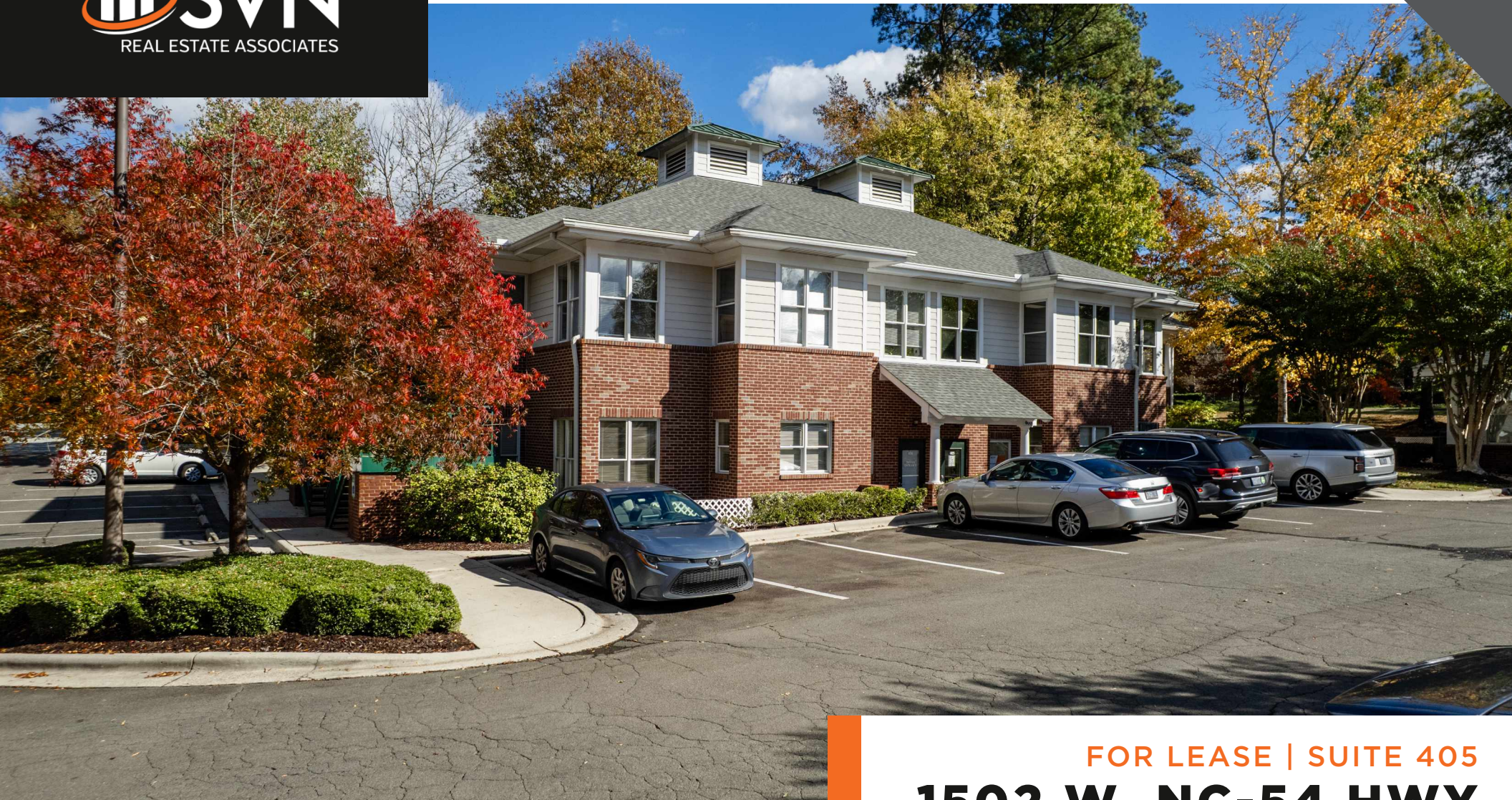




NEW HOPE COURT OFFICE PARK



PRESENTED BY:



BRIAN FABRICATORE

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FOR LEASE | SUITE 405
1502 W. NC-54 HWY
DURHAM, NC 27707

PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	±5,558 SF
SUITE 405 SIZE:	±1,635 SF
ZONING:	Office Institutional (OI)
MARKET:	South Durham
AVAILABLE:	February 1, 2026
LEASE TERM:	Minimum 3 Years
LEASE TYPE:	Modified Gross (MG)
LEASE RATE:	\$19.50/SF

PROPERTY DESCRIPTION

SVN | Real Estate Associates is pleased to present for lease **Suite 405 at 1502 W. NC-54 Hwy** in Durham, NC. This ground-floor, **±1,635 SF office condominium in New Hope Court Office Park** offers a quiet, professional setting and features a **reception area, large conference room, five private offices, open work area, kitchenette, and a private restroom.**

OFFERING NOTES/HIGHLIGHTS

- Tenant responsible for utilities (water included) and janitorial
- Clean, professional office park with abundant on-site parking and easy access to Hwy 54
- Close proximity to I-40, Chapel Hill, downtown Durham, RTP, and RDU, with numerous amenities nearby

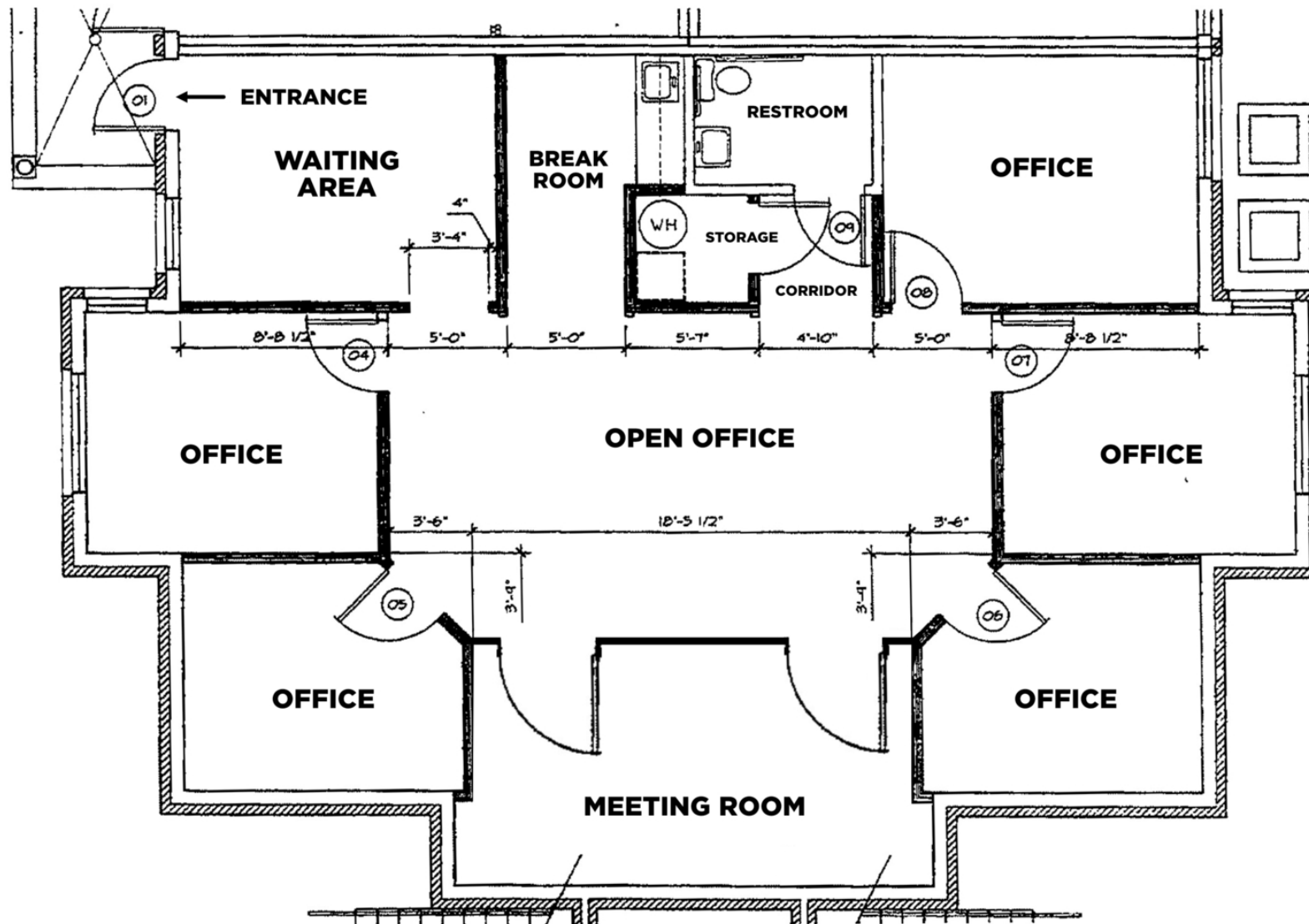
SUITE 405 PHOTOS



SUITE 405 PHOTOS



FLOOR PLAN



OFFICE PARK PHOTOS



LOCATION MAP





Local Expertise.
National Reach.

SVN | Real Estate Associates

3333 Durham-Chapel Hill Blvd, Suite C | Durham, NC 27707