

OFFICE FOR SALE

STE 200 | 1800 MARTIN LUTHER KING JR PKWY

1800 Martin Luther King Jr Pkwy, STE 200, Durham, NC 27707



OFFERING SUMMARY

| | |
|---------------|----------------|
| Sale Price: | \$195,000 |
| Available SF: | 1,000 SF |
| Lot Size: | 2.52 Acres |
| Cap Rate: | 7.89% |
| NOI: | \$15,403 |
| Year Built: | 1986 |
| Zoning: | OI-1 |
| Market: | Raleigh/Durham |
| Submarket: | South Durham |

PROPERTY OVERVIEW

This prime end-unit 2nd-floor office suite in a high-traffic hub offers 1,000 SF of turnkey space with four offices, a meeting room, $\frac{1}{2}$ bath, and a kitchenette with full-size refrigerator, sink, dishwasher, and cabinets. Upgrades include a new roof, crawl space improvements, LED lighting, windows, hardware, and fresh paint.

Currently leased through November 2027, the tenant pays \$1,462.60/month, generating an NOI of \$15,403.20 and a strong 7.89% cap rate, making it a solid investment opportunity.

With ample parking and proximity to major universities, RTP, and top amenities, this suite delivers visibility and convenience. Unit 100 on the first floor is also available for \$225K.

PROPERTY HIGHLIGHTS

- Rare End-Unit - 2nd-floor 1,000 SF office in a high-traffic hub.
- Turnkey & Upgraded - Four offices, meeting room, $\frac{1}{2}$ bath, kitchenette, new roof, LED lighting, windows, and fresh paint.
- Income-Generating - Leased through Nov. 2027; \$1,462.60/month, \$15,403.20 NOI, 7.89% cap rate.
- Prime Location - Near universities, RTP, top amenities, with ample parking.
- Act Fast - First-floor Unit 100 also available at \$225K - opportunities like this disappear quickly!

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
Commercial Broker
0: 919.475.5769
van.kwcommercial@gmail.com
NC #247850

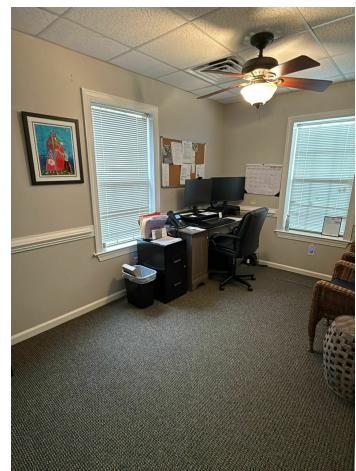
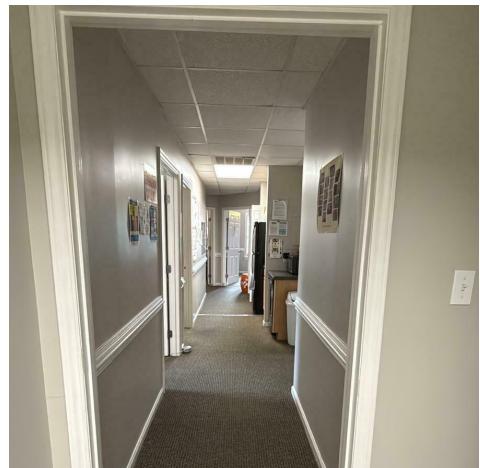
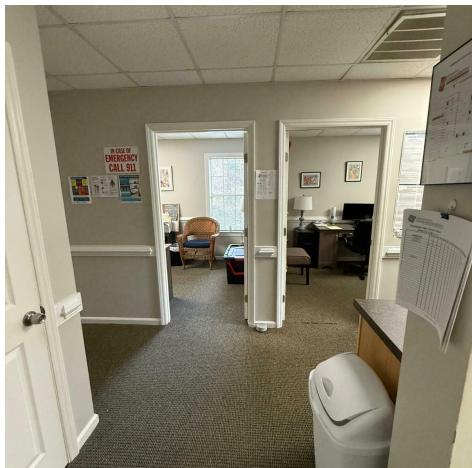
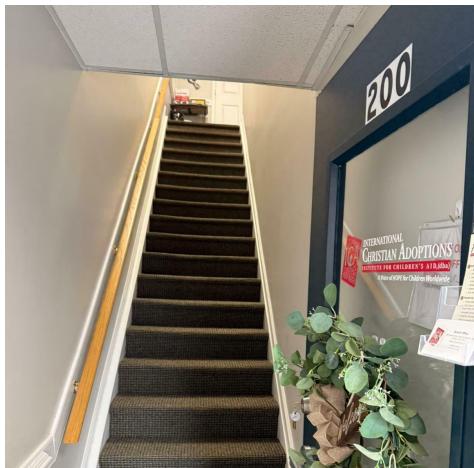
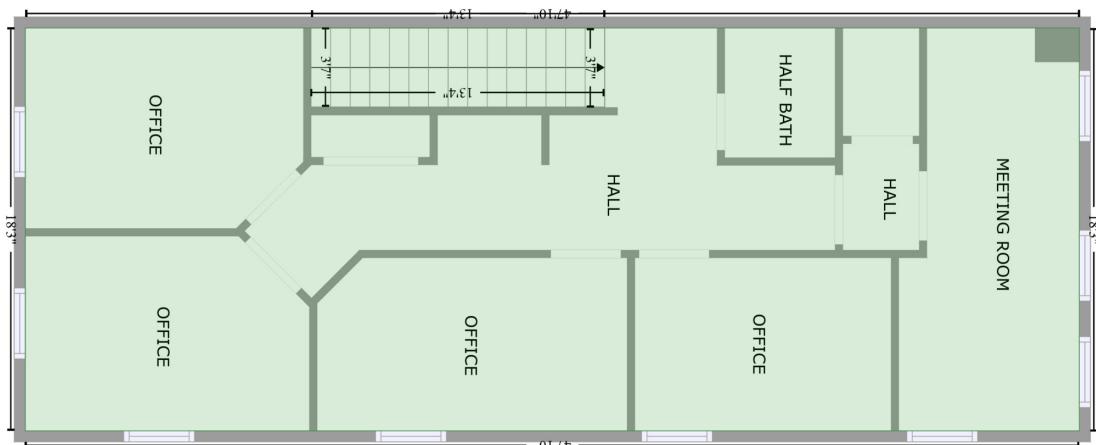
KW COMMERCIAL
245 NC-54 Suite 101
Durham, NC 27713

Each Office Independently Owned and Operated

OFFICE FOR SALE

STE 200 | 1800 MARTIN LUTHER KING JR PKWY

1800 Martin Luther King Jr Pkwy, STE 200, Durham, NC 27707



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

Commercial Broker

0: 919.475.5769

van.kwcommercial@gmail.com

NC #247850

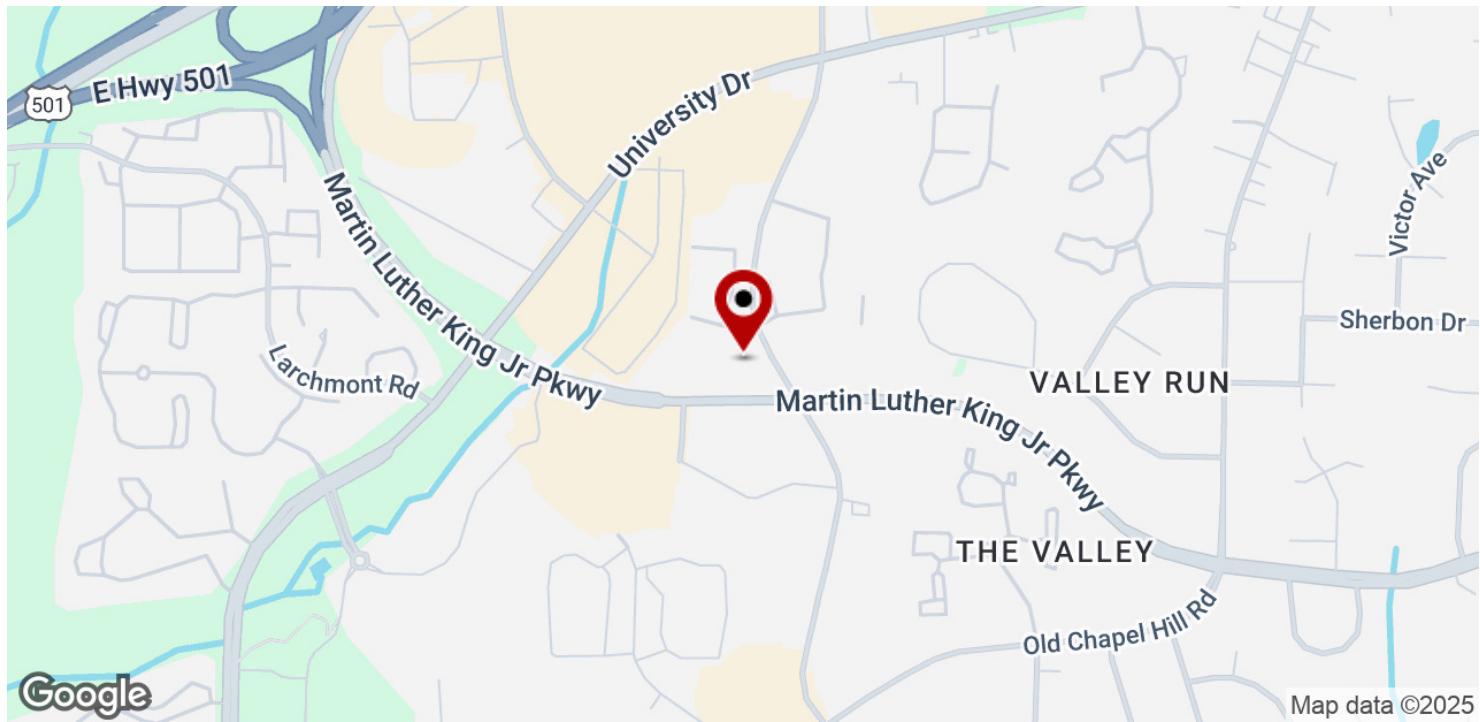
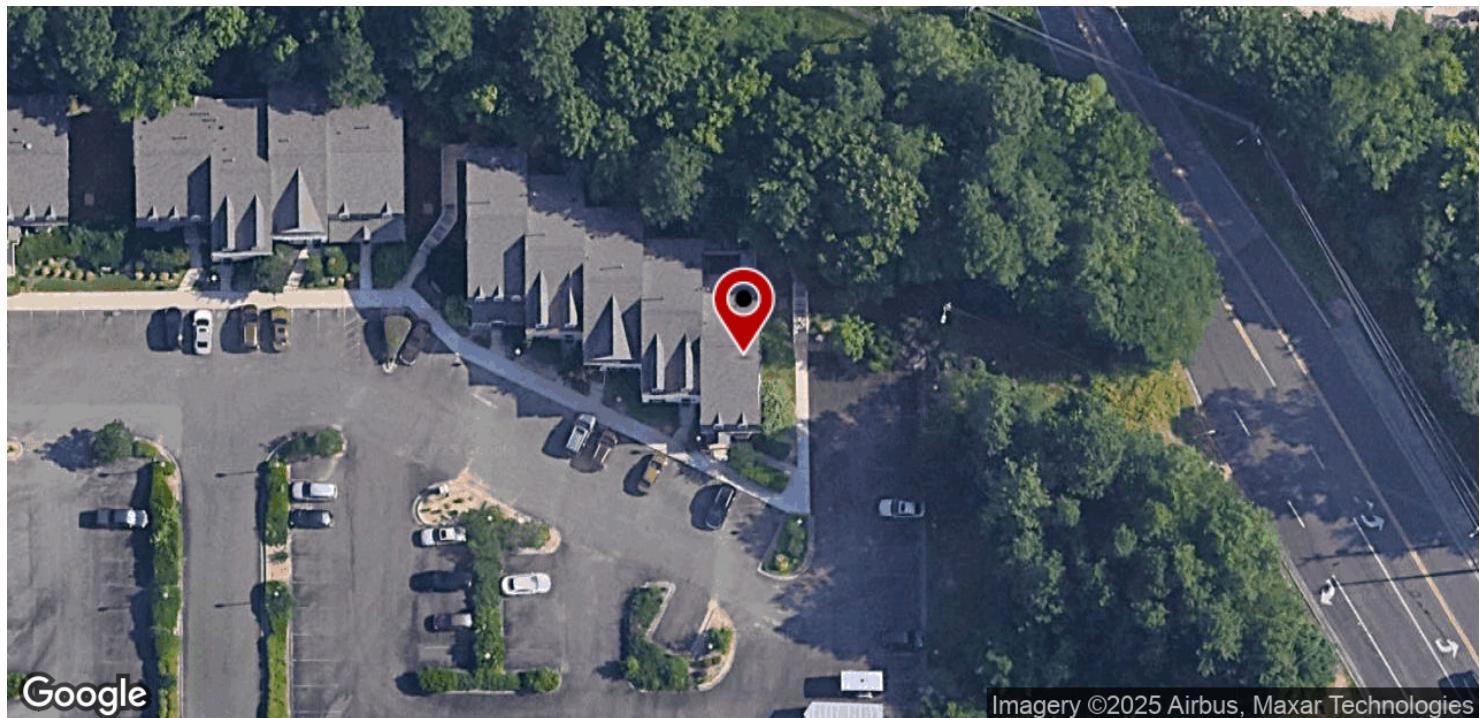
KW COMMERCIAL
245 NC-54 Suite 101
Durham, NC 27713

Each Office Independently Owned and Operated

OFFICE FOR SALE

STE 200 | 1800 MARTIN LUTHER KING JR PKWY

1800 Martin Luther King Jr Pkwy, STE 200, Durham, NC 27707



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

Commercial Broker

0: 919.475.5769

van.kwcommercial@gmail.com

NC #247850

KW COMMERCIAL
245 NC-54 Suite 101
Durham, NC 27713

Each Office Independently Owned and Operated

OFFICE FOR SALE

STE 200 | 1800 MARTIN LUTHER KING JR PKWY

1800 Martin Luther King Jr Pkwy, STE 200, Durham, NC 27707

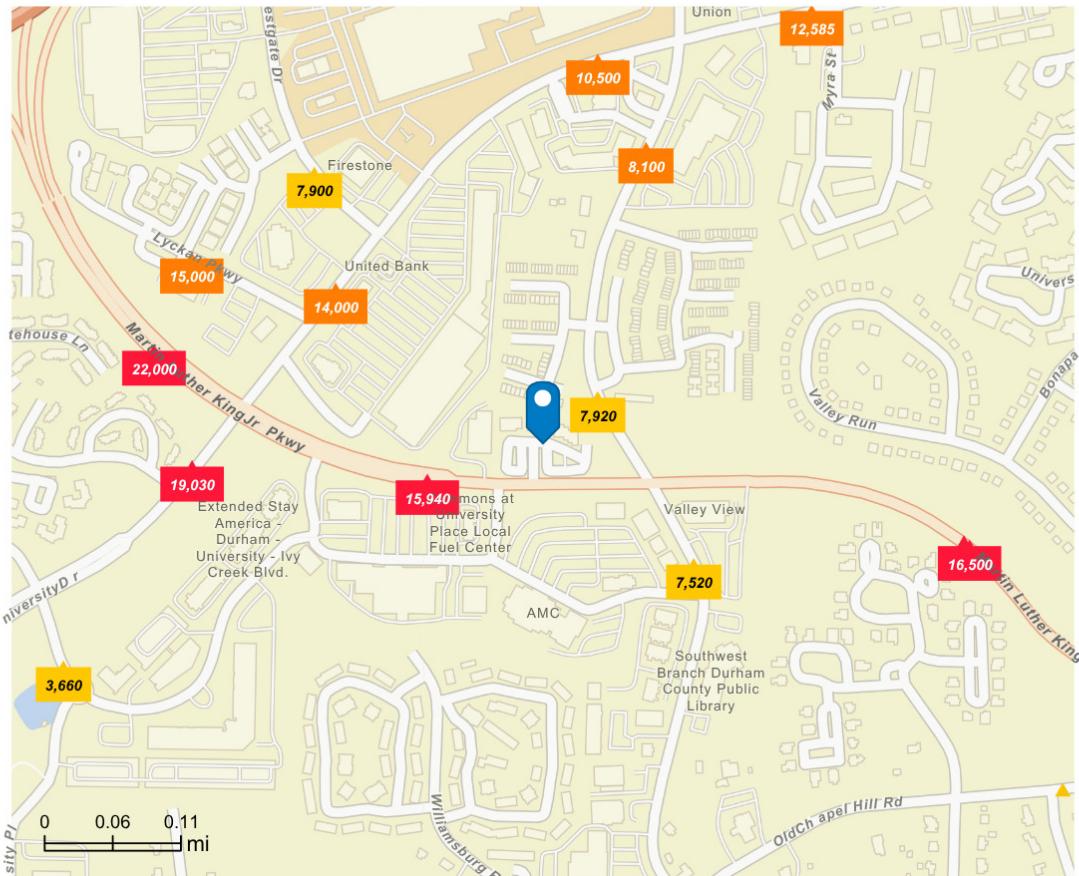


Traffic Count Map - Close Up

1800 Martin Luther King Pkwy, Durham, North Carolina, 27707

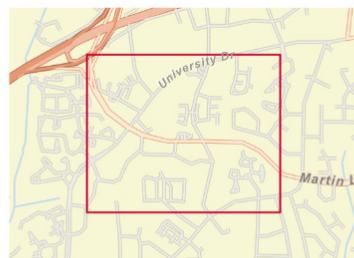


Rings: 1, 5, 10 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



[Source: Traffic Counts \(2025\)](#)

© 2025 Esri

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

Commercial Broker

0: 919.475.5769

van.kwcommercial@gmail.com

NC #247850

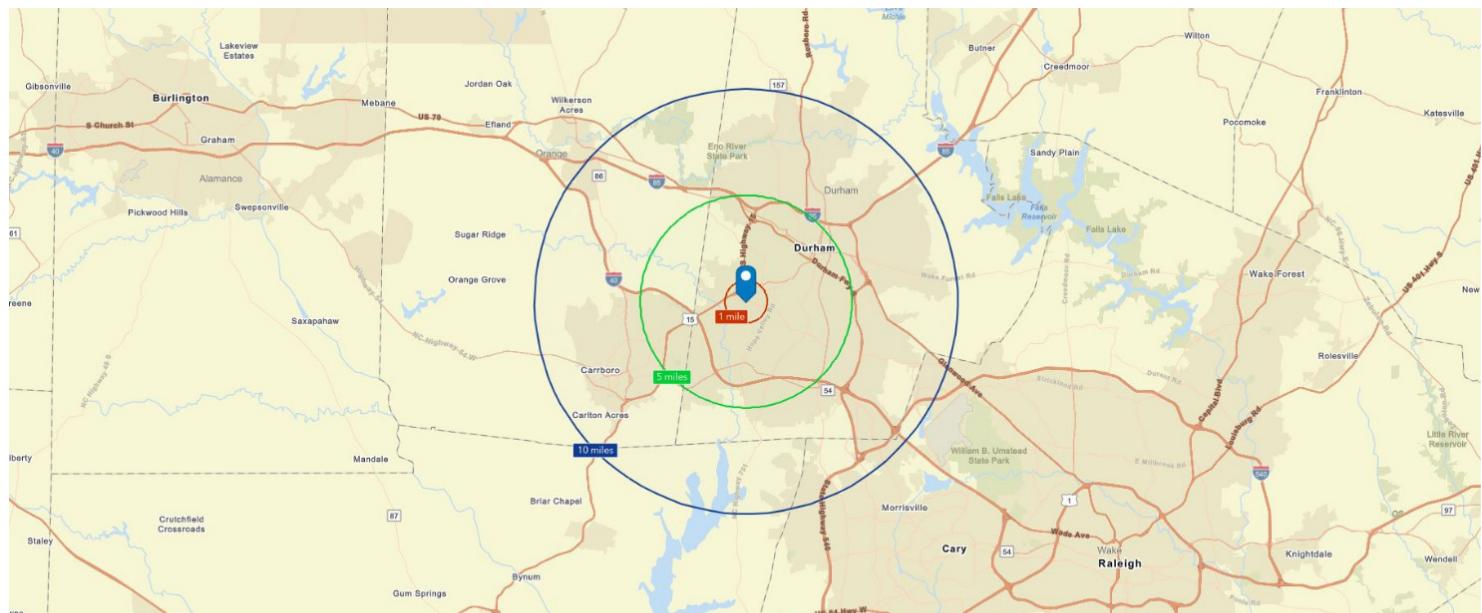
KW COMMERCIAL
245 NC-54 Suite 101
Durham, NC 27713

Each Office Independently Owned and Operated

OFFICE FOR SALE

STE 200 | 1800 MARTIN LUTHER KING JR PKWY

1800 Martin Luther King Jr Pkwy, STE 200, Durham, NC 27707



1 MILE

5 MILES

10 MILES

| | 1 MILE | 5 MILES | 10 MILES | POPULATION |
|---|-----------|---------|----------|------------|
| 2025 Estimated Population | 10,037 | 194,176 | 477,617 | |
| 2030 Projected Population | 10,759 | 204,371 | 498,301 | |
| | HOUSEHOLD | | | |
| 2025 Estimated Household | 4,955 | 85,127 | 199,611 | |
| 2030 Projected Household | 5,323 | 91,241 | 212,230 | |
| | HOUSING | | | |
| 2030 Estimated Owner Occupied Housing | 1,259 | 36,794 | 101,997 | |
| 2030 Estimated Renter Occupied Housing | 3,696 | 48,333 | 97,614 | |
| | BUSINESS | | | |
| 2025 Estimated Total Business | 770 | 8,930 | 17,934 | |
| 2025 Estimated Total Employees | 7,600 | 119,747 | 250,231 | |

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
 Commercial Broker
 0: 919.475.5769
 van.kwcommercial@gmail.com
 NC #247850

KW COMMERCIAL
 245 NC-54 Suite 101
 Durham, NC 27713

Each Office Independently Owned and Operated