

OFFICE FOR LEASE

PRIME DURHAM LOCATION - 1910 SEDWICK RD

1910 Sedwick Rd, Durham, NC 27713 | BUILDING 100 - Suite A & B



OFFERING SUMMARY

Lease Rate:	\$3,200/MO Plus Utilities
Building Size:	6,232 SF
Available SF:	2,126 SF
Lot Size:	2.17 Acres
Year Built:	1984
Zoning:	CN
County:	Durham County
Submarket:	NC - S Durham

PROPERTY OVERVIEW

BLDG 100, STE. A & B - 2,126 sq.ft. on the first floor of Building 100, available for \$3,200/month plus utilities. The space is ideal for professional office use.

PROPERTY HIGHLIGHTS

- Prime Durham Location – Strategically located near RTP, offering easy access to key business hubs.
- Effortless Connectivity – Minutes from Hwy 55, Hwy 54, and I-40, ensuring seamless commutes.
- Vibrant Surroundings – Surrounded by popular restaurants and shops, ideal for clients and employees alike.
- Affordable Leasing – Competitive rates make this an exceptional value in a prime area.
- Immaculate Condition – Move-in ready spaces that are meticulously maintained for your business success.

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VANDAN GANDHI, CCIM
Commercial Broker
0: 919.475.5769
van.kwcommercial@gmail.com
NC #247850

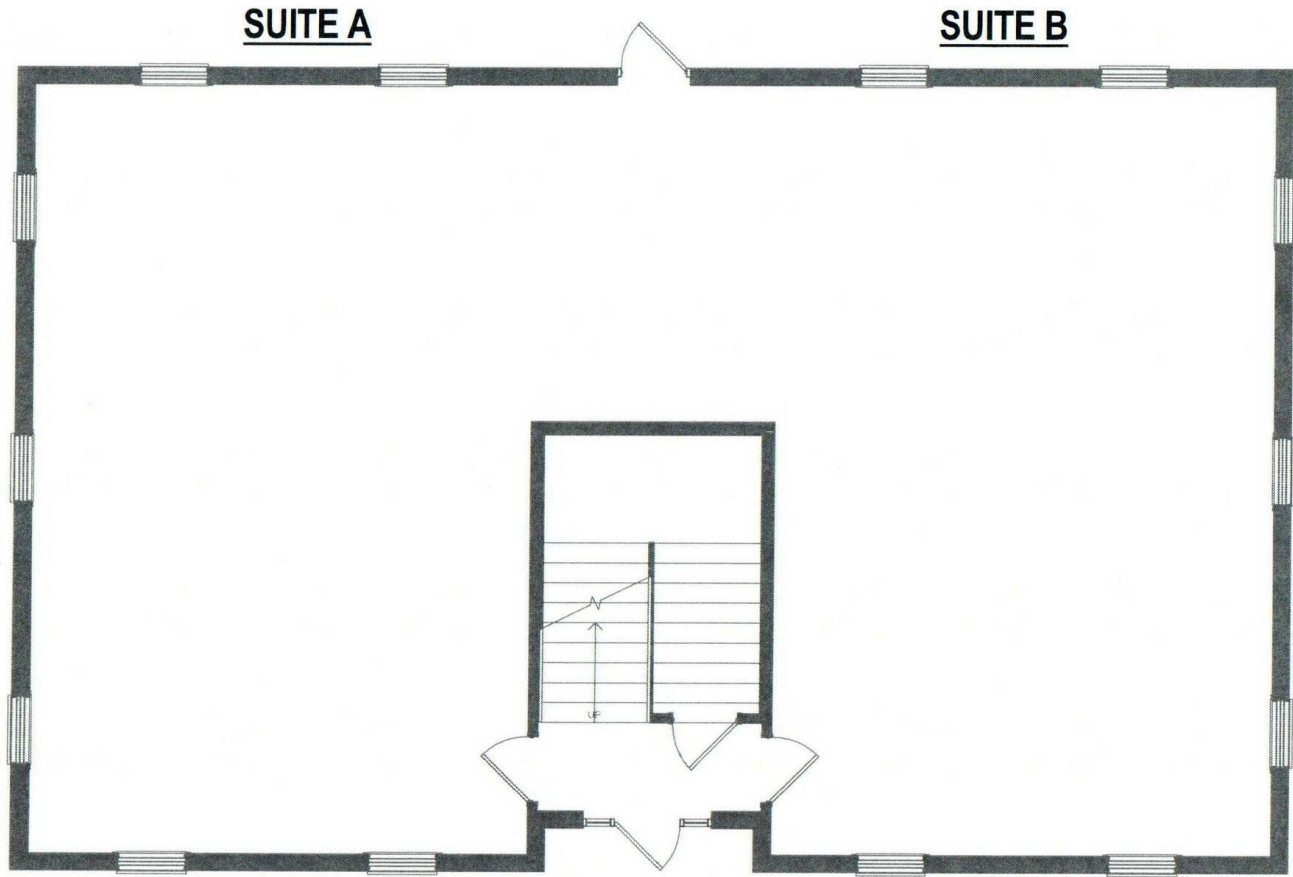
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1 SUITE A & B
3/16" = 1'-0"

Add text here...

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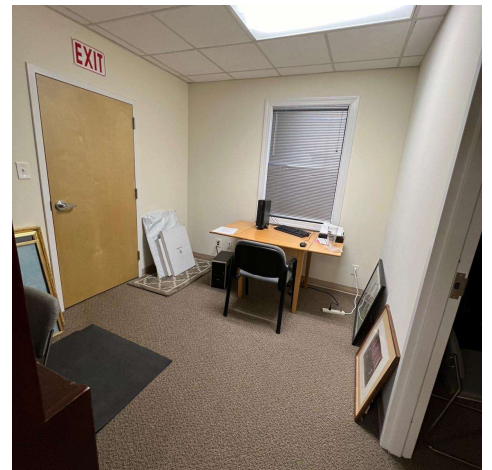
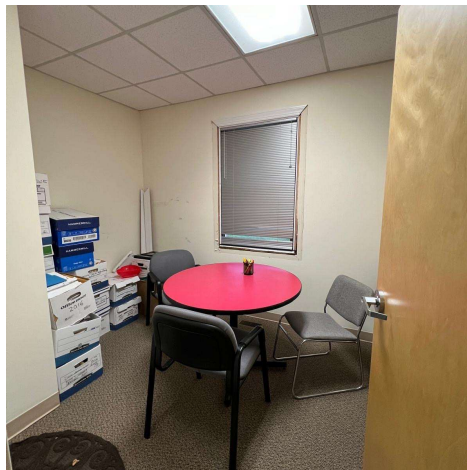
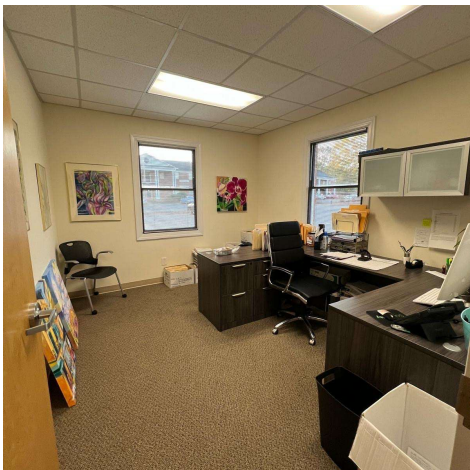
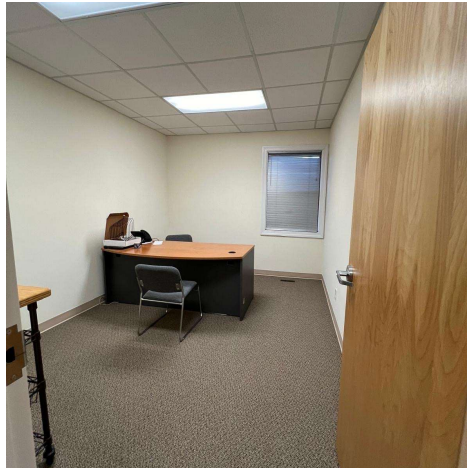
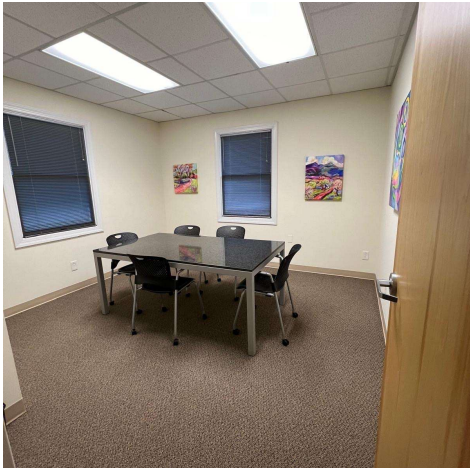
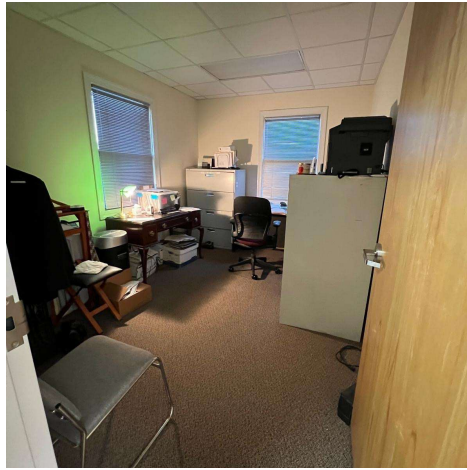
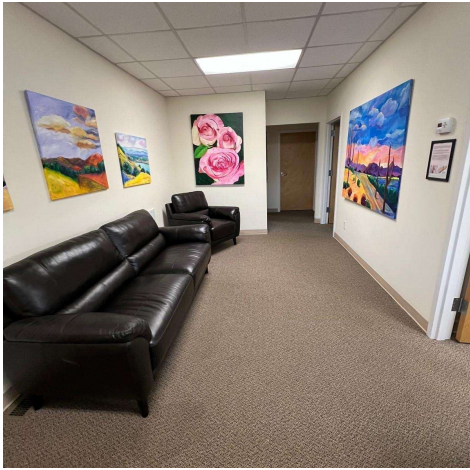
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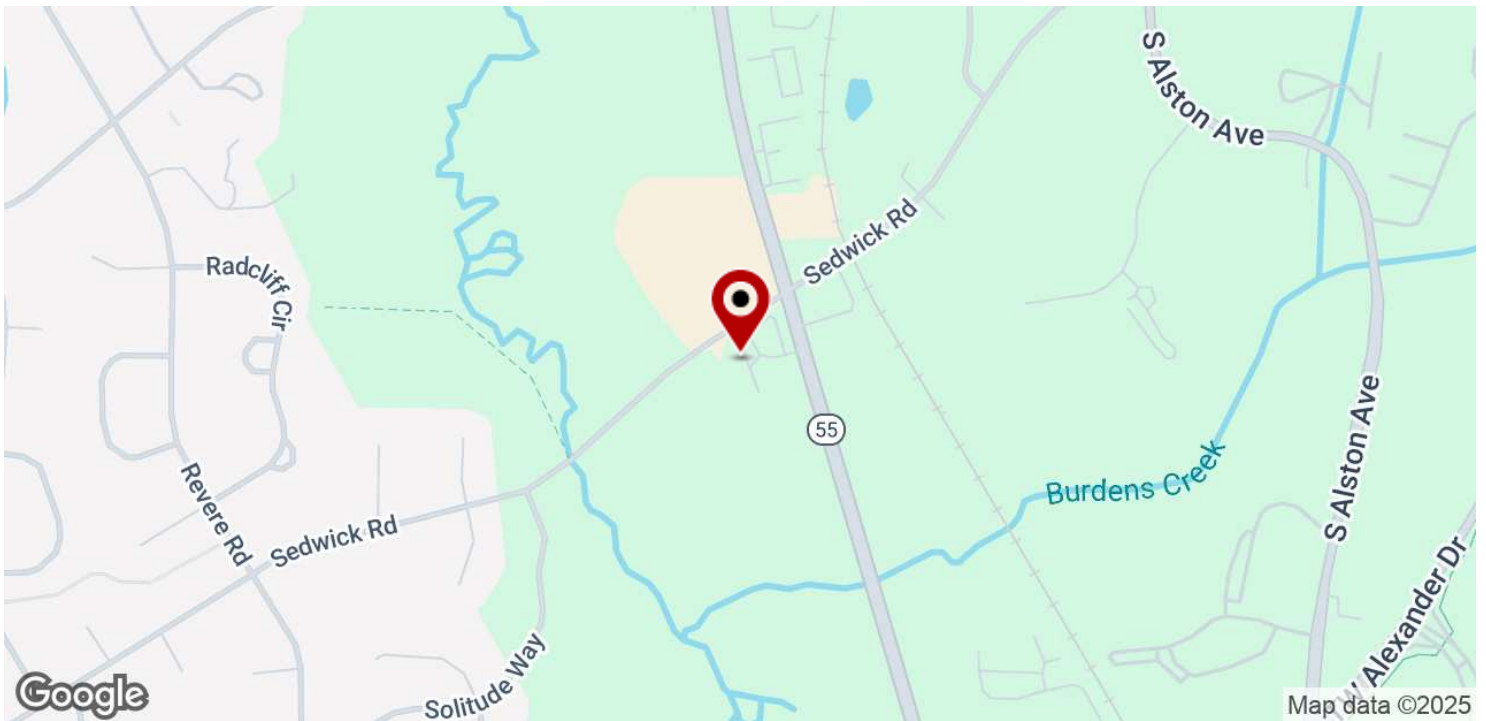
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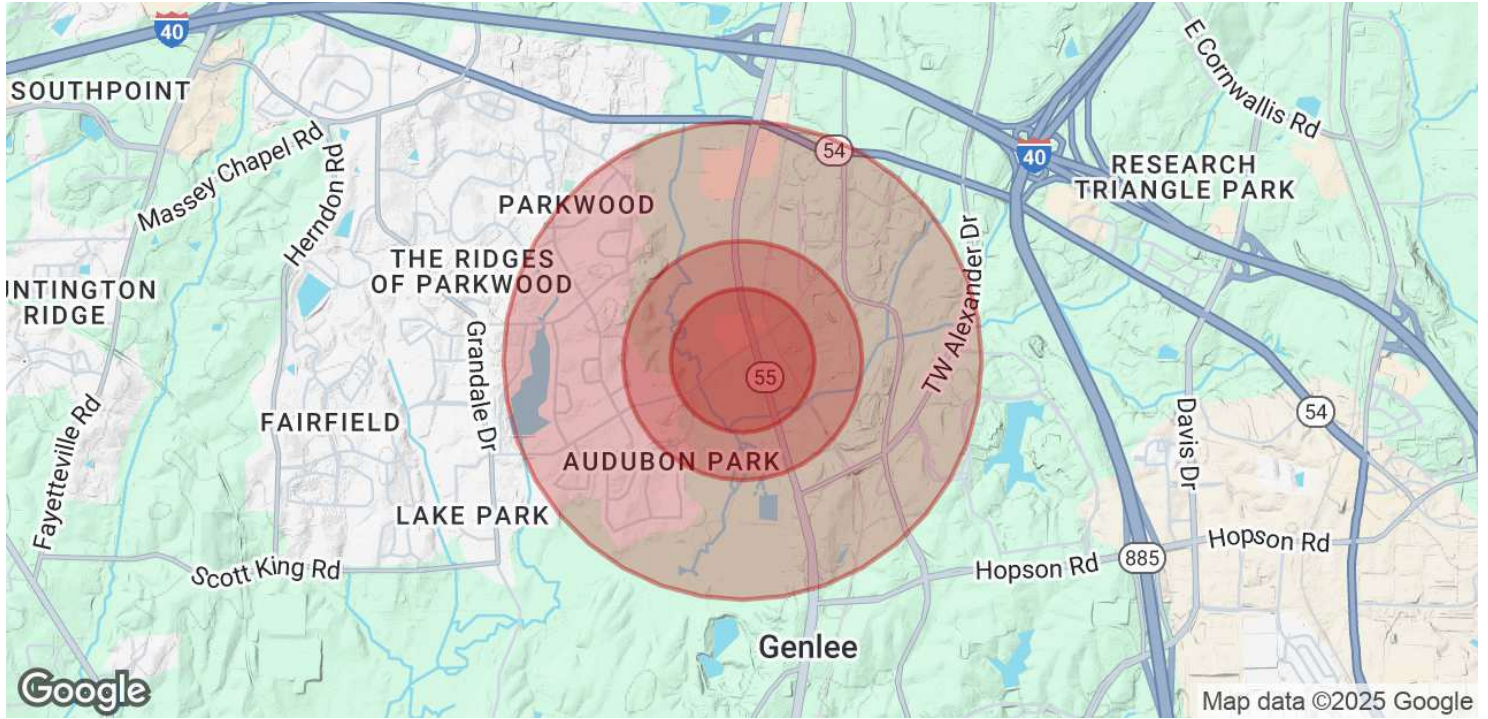
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	185	636	3,958
Average Age	38	39	39
Average Age (Male)	34	36	37
Average Age (Female)	41	41	41

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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