

4102 Ben Franklin Blvd

DURHAM, NC



CONFIDENTIAL OFFERING MEMORANDUM

APRIL 2026

AVISON
YOUNG

**If you would like
more information
please get in touch.**

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Contents

- 01. Executive summary page 03
- 02. Location overview page 09
- 03. Comparables page 13



01 Executive summary

Property overview

Now available for sale or for lease, Avison Young is pleased to present 4102 Ben Franklin Boulevard, a two-story single tenant professional office building containing 11,300 square feet.

Situated on 1.5 acres, the building boasts of exceptional visibility and is easily accessible to Interstate 85 and U.S. 501, providing strong connectivity to Durham, Raleigh, and Chapel Hill. Additionally, proximity to Interstate 885 and NC Highway 147 enhances access to Downtown Durham and Research Triangle Park. Surrounding residential communities continue to expand, bringing a steady influx of rooftops and supporting neighborhood-serving retail and service uses. The area is also bolstered by proximity to major employers and healthcare systems contributing to a strong daytime population with traffic counts reaching over 16,000 vehicles per day.

Originally constructed in 2011, the building is vacant at sale, offering modern design and functional layout suitable for medical or professional office users. Located within Independence Park, an established and well-known North Durham medical and professional office campus, with ample parking at a ratio of 10/1,000 the property lends itself to a variety of tenancies and lease-up opportunities.

PROPERTY SNAPSHOT



Purpose-built medical office building constructed in 2011, offering modern design and functional layout suitable for medical or professional office users.



Vacant at sale, allowing flexibility for owner-user occupancy or value-add lease-up.



Asking Price - \$3,275,000
Lease rate - \$20/SF, NNN



Located within Independence Park, an established and well-known North Durham medical and professional office campus.



Strong accessibility and parking ratio support long-term usability and liquidity.

Property overview

Project Summary

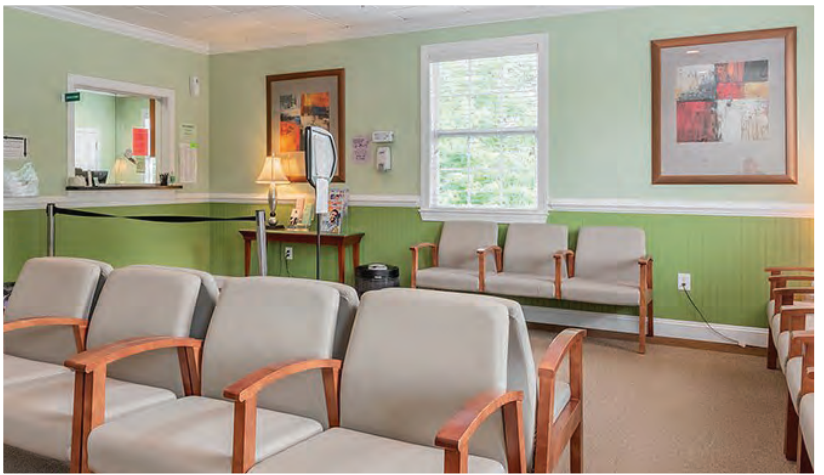
Property Address	4102 Ben Franklin Blvd, Durham, NC 27704
Property Type	Medical / Professional Office
Submarket	North Durham
Building Size (RBA)	±11,300 SF
Year Built	2011
Stories	2
Typical Floor Plate	±5,650 SF
Construction Type	Masonry
Building Height	±26'
Slab-to-Slab Height	±13'
Lot Size	±1.50 Acres
Parking	Surface Parking
Parking Ratio	±10.0 per 1,000 SF
Parking Spaces	±52
Zoning	OI-2
Current Occupancy	Vacant (Delivered Vacant at Sale)
Tenancy Configuration	Single Tenant
Market	Durham–Chapel Hill, NC
Location Type	Suburban / Office Campus
Flood Zone	Zone B & X (Moderate to Low Risk)



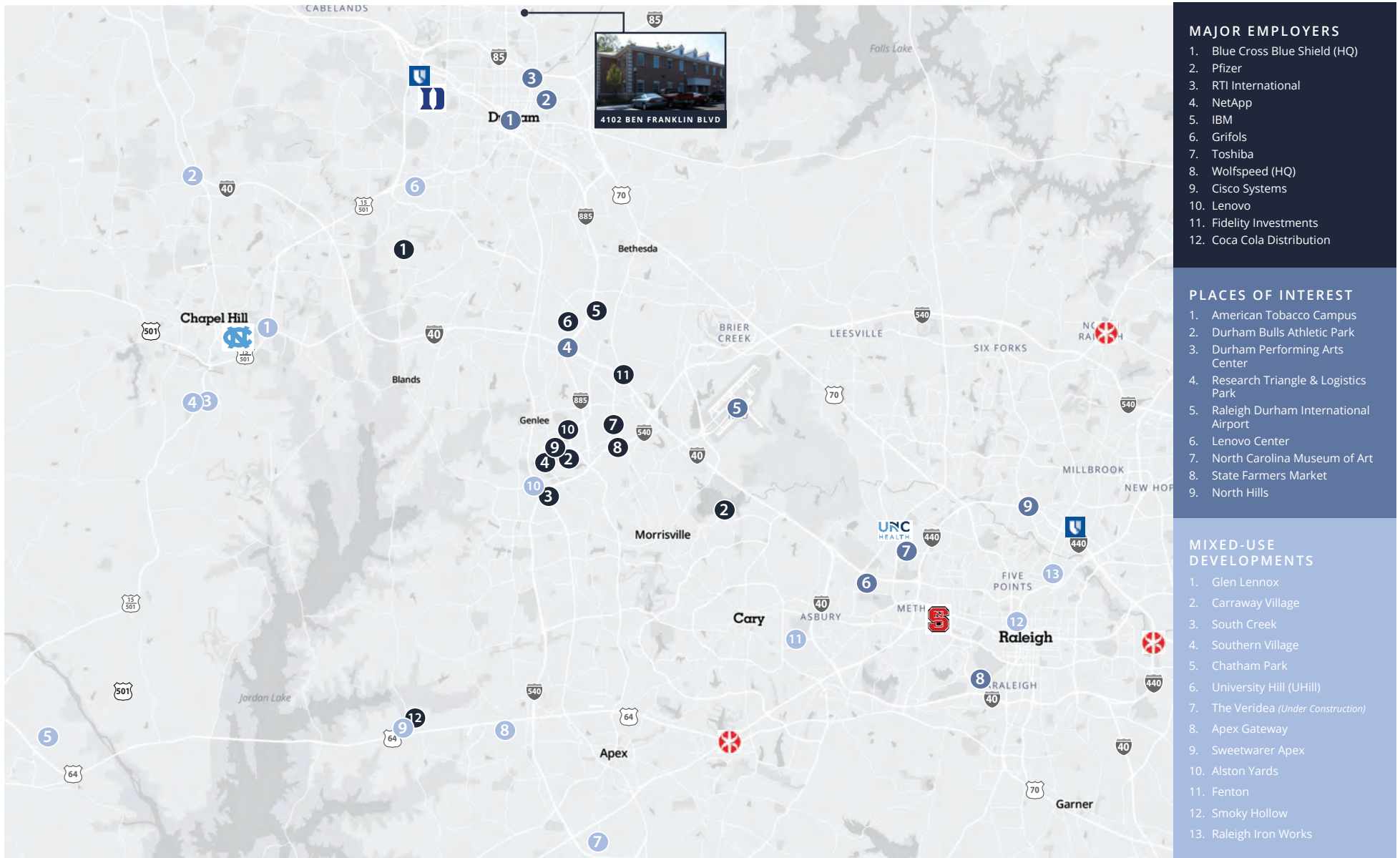
Property photos



Property photos



Area overview



- ### MAJOR EMPLOYERS
1. Blue Cross Blue Shield (HQ)
 2. Pfizer
 3. RTI International
 4. NetApp
 5. IBM
 6. Grifols
 7. Toshiba
 8. Wolfspeed (HQ)
 9. Cisco Systems
 10. Lenovo
 11. Fidelity Investments
 12. Coca Cola Distribution

- ### PLACES OF INTEREST
1. American Tobacco Campus
 2. Durham Bulls Athletic Park
 3. Durham Performing Arts Center
 4. Research Triangle & Logistics Park
 5. Raleigh Durham International Airport
 6. Lenovo Center
 7. North Carolina Museum of Art
 8. State Farmers Market
 9. North Hills

- ### MIXED-USE DEVELOPMENTS
1. Glen Lennox
 2. Carraway Village
 3. South Creek
 4. Southern Village
 5. Chatham Park
 6. University Hill (UHill)
 7. The Veridea (*Under Construction*)
 8. Apex Gateway
 9. Sweetwarer Apex
 10. Alston Yards
 11. Fenton
 12. Smoky Hollow
 13. Raleigh Iron Works



02

Location overview

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Location overview

North Durham offers a compelling combination of established healthcare infrastructure, stable residential density, and direct connectivity to the Research Triangle economy, supported by long-term population growth, institutional employment, and sustained medical and professional office demand across the Durham–Chapel Hill corridor.

North Durham

Located within the Durham–Chapel Hill MSA, North Durham benefits from one of the most resilient employment bases in the Southeast, anchored by healthcare, higher education, and research institutions. Durham County's population has grown steadily over the past decade, supported by continued immigration, housing development, and expansion of major employers including Duke Health, Duke University, and Research Triangle Park—adjacent users—driving consistent demand for medical and service-oriented commercial real estate.

North Durham is characterized by a stable residential base with approximately 75,000 residents within a 5-mile radius, supported by 27,000+ households and a median age of ~40, reflecting a balanced mix of working professionals and established households. Average household incomes of approximately \$134,000 and median home values near \$391,000 provide strong purchasing power and long-term tenancy support for medical and professional office uses. The area's accessibility, parking availability, and established medical office clustering reinforce its role as a durable suburban healthcare node within the broader Research Triangle region.

Demographics

4102 BEN FRANKLIN BLVD



148,407

5 MILE POPULATION



35

MEDIAN AGE



59,705

HOUSEHOLDS



\$82,253

AVERAGE HH INCOME



\$283,931

MEDIAN HOME VALUE

Triangle region overview

The Raleigh-Durham region, more commonly referred to as the Triangle, spans seven counties and includes two metro areas – the Durham-Chapel Hill MSA and the Raleigh-Cary MSA. The region is anchored by three research universities – North Carolina State University in Raleigh, Duke University in Durham, and the University of North Carolina at Chapel Hill. Located in the heart of the Triangle, the world-renowned Research Triangle Park is one of the largest R&D parks in the world and serves as a major economic driver for the region.

Home to advanced industries and rich opportunities, the Triangle is a vibrant collection of diverse communities working together to create one of the best places in the world to live, work and play. Residents are drawn to the Triangle from across the U.S. and the globe. The region consistently earns accolades for its outstanding quality of life, business environment, job opportunities, and its rich talent pool.

World class resources and industry-driven training thrives in Wake County

AREA SNAPSHOT



Top 3

Wake County is one of the top 3 labor markets in the US.



100+

Region is growing by 100 people per day creating 28% growth in the employment over the last 5 years.



85.8%

of Wake County residents have a bachelor's degree or higher with over 12 collegiate institutions 3 of which are top-tier research universities - NC State, Duke, and UNC.



300+

Raleigh-Durham region is home to over 300 medical and health-related companies and practices.

Economic drivers

Major industries

The Triangle's favorable business climate and rich talent pool have led new and expanding businesses to announce jobs at a record-setting pace in recent years. The Triangle continues to experience robust population and job growth. Tech heavyweights such as Google and Apple have announced thousands of new jobs, and the region will be home to North Carolina's first automotive manufacturing facility with the construction of a new EV plant for VinFast in Chatham County.

The combined MSA unemployment rate in the Triangle totaled 2.9% in December 2024. At 110 basis points below the national average, Raleigh-Durham has one of the lowest unemployment rates in the Southeast.* Strong regional fundamentals have enabled a job growth of 15.5% over the past 5 years.



ECONOMIC ANNOUNCEMENTS IN TRIANGLE REGION



Coriolis Pharma announced plans to invest \$10 million in the establishment of a state-of-the-art research laboratory in Morrisville, North Carolina.
50 jobs | Jul 2025



BuildOps has selected Raleigh as its third North American hub of operations, joining Los Angeles and Toronto. The total economic impact for Raleigh is estimated to be over \$87.6 million.
300 jobs | Mar 2025



Genentech, a member of the Roche Group based in Switzerland has announced plans to invest \$700 million in Holly Springs to establish a new high-volume fill/finish manufacturing facility.
4,578 jobs | May 2025



Ralliant Corporation plans establish its global headquarters in Wake County, investing \$2.1 million in Raleigh's North Hills area. **180 jobs | Mar 2025**



Amgen announces \$1 Billion Expansion to Holly Springs, NC Facility bringing the total site investment to over \$1.5 billion, with employment reaching 725 by 2032. **370 jobs | Dec 2024**



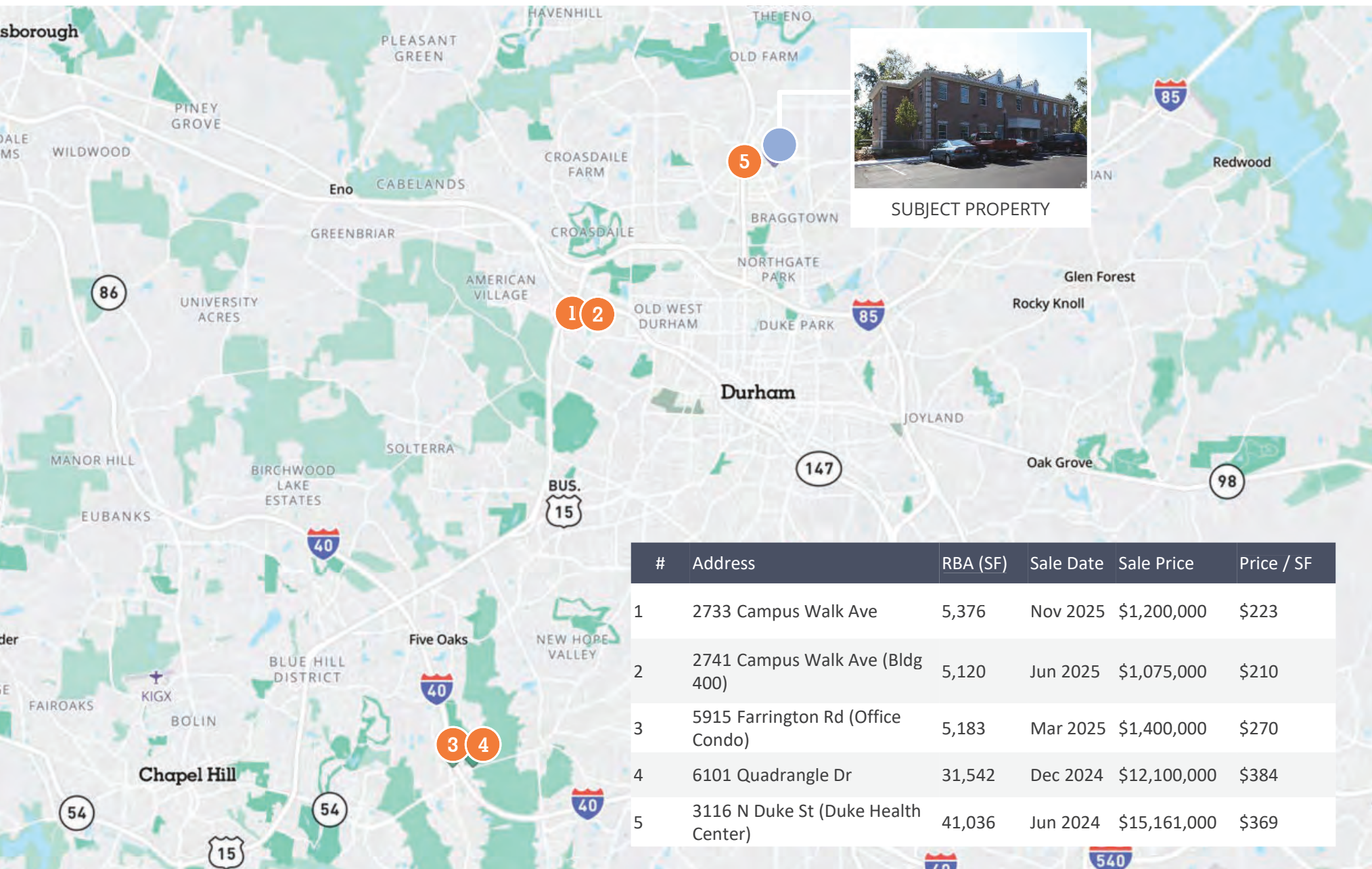
Weatherby Healthcare, a CHG Company, announced today that it plans to invest more than \$7M in Raleigh, occupying 46,000 square feet in One North Hills Tower. **148 jobs | Oct 2024**



03 Comparables

Sales comparables

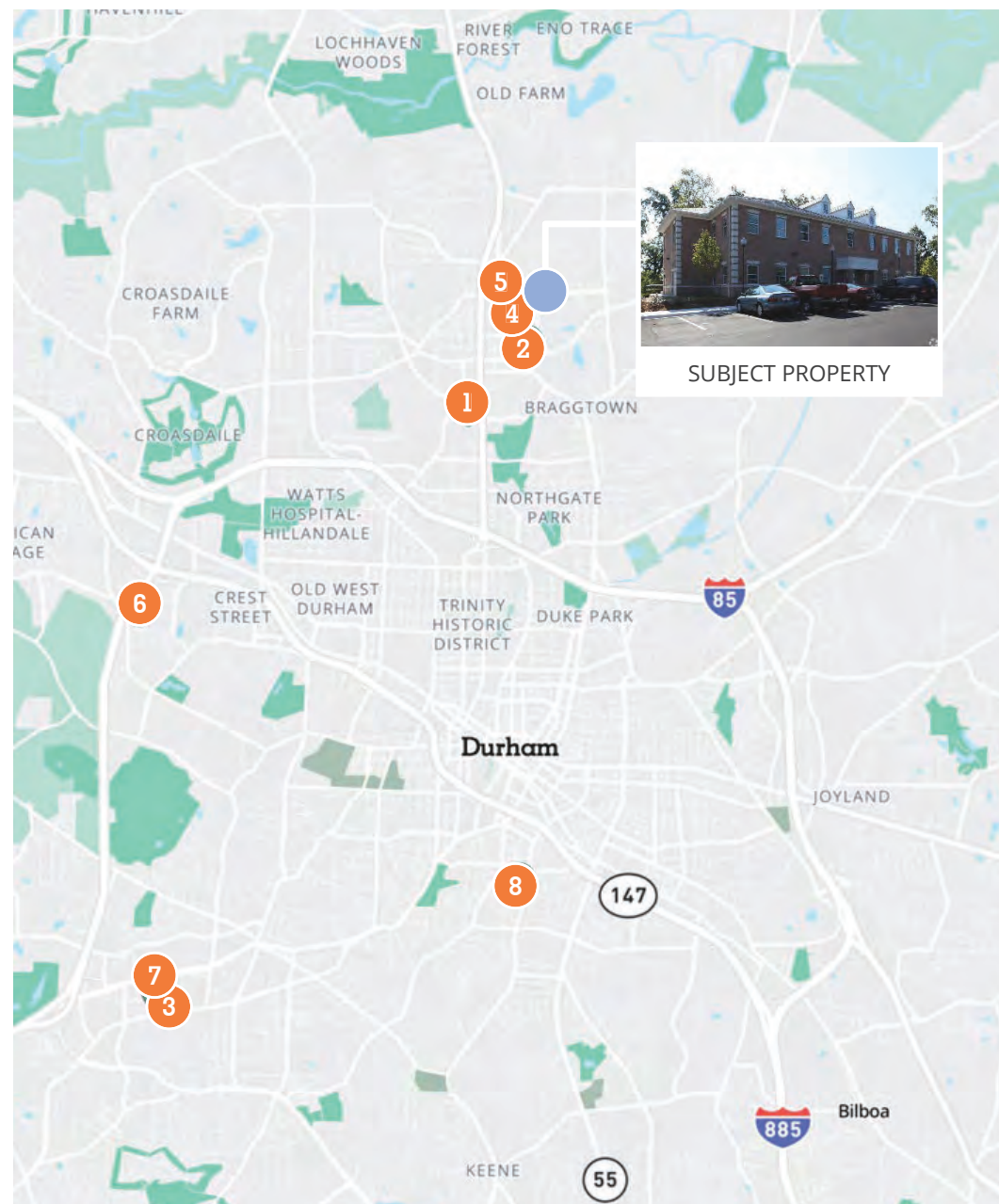
4102 BEN FRANKLIN BLVD, DURHAM, NC



Lease comparables

4102 BEN FRANKLIN BLVD, DURHAM, NC

#	Address	Suite Size (SF)	Lease Date	Rent / SF
1	2609 N Duke St (Bldg 500)	1,386	Jan 2026	\$18.50
2	3711 N Roxboro St	1,025	Jul 2025	\$18.00
3	3711 University Dr	3,300	May 2025	\$18.75
4	3901 N Roxboro Rd	3,855	Nov 2024	\$20.00 (NNN)
5	3901 N Roxboro Rd	2,927	Nov 2024	\$20.00 (NNN)
6	2741 Campus Walk Ave	1,279	Nov 2024	\$19.50
7	3719 University Dr	1,500	Oct 2024	\$20.00
8	415 Dunstan Ave (Medical)	1,003	Mar 2024	\$18.00



Let's connect.

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The logo for Avison Young, featuring the company name in a bold, white, sans-serif font. The text is centered between two thick, horizontal white bars. The background of the entire page is a dark, semi-transparent image of a large brick building with multiple windows and dormers.

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