

OFFICE FOR LEASE

TURNKEY SPACE WITH NEW HVAC, FLOORING & PAINT

1804 Martin Luther King Junior Parkway, Durham, NC 27707



OFFERING SUMMARY

Lease Rate:	\$1,995/MO Plus Utilities
Available SF:	1,000 SF
Lot Size:	2.53 Acres
Year Built:	1986
Zoning:	Ol
Market:	Raleigh/Durham
Submarket:	NC - S Durham

PROPERTY OVERVIEW

A prime 1,000 SF first-floor office suite at 1804 Martin Luther King Jr. Parkway, Suite 111. Surrounded by shopping centers, restaurants, banks, and cinemas, this location offers unmatched convenience just minutes from Duke, UNC, Research Triangle Park, and RDU Airport.

The suite features three private offices, a reception area, meeting room, ADA bathroom, kitchenette, and storage, plus a brand-new HVAC system, fresh paint, and new flooring. Everything a thriving office or clinic needs is ready to go. Rarely do spaces in this high-demand corridor become available, act fast to secure it before it's gone.

PROPERTY HIGHLIGHTS

- 1,000 SF Exclusive First-Floor Suite
- Three Private Offices + Spacious Reception
- Well-Equipped Meeting Room & Ample Storage
- Private Kitchenette & ADA-Compliant Bathroom
- NEW HVAC System, Fresh Paint & Flooring
- Minutes to Duke, UNC, RTP & RDU Airport

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

VANDAN GANDHI, CCIM

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245 NC-54 Suite 101
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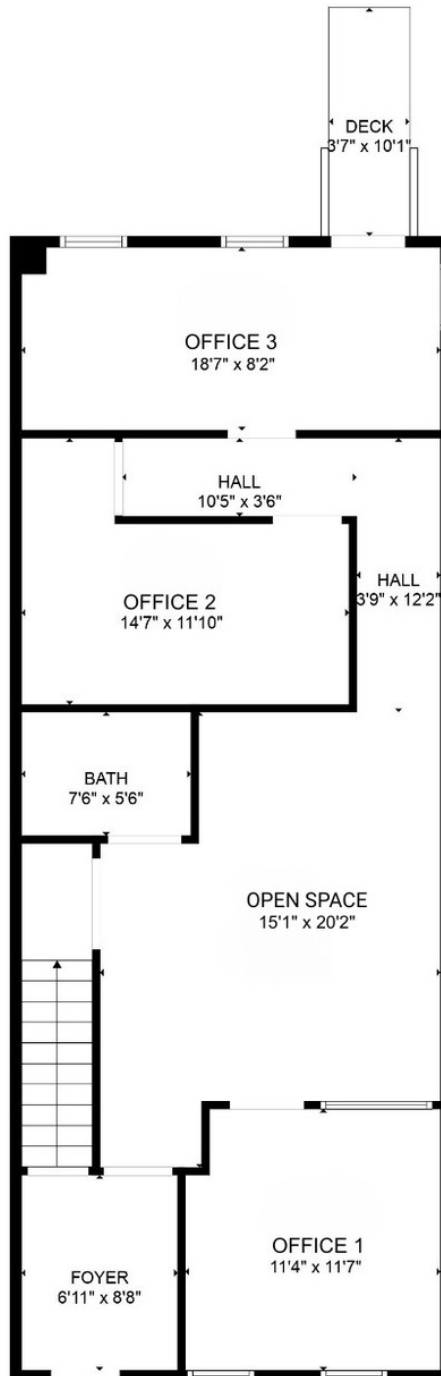
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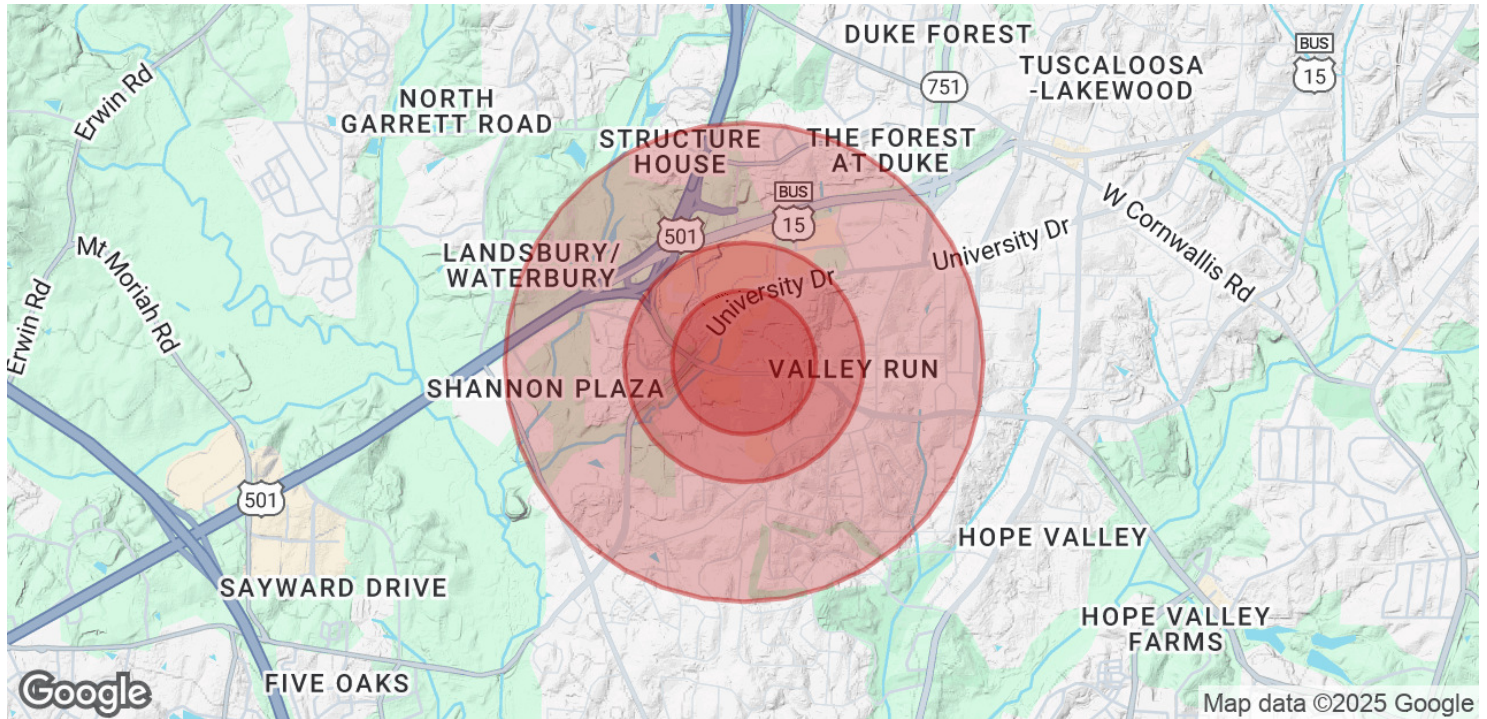
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	664	2,617	9,801
Average Age	35	34	37
Average Age (Male)	33	33	36
Average Age (Female)	36	35	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	335	1,335	4,780
# of Persons per HH	2	2	2.1
Average HH Income	\$98,633	\$95,768	\$103,214
Average House Value	\$537,696	\$485,618	\$447,590

Demographics data derived from AlphaMap

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