



1904 FRONT ST
DURHAM, NC 27705

FOR LEASE

LISTING BROKER:

KHARMIKA ALSTON, CCIM

919.645.1431 (D) | 919.672.4905 (M)

KALSTON@TRADEMARKPROPERTIES.COM

**JUST TWO
EXECUTIVE OFFICE
SUITES LEFT**

1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM | 919-782-5552

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PROPERTY HIGHLIGHTS

- » One-story office condominium featuring five executive suites that are ideal for small businesses or professional offices
 - » Availability
 - » Suite D - 144 sq ft
 - » Suite E - 181 sq ft
- » Prime location in Durham's thriving business district
- » Convenient access to I-85, US RTE 501 and NC-HWY 147
- » Minutes from Downtown Durham and Durham Central Park, Durham Bulls Athletic Park, Durham Performing Arts Center (DPAC), and American Tobacco Campus
- » Conveniently located near the Durham Convention Center for meetings and conferences
- » Easy access to Northgate Mall, Research Triangle Park and nearby shopping and dining centers



LEASE RATE: \$850/MONTH

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SUITE	SIZE	RENT/MONTH	AVAILABLE
D	144 SF	\$850	Immediately
E	181 SF	\$850	Immediately

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**CROASDILE
COUNTRY CLUB**

**NORTH POINTE
SHOPPING CENTER**

**HILLANDALE
GOLF COURSE**

**NORTHGATE
MALL**

**DUKE
HOSPITAL**

**DUKE
UNIVERSITY**

**DOWNTOWN
DURAHM**

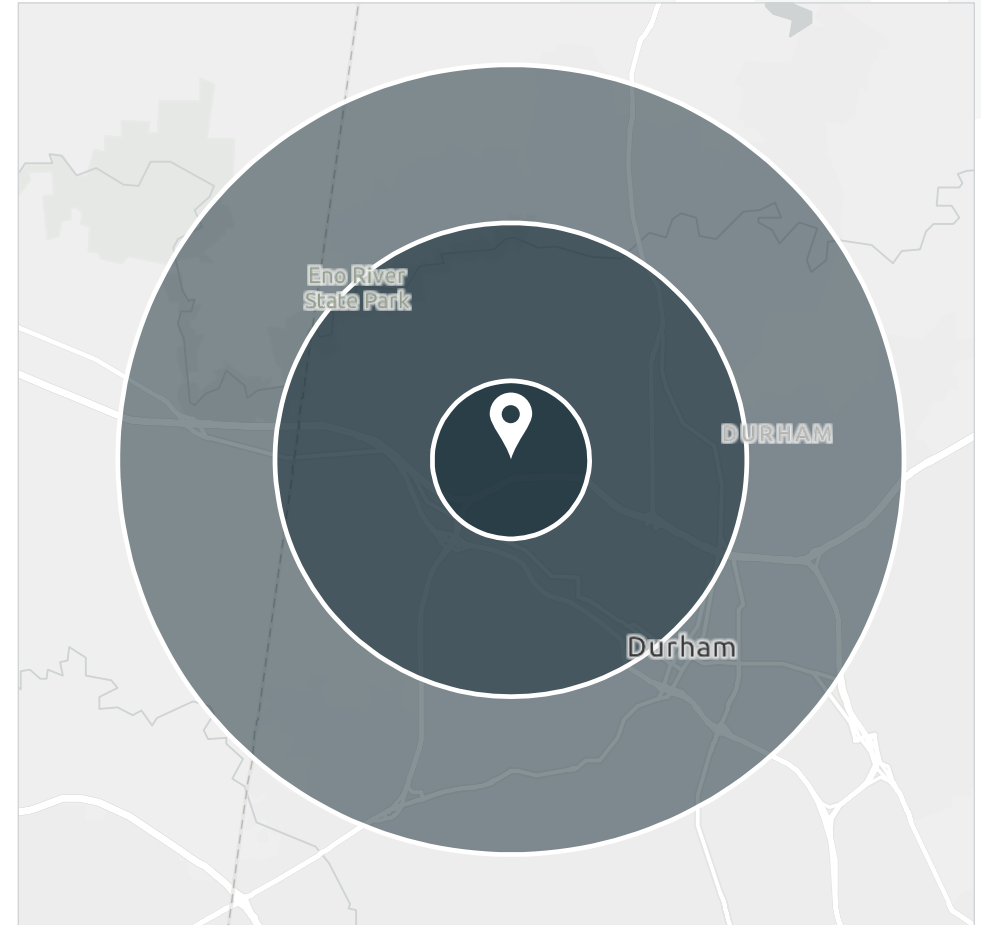
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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 POPULATION	5,411	75,666	161,051
2030 POPULATION (PROJECTED)	5,932	77,626	166,185
2025 HOUSEHOLDS	2,478	32,615	65,951
2030 HOUSEHOLDS (PROJECTED)	2,729	34,199	69,519
OWNER-OCCUPIED HOUSING UNITS	1,218	12,176	28,797
RENTER-OCCUPIED HOUSING UNITS	1,260	20,439	37,154
2025 AVERAGE HOUSEHOLD INCOME	\$133,745	\$105,896	\$108,072
2030 AVG HOUSEHOLD INCOME (PROJECTED)	\$149,957	\$118,958	\$121,223



EXCLUSIVE BROKER:

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TRADEMARK
P R O P E R T I E S

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