

# FOR LEASE

## PRIME DURHAM LOCATION - 1910 SEDWICK RD

1910 Sedwick Rd, Durham, NC 27713



**BLDG 100, SUITE C**



**BLDG 200, SUITE B**



**BLDG 200, SUITE D**



**BLDG 200, SUITE A**



**BLDG 200, SUITE C**



**BLDG 300, SUITE C**

### AVAILABLE SPACES

SPACES	SIZE (SF)	LEASE RATE	PROPERTY DESCRIPTION
BLDG 100, Suite C	1,030 SF	\$18.00 PSF (\$1,545/MO Plus Utilities)	1,030 sq.ft. on the second floor of Building 100, available for \$1,545/month (\$18 PSF) plus utilities. The space is ideal for professional office use, with long-term attorney tenants occupying the first floor.
BLDG 200, Suite A (LEASED)	1,003 SF	\$20.00 PSF (\$1,671.67/MO Plus Utilities)	1,003 sq.ft. on the first floor, ideal for hair salon suites or beauty concepts. Available at \$1,671.67/month (\$20 PSF).
BLDG 200, Suite B (LEASED)	1,003 SF	\$20.00 PSF (\$1,671.67/MO Plus Utilities)	1,003 sq.ft. on the first floor, ideal for hair salon suites or beauty concepts. Available at \$1,671.67/month (\$20 PSF).
BLDG 200, Suite C (LEASED)	847 SF	\$18.00 PSF (\$1,270.50/MO Plus Utilities)	847 sq.ft. on the second floor of Building 200. This office space features two hard-walled offices with restrooms, ideal for professional office users. Available at \$1,270.50/month (\$18 PSF) plus utilities.
BLDG 200, Suite D (LEASED)	847 SF	\$18.00 PSF (\$1,270.50/MO Plus Utilities)	847 sq.ft. on the second floor of Building 200. This office space features two hard-walled offices with restrooms, ideal for professional office users. Available at \$1,270.50/month (\$18 PSF) plus utilities.
BLDG 300, Suite C (LEASED)	1,551 SF	\$14.00 PSF (\$1,800/MO Plus Utilities)	1,551 sq.ft. on the second floor of Building #300. Perfect for a yoga studio or mental health practice, this open, serene space is available at \$1,800/month plus utilities or \$14 PSF.

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**VANDAN GANDHI, CCIM**  
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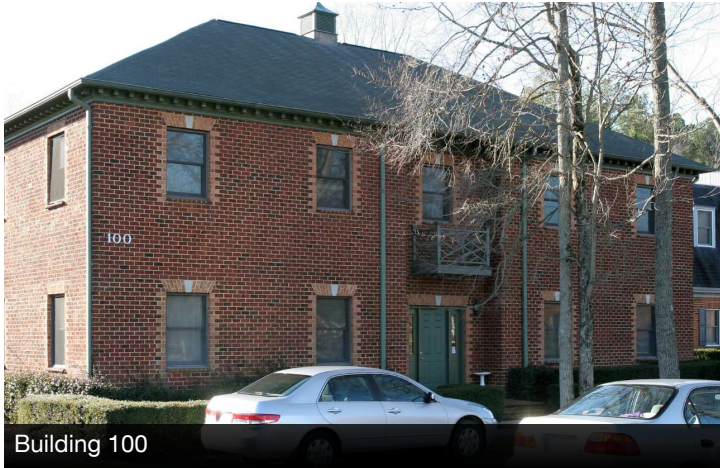
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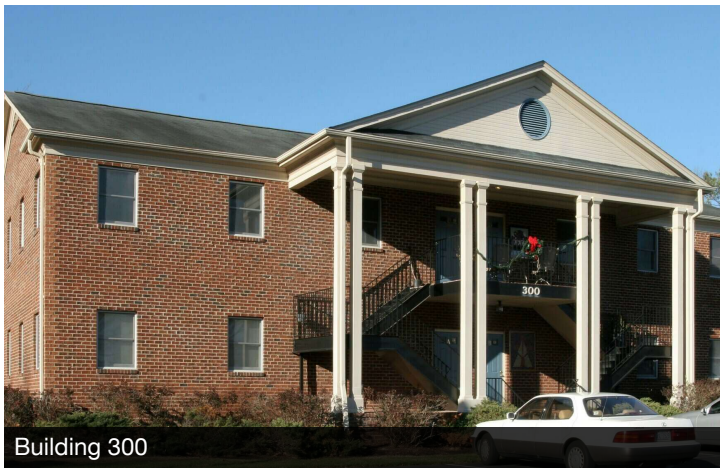
1910 Sedwick Rd, Durham, NC 27713



Building 100



Building 200



Building 300

### LOCATION INFORMATION

Street Address	1910 Sedwick Rd
City, State, Zip	Durham, NC 27713
County	Durham
Sub-market	NC - S Durham

### PROPERTY INFORMATION

Available SF:	847 - 1,551 SF
Lot Size:	2.17 Acres
Building Class	B
Tenancy	Multiple
County:	Durham County
Submarket:	NC - S Durham
Year Built	1984
Zoning:	CN

### 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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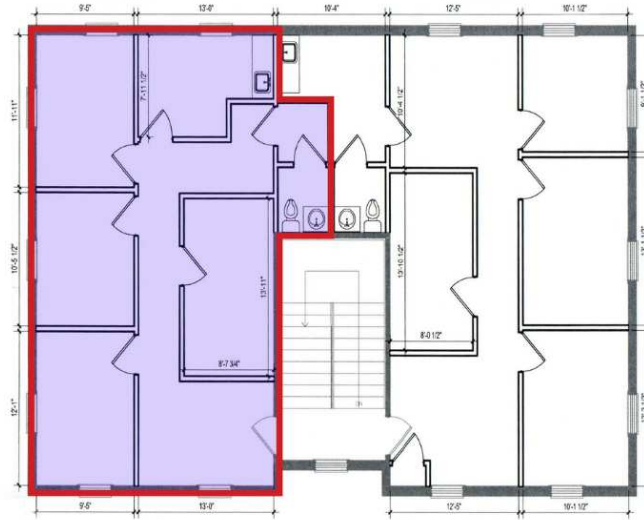
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## PRIME DURHAM LOCATION - 1910 SEDWICK RD

1910 Sedwick Rd, Durham, NC 27713 | BUILDING 100 - Suite C



Building 100, Suite C - Floor Plan



### 1910 SEDWICK ROAD, DURHAM, NC 27713 | BUILDING 100

**SUITE C** - The space is ideal for professional office use, with long-term attorney tenants occupying the first floor.

#### OFFERING SUMMARY

Lease Rate:	\$18.00 PSF (\$1,545/Month Plus Utilities)
Available SF:	1,030 SF
Suite:	Suite C
Floor:	2nd Floor

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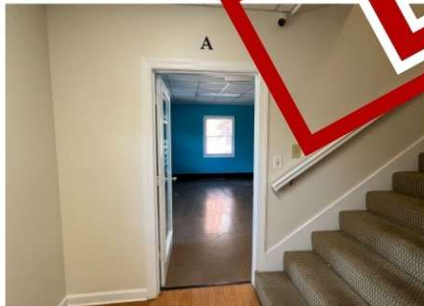
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PRIME DURHAM LOCATION - 1910 SEDWICK RD

1910 Sedwick Rd, Durham, NC 27713 | BUILDING 200 - Suite A



Building 200, Suite A - Floor Plan



## OFFERING SUMMARY

Lease Rate: \$20.00 PSF (\$1,671.67/Month Plus Utilities)  
Available SF: 1,003 SF  
Suite: Suite A  
Floor: 1st Floor

## 1910 SEDWICK ROAD, DURHAM, NC 27713 | BUILDING 200

**SUITE A** - Ideal for hair salon or beauty concepts!

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1910 Sedwick Rd, Durham - BLDG 200 - STE.B

Approximately 1,003 Sq Ft



Building 200, Suite B - Floor Plan



## OFFERING SUMMARY

Lease Rate: \$20.00 PSF (\$1,671.67/Month Plus Utilities)  
Available SF: 1,003 SF  
Suite: Suite B  
Floor: 1st Floor

## 1910 SEDWICK ROAD, DURHAM, NC 27713 | BUILDING 200

**SUITE B** - Ideal for hair salon or beauty concepts!

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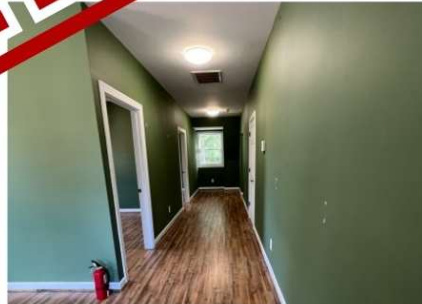
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PRIME DURHAM LOCATION - 1910 SEDWICK RD

1910 Sedwick Rd, Durham, NC 27713 | BUILDING 200 - Suite C



Building 200, Suite C - Floor Plan



## OFFERING SUMMARY

Lease Rate: \$18.00 PSF (\$1,270.50/Month Plus Utilities)  
Available SF: 847 SF  
Suite: Suite C  
Floor: 2nd Floor

## 1910 SEDWICK ROAD, DURHAM, NC 27713 | BUILDING 200

**SUITE C** - This office space features two hard-walled offices with restrooms, ideal for professional office users.

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Building 200, Suite D - Floor Plan



## OFFERING SUMMARY

Lease Rate: \$18.00 PSF (\$1,270.50/Month Plus Utilities)  
Available SF: 847 SF  
Suite: Suite D  
Floor: 2nd Floor

## 1910 SEDWICK ROAD, DURHAM, NC 27713 | BUILDING 200

**SUITE D** - This office space features two hard-walled offices with restrooms, ideal for professional office users.

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Building 300, Suite C - Floor Plan



## OFFERING SUMMARY

Lease Rate: \$14.00 PSF (\$1,800/Month Plus Utilities)  
Available SF: 1,551 SF  
Suite: Suite C  
Floor: 2nd Floor

## 1910 SEDWICK ROAD, DURHAM, NC 27713 | BUILDING 300

**SUITE C** - Perfect for a yoga studio or mental health practice with open serene space.

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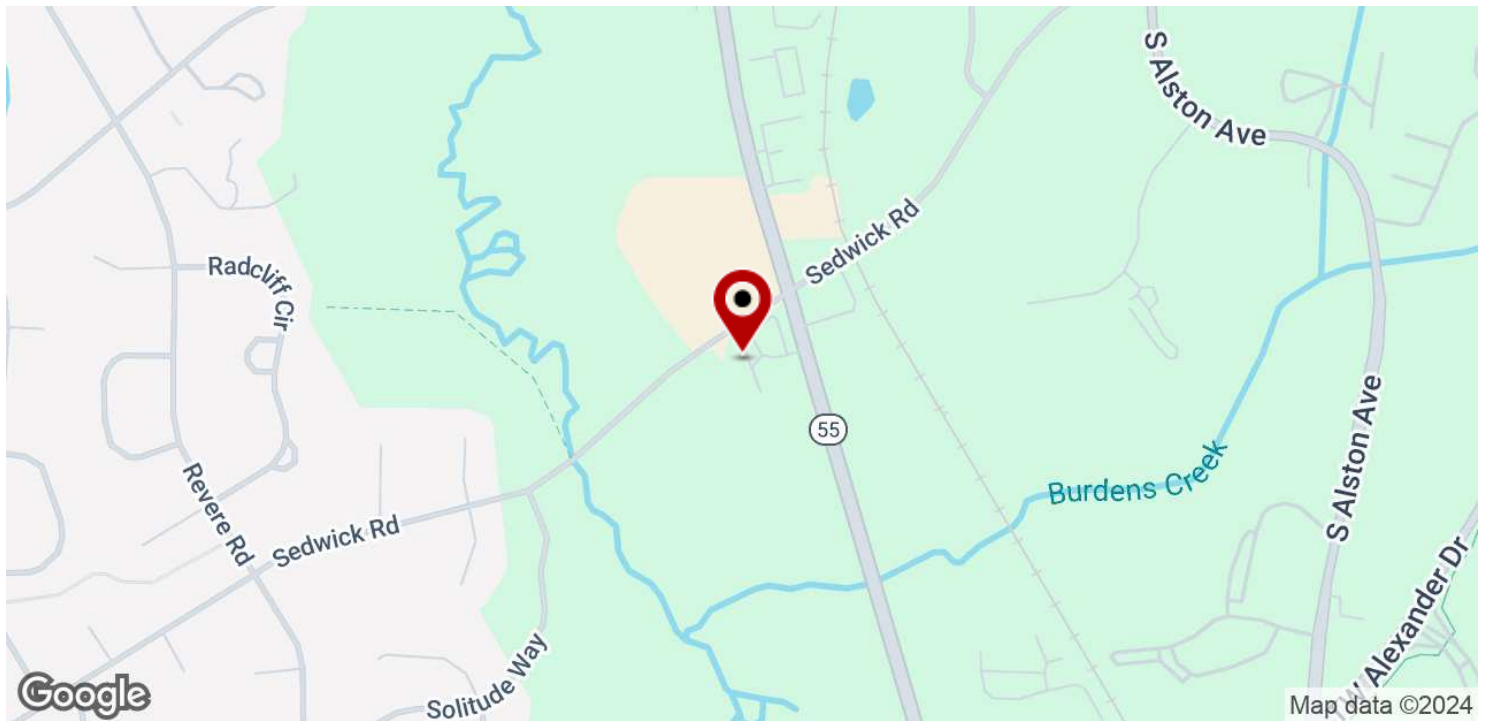
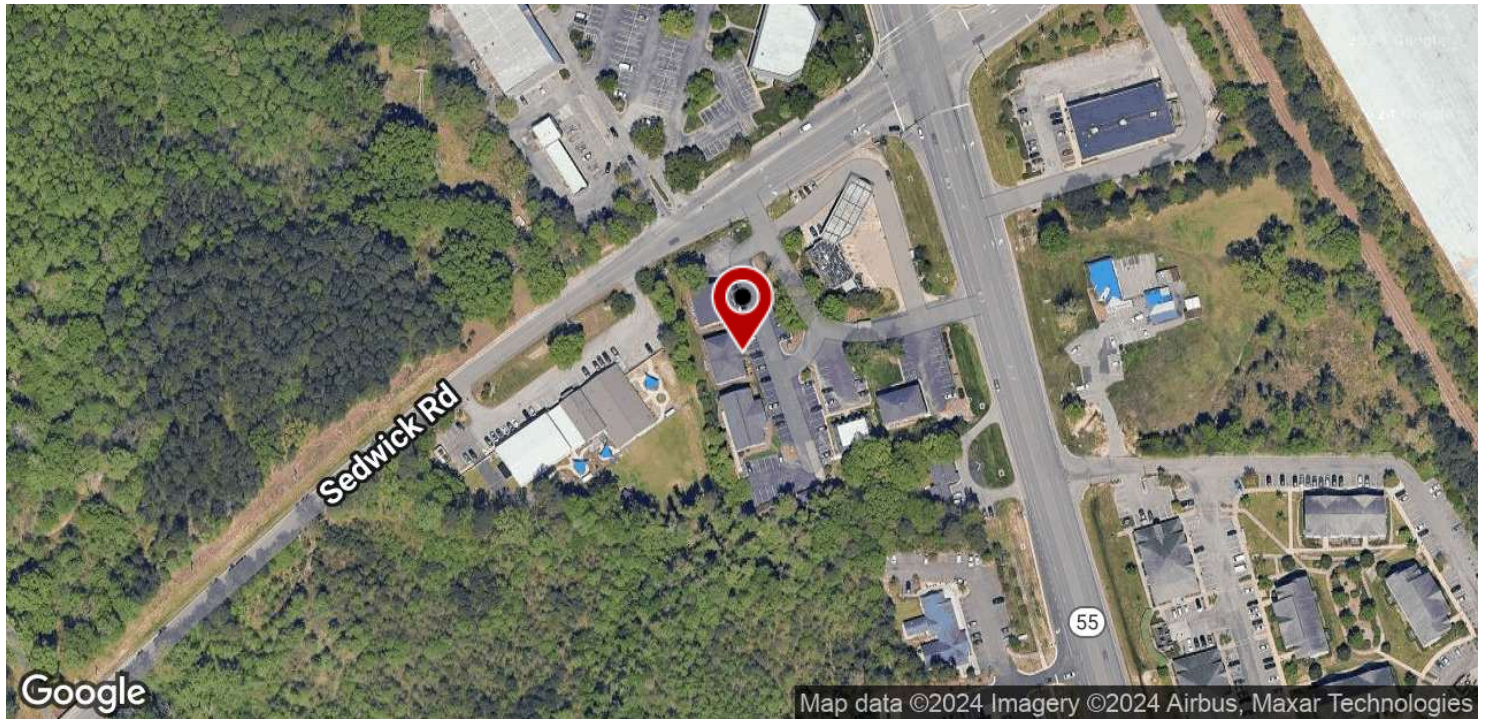
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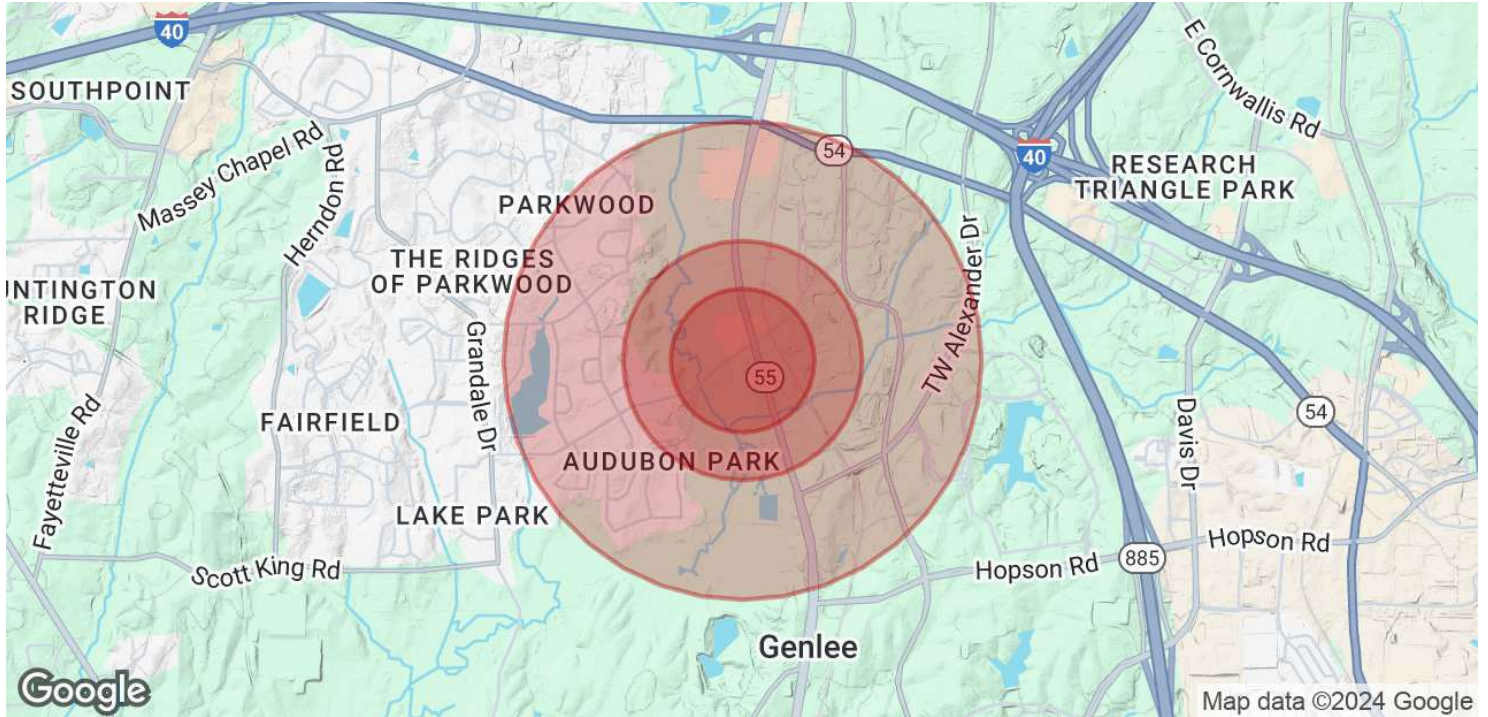
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	185	636	3,958
Average Age	38	39	39
Average Age (Male)	34	36	37
Average Age (Female)	41	41	41

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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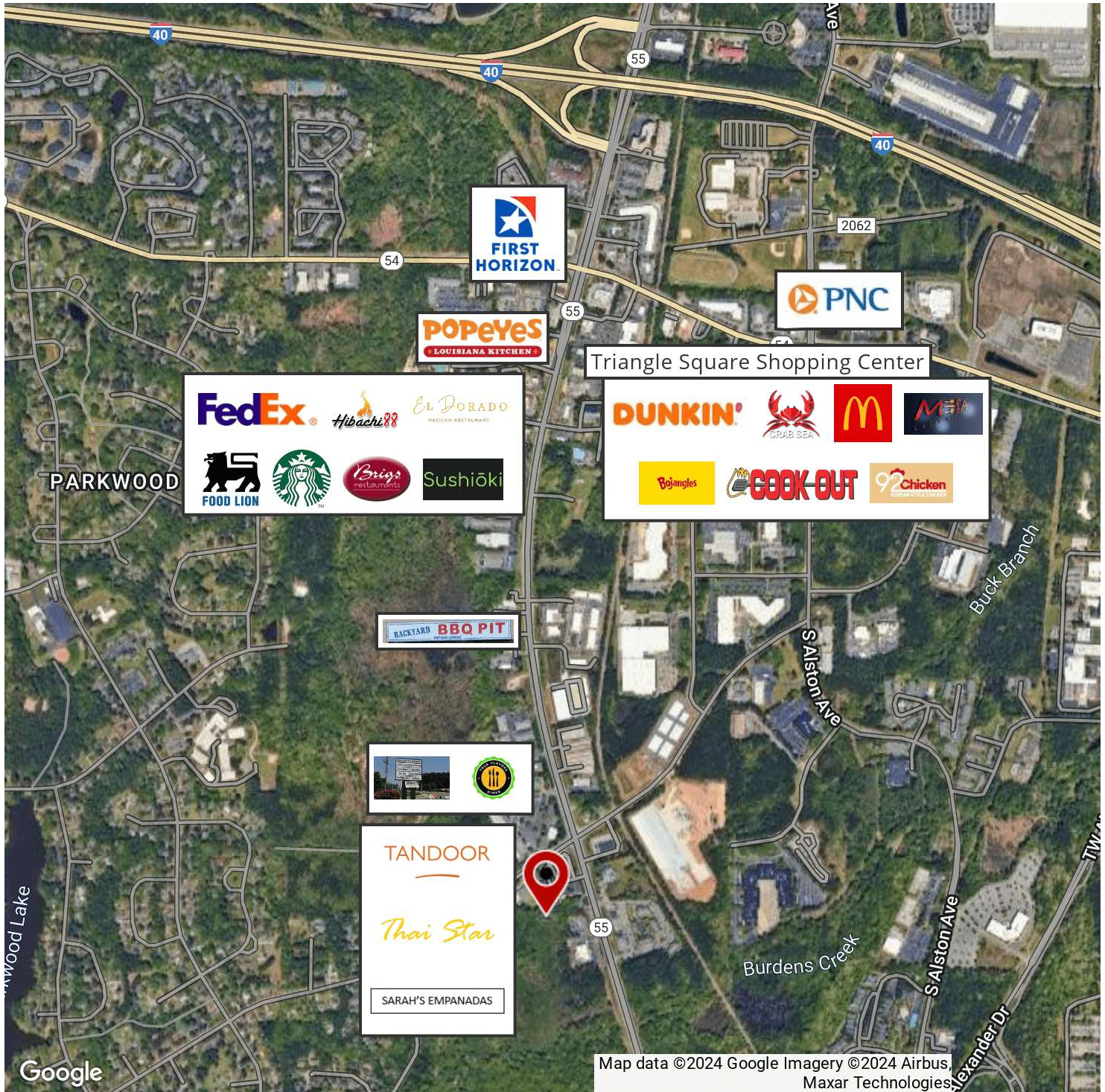
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