



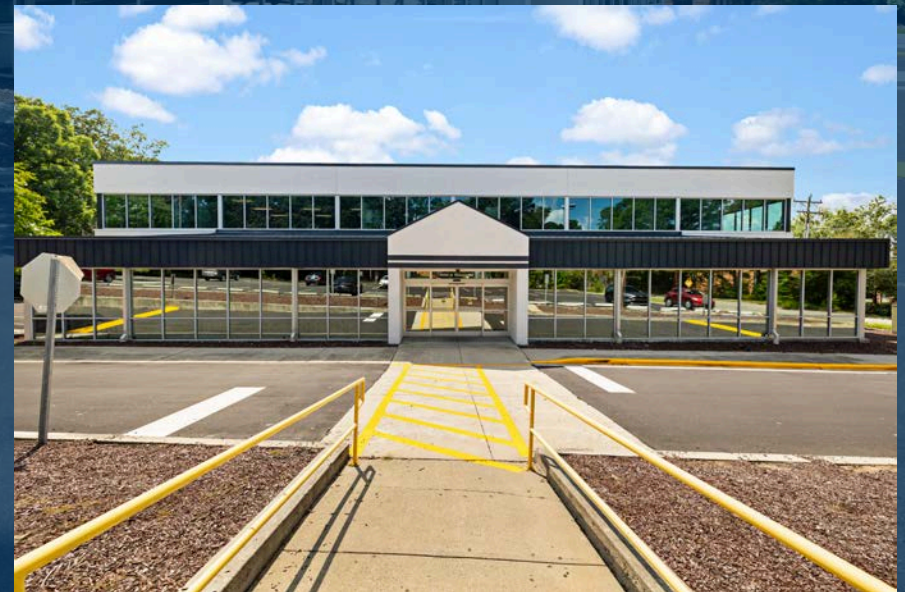
4020

N ROXBORO STREET

MEDICAL CONDOMINIUMS FOR SALE OR LEASE
DURHAM, NC 27704

PROPERTY HIGHLIGHTS

- Prominent visibility with convenient proximity to numerous nearby amenities
- Ideally positioned along Durham's main thoroughfare, leading to Downtown: North Roxboro Street (17,500 VPD)
- Situated within North Durham's established medical office submarket and two miles from Duke Regional Hospital, one of the country's largest clinical and biomedical research institutions.



PROPERTY DETAILS

BUILDING SF	41,588
YEAR BUILT	1984/RENOVATED 2024
PARKING RATIO	6:1,000
FLOORS	2
ELEVATORS	ONE PASSENGER
SIGNAGE	BUILDING + MONUMENT
HVAC	2024
ROOF AGE	2017 TPO
ZONING	OI

2024 RENOVATIONS

- Modernized Common Corridors
- Modernized Elevator
- New Building Systems
- New Parking Lots
- New Building HVAC
- Updated Signage

AVAILABILITIES FOR SALE OR LEASE

First Floor:

Suite 175: 2,142 SF

Second Floor:

Suite 220: 2,201 SF

Suite 230: 3,874 SF

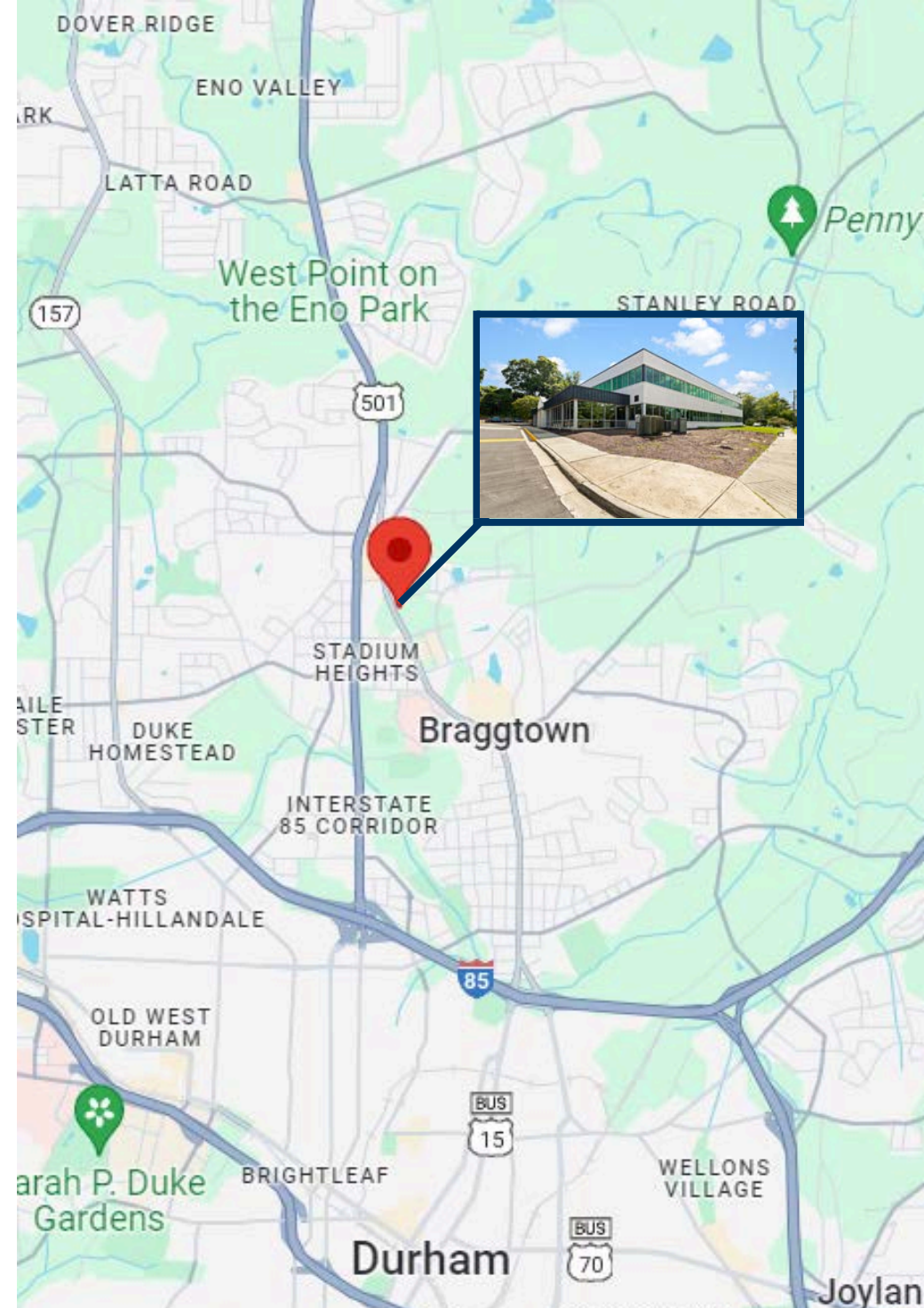
Lease Rate: Call For Pricing

Condominium Sale Price: \$325.00 PSF

INTERIOR PICTURES

DRIVE TIMES

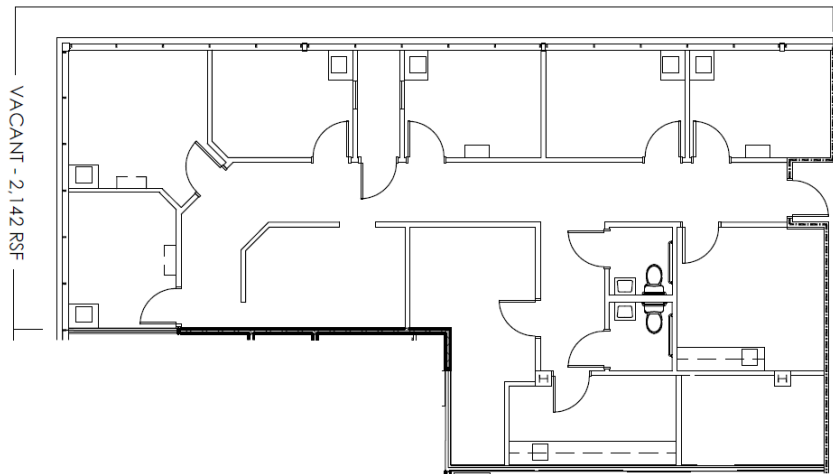
DUKE REGIONAL HOSPITAL	2 MINS	RTP	18 MINS
I-85	4 MINS	CHAPEL HILL	20 MINS
DOWNTOWN DURHAM	7 MINS	RDU AIRPORT	24 MINS
HWY 501 / 751	9 MINS	DOWNTOWN RALEIGH	30 MINS



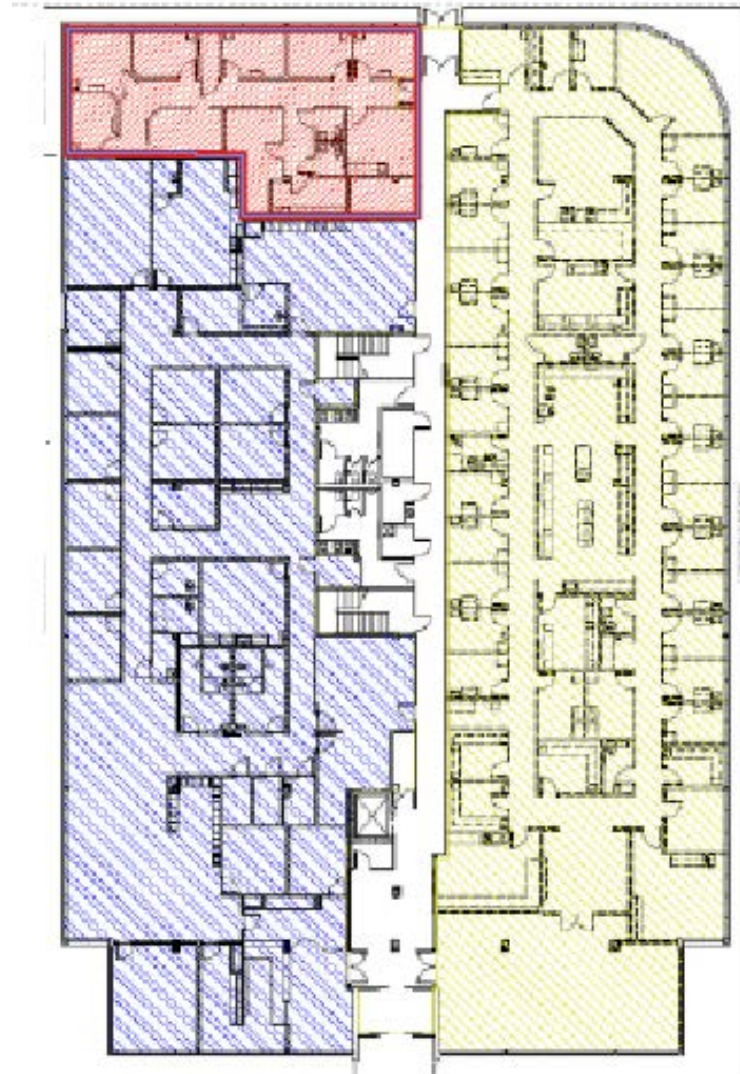
AVAILABILITY

FIRST FLOOR:

SUITE 175: 2,142 SF



SUITE 175



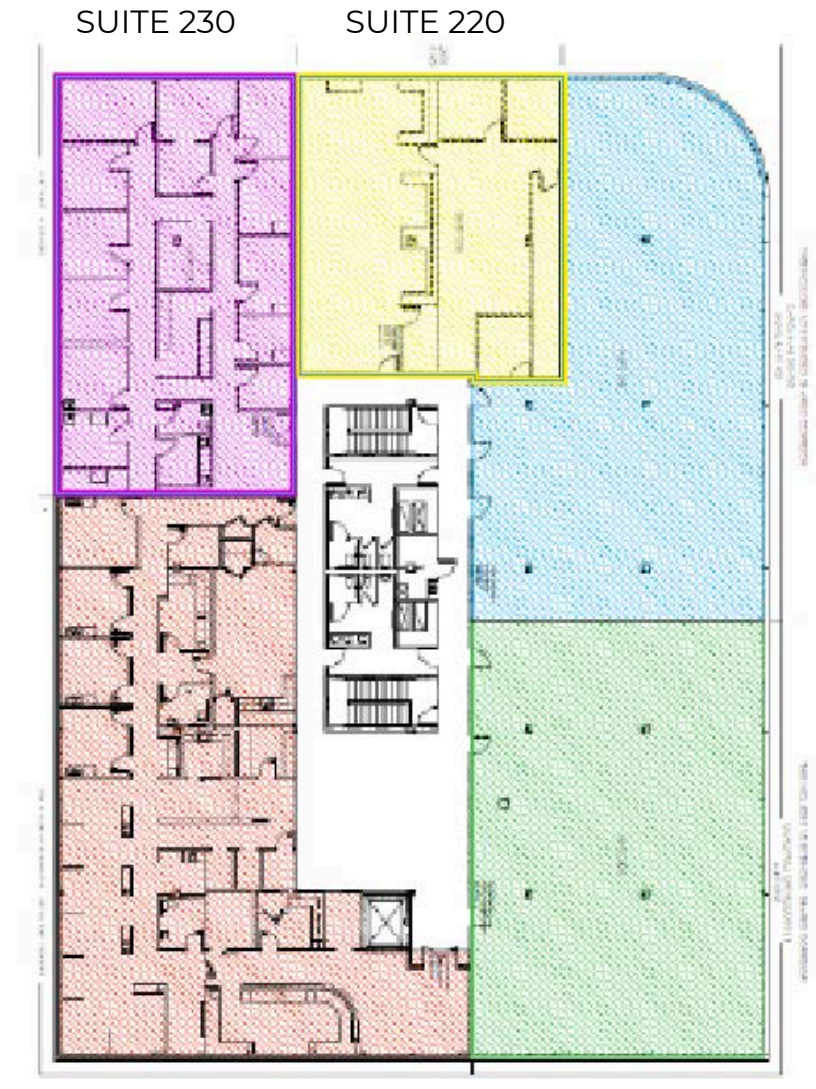
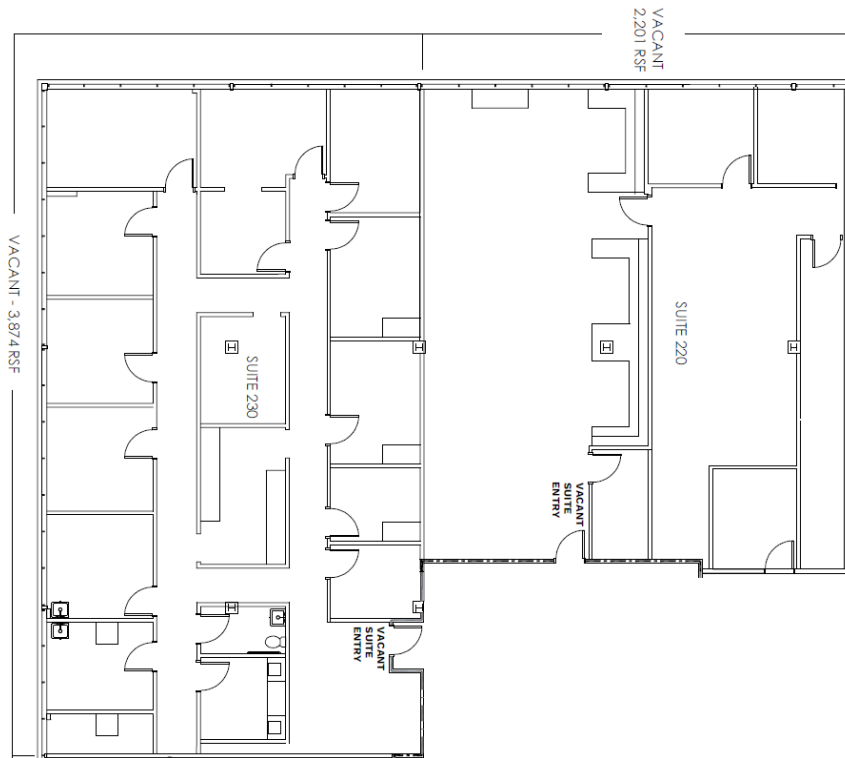


AVAILABILITY

SECOND FLOOR:

SUITE 220: 2,201 SF

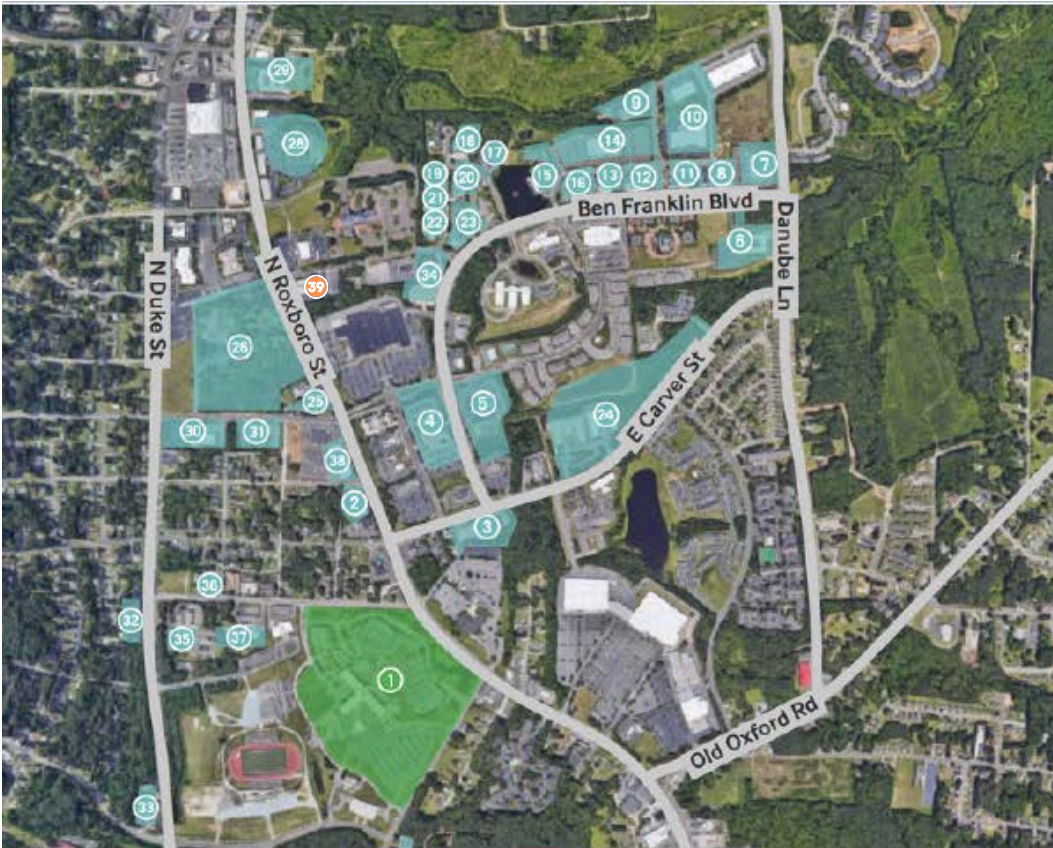
SUITE 230: 3,874 SF



DURHAM MEDICAL COMMUNITY

Duke Regional Hospital has served Durham, Orange, Person, Granville, and Alamance counties and the surrounding areas for 45 years. With more than 3,500 employees and 388 inpatient beds, Duke Regional offers a comprehensive range of medical, surgical, and diagnostic services.

For 2022-2023, U.S. News & World Report ranked Duke Regional Hospital as #9 in North Carolina and #4 in the Raleigh-Durham area. Duke Regional Hospital was named high performing in gastroenterology and orthopedics as well as in 10 adult procedures/conditions.



- | | |
|--------------------------------------|--|
| 1 Duke Regional Hospital Planned | 21 Jeffrey R. Cecil, DDS |
| 2 Parenthood | 22 SXR Medical Evaluations |
| 3 Duke Ambulatory Services | 23 Psychiatric & Psychological Associates |
| 4 EmergeOrtho | 24 Carver Living Center |
| 5 NC Specialty Hospital | 25 Family Medicine |
| 6 Brookdale Durham (Senior Living) | 26 Hock Family Pavillion |
| 7 Duke Clinical Labs | 27 NCEENT |
| 8 Durham Nephrology | 28 Durham Medical Center |
| 9 Argos Therapeutics | 29 Concordia Transitional Care & Rehabilitation |
| 10 Almac (Clinical Trials Lab) | 30 Department of Neurology |
| 11 RAPHA Healthcare Services | 31 Triangle Urology |
| 12 Durham Diagnostic Imaging | 32 Oral & Maxillofacial Surgery Associates |
| 13 Wound Healing & Hyperbaric Center | 33 Duke Street Pediatric Denistry |
| 14 Duke Homecare & Hospice | 34 Raleigh Neurology |
| 15 Triangle Community Physicians | 35 Duke Center for Metabolic & Weight Loss Surgery |
| 16 North Durham Orthodontics | 36 North Durham Women's Health |
| 17 Freedom Lake Dialysis | 37 City of Medicine Academy |
| 18 Regional Pediatric | 38 Carolina Dental Arts |
| 19 Central Carolina Foot & Ankle | 39 4020 N Roxboro St |
| 20 Harris & Smith OB/GYN | |

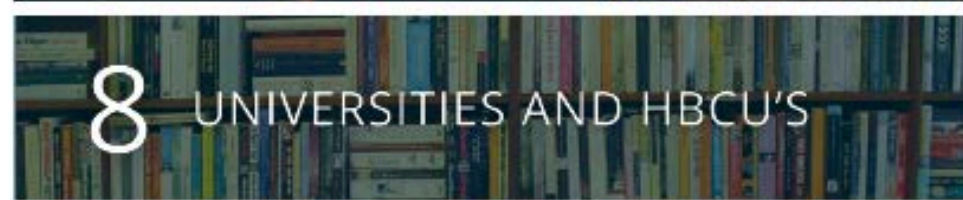
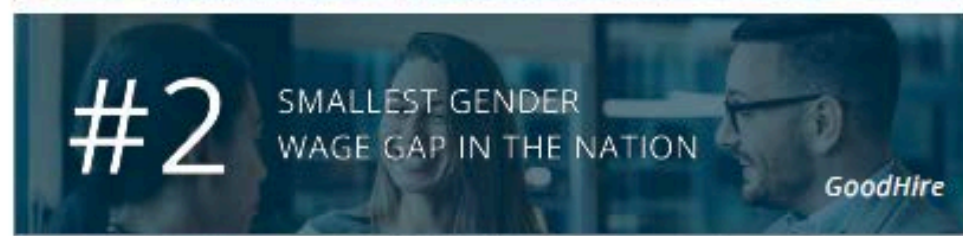
DURHAM MARKET OVERVIEW



Durham enjoys a strong and diversified economy that continues to grow at a faster rate than the U.S. economy as a whole. Durham's rate of GDP growth is in the top 20 among major U.S. metros. Office-using sectors like professional and business services, finance, and information are leading Durham's recovery.

The metro's healthy economy is underpinned by its large talent base and highly educated workforce, which plays a significant role in attracting corporate investment. Duke University, North Carolina State University, and UNC Chapel Hill produce thousands of graduates every year, many of whom fall into local workforce.

-Costar





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