

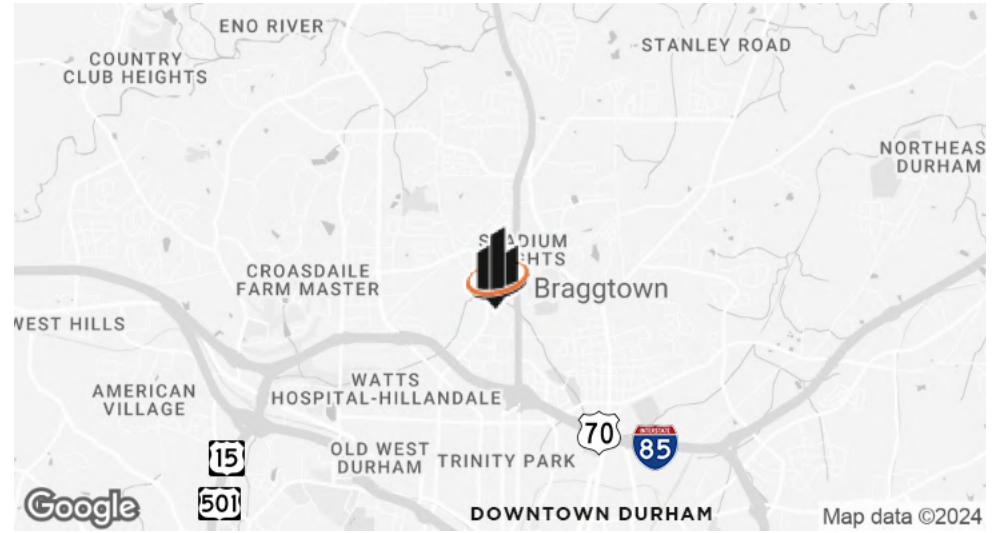


FOR LEASE

2609 N. DUKE STREET

BLDG 600, SUITE 612 | DURHAM, NC 27704

PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	±19,000 SF
AVAILABLE SF:	±1,350 RSF
YEAR BUILT:	1978
ZONING:	Office Institutional (OI)
LEASE RATE:	\$22.50/SF
VIDEO:	View Here

PROPERTY OVERVIEW

SVN I Real Estate Associates is pleased to offer for lease a **professional office space at Central Professional Park in north Durham, NC, a 10-building office park** located off N. Duke Street and Stadium Drive in one of the city's most robust medical office-heavy submarkets.

Suite 612 is a ±1,350 RSF space ideal for medical office use and includes a reception/waiting area, three exam rooms, a private office, break area, and lab.

PROPERTY HIGHLIGHTS

- **Locally owned and managed**
- **Abundant on-site parking** in front and back of building
- **Close proximity to US 15-501, I-85/Hwy 70 E, downtown Durham**, Duke Regional Hospital, Duke University, and Durham VA Medical Center

CAREY GREENE

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PROPERTY PHOTOS



COVERED WALKWAY



FRONT ENTRANCE/EXIT



REAR PARKING LOT



REAR ENTRANCE/EXIT

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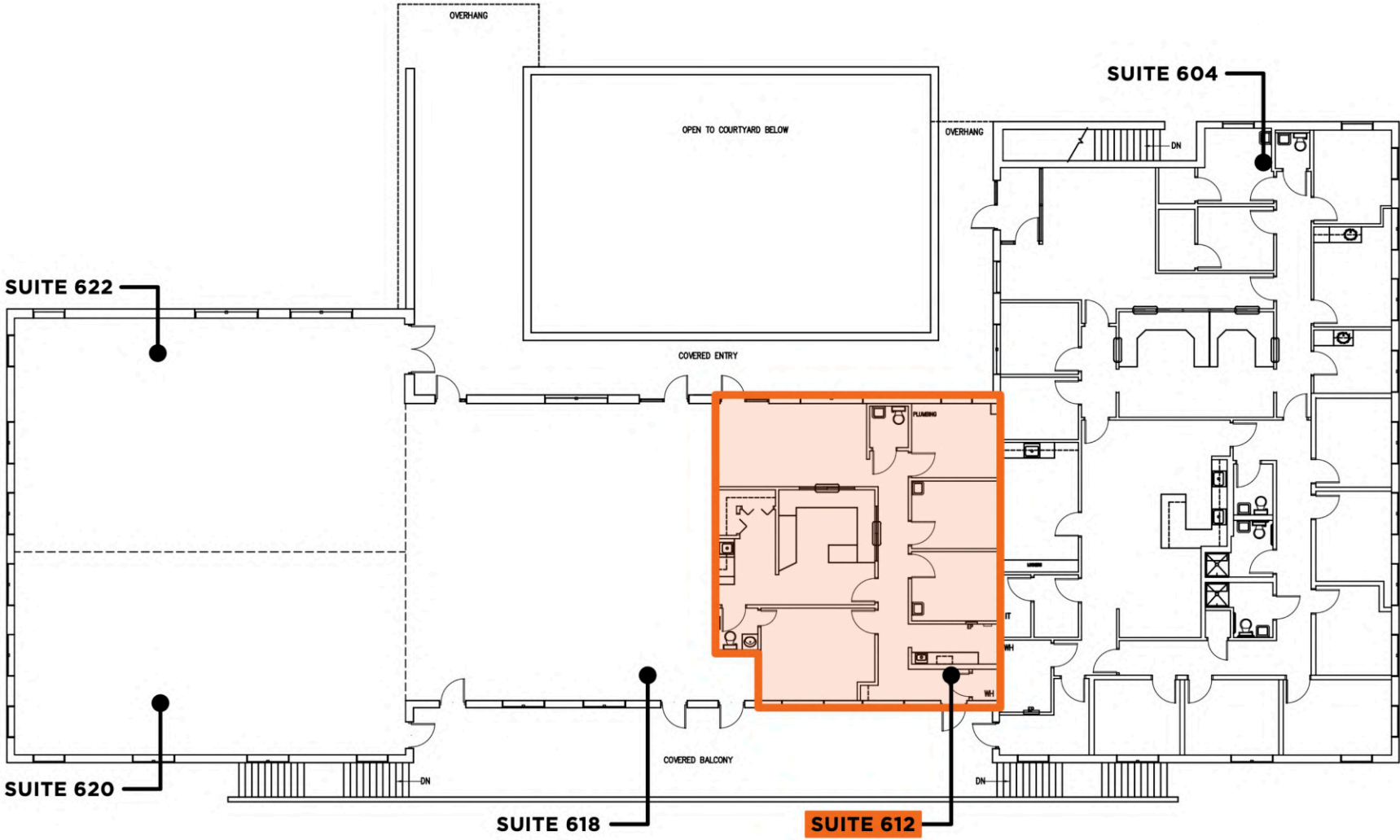
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UPPER LEVEL FLOOR PLAN



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INTERIOR PHOTOS (SUITE 612)



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DEMOGRAPHICS MAP & REPORT

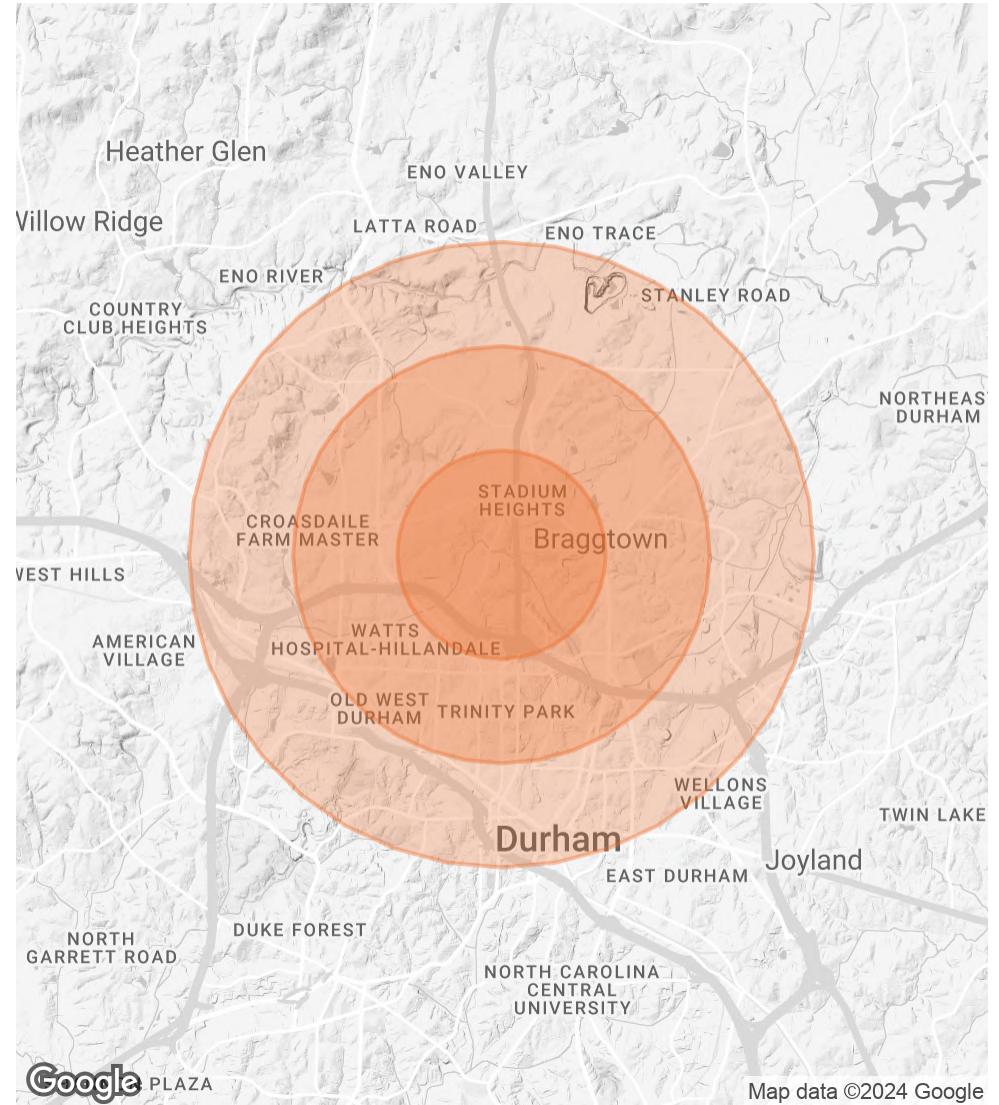
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	8,286	40,451	82,499
AVERAGE AGE	38	38	37
AVERAGE AGE (MALE)	37	37	36
AVERAGE AGE (FEMALE)	38	39	37

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	3,531	16,996	33,733
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$73,028	\$92,628	\$86,260
AVERAGE HOUSE VALUE	\$347,361	\$413,927	\$416,309

Demographics data derived from AlphaMap



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