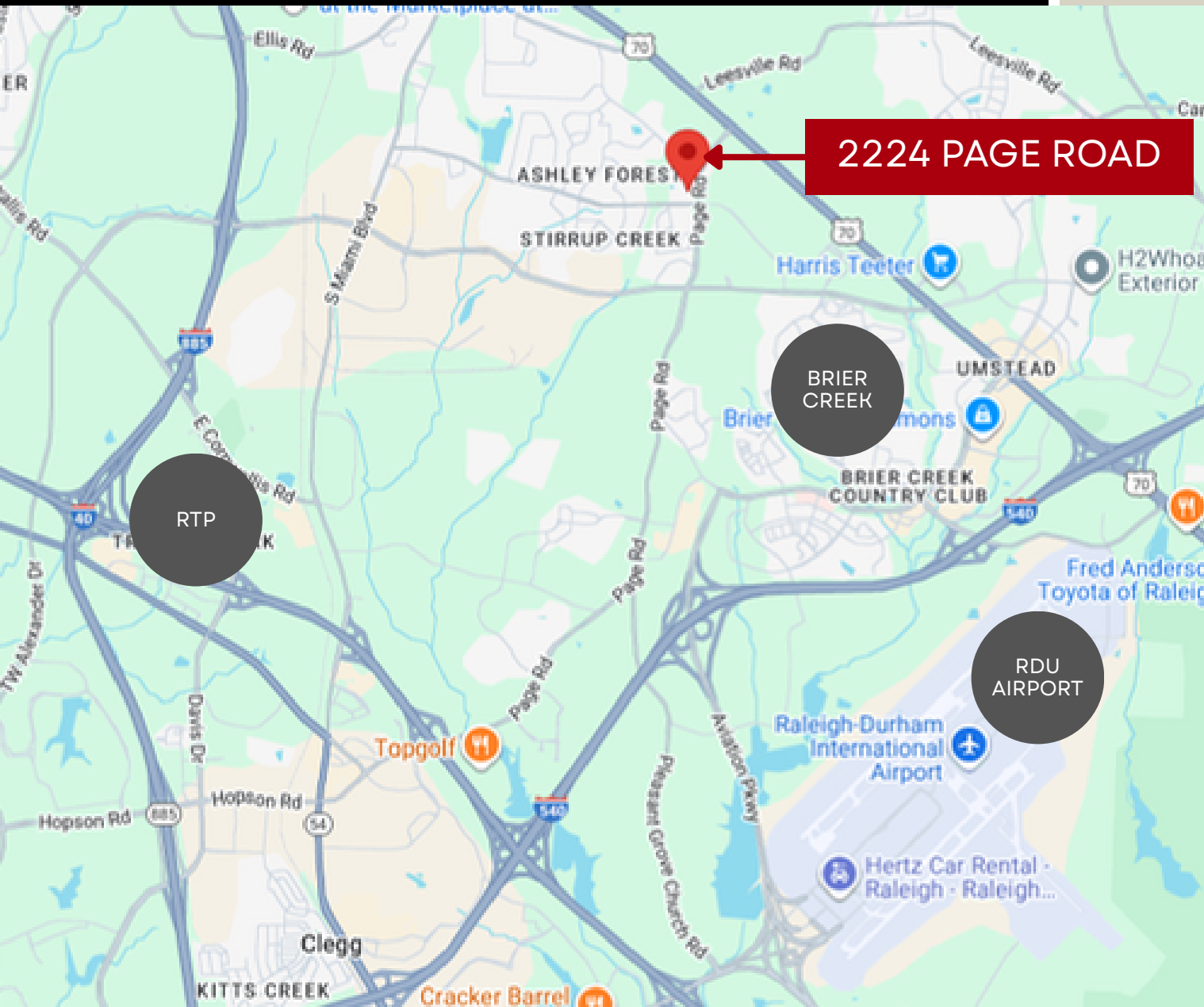


NEARBY AMENITIES

- HENDRICK COLLISION CENTER DURHAM
- PAGE POINT ANIMAL HOSPITAL AND PET RESORT
- BB'S GRILL
- FOOD LION
- AUTOBELL CAR WASH
- FRANKIE'S OF RALEIGH
- HARRIS TEETER
- BAD DADDY'S BURGER BAR
- CAROLINA ALE HOUSE BRIER CREEK
- BOJANGLES
- COOKOUT
- PIPER'S IN THE PARK
- SHEETZ
- DUNKIN' DONUTS
- CVS PHARMACY
- SWEET'S SMOOTHIES
- ANGUS BARN

LOCATION

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PREMIER ACCESS

— DRIVETIMES —

8 MIN
BRIER CREEK

10 MIN
RDU
INTERNATIONAL
AIRPORT

11 MIN
RESEARCH
TRIANGLE PARK

DEMOGRAPHICS

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DEMOGRAPHICS	1 MILE	2 MILES	5 MILES
2024 POPULATION	6,936	25,177	103,167
2029 POPULATION	7,369	26,937	109,653
ANNUAL GROWTH 2024-2029	1.2%	1.4%	1.3%
2024 HOUSEHOLDS	3,274	11,848	44,418
2029 HOUSEHOLD PROJECTION	3,480	12,696	47,355
DAYTIME POPULATION	1,039	8,015	72,541



TRAFFIC VOLUME

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME
PAGE RD	LUMLEY RD S	11,458
PAGE RD	RATHIE DR S	11,660
PAGE RD	PAGE POINT CIR NE	10,148

PROPERTY PHOTOS

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