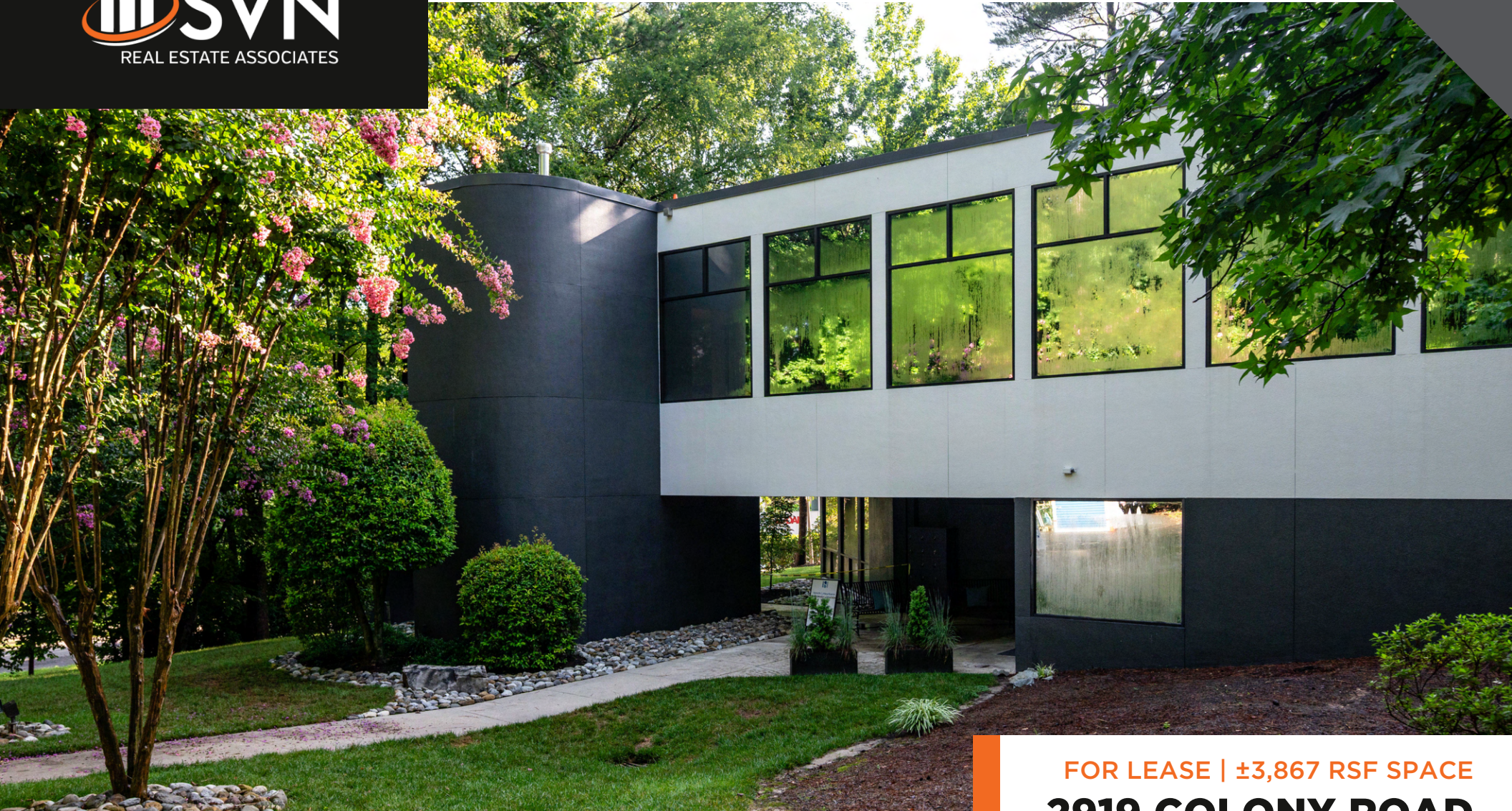




PRESENTED BY:



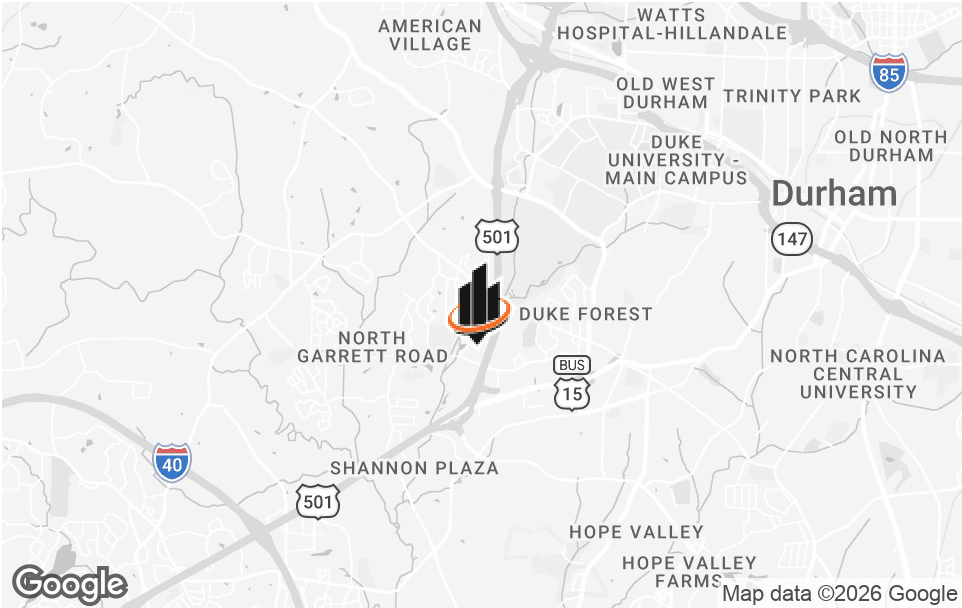
**WHIT BRANNON**

919.287.3219 | [whit.brannon@svn.com](mailto:whit.brannon@svn.com)

FOR LEASE |  $\pm 3,867$  RSF SPACE  
**2919 COLONY ROAD**  
DURHAM, NC 27705



# PROPERTY SUMMARY



|            |               |
|------------|---------------|
| LEASE RATE | \$20/SF (NNN) |
|------------|---------------|

## OFFERING SUMMARY

|                |                           |
|----------------|---------------------------|
| BUILDING SIZE: | ±8,282 SF                 |
| AVAILABLE SF:  | ±3,867 RSF                |
| ZONING:        | Office Institutional (OI) |
| SUBMARKET:     | Southwest Durham          |
| PARKING RATIO: | 6.4 / 1000                |
| TICAM:         | \$4.35/SF                 |

## PROPERTY OVERVIEW

SVN | REA is pleased to present for lease this **±3,867 RSF bottom floor medical or dental office space** in southwest Durham, NC.

**If you're looking for a beautiful and serene setting for your practice**, this is the place to be. The property is exceptionally well cared for by the owner, **who operates a successful dental practice on the top floor and maintains the building to the highest standards.**

## PROPERTY HIGHLIGHTS

- Shell space available with high ceilings and an open layout (new HVAC to be delivered)
- Nestled in a tranquil setting among pine trees and well-maintained landscaping
- Large windows provide abundant natural light and enhance the property's appeal
- Ample parking + prominent signage available with convenient access to I-85 and I-40 via 15-501
- Just around the corner from University Hill, Saladelia, Alpaca, Sam's Club, Target, Fresh Market, and more
- Landlord open to a substantial TI allowance for well-qualified tenants



## PARCEL OVERVIEW



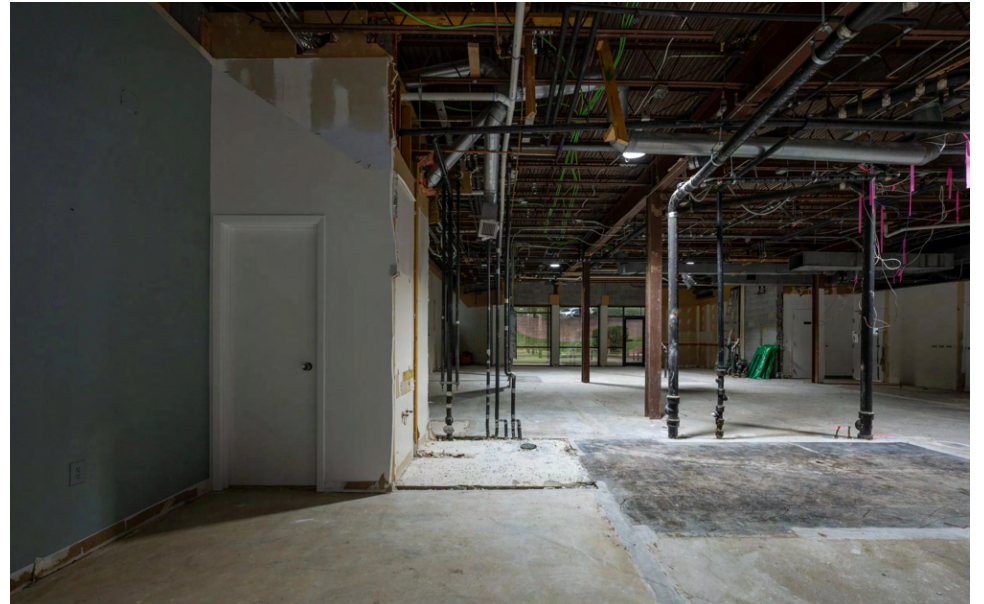


## PROPERTY PHOTOS





## INTERIOR PHOTOS



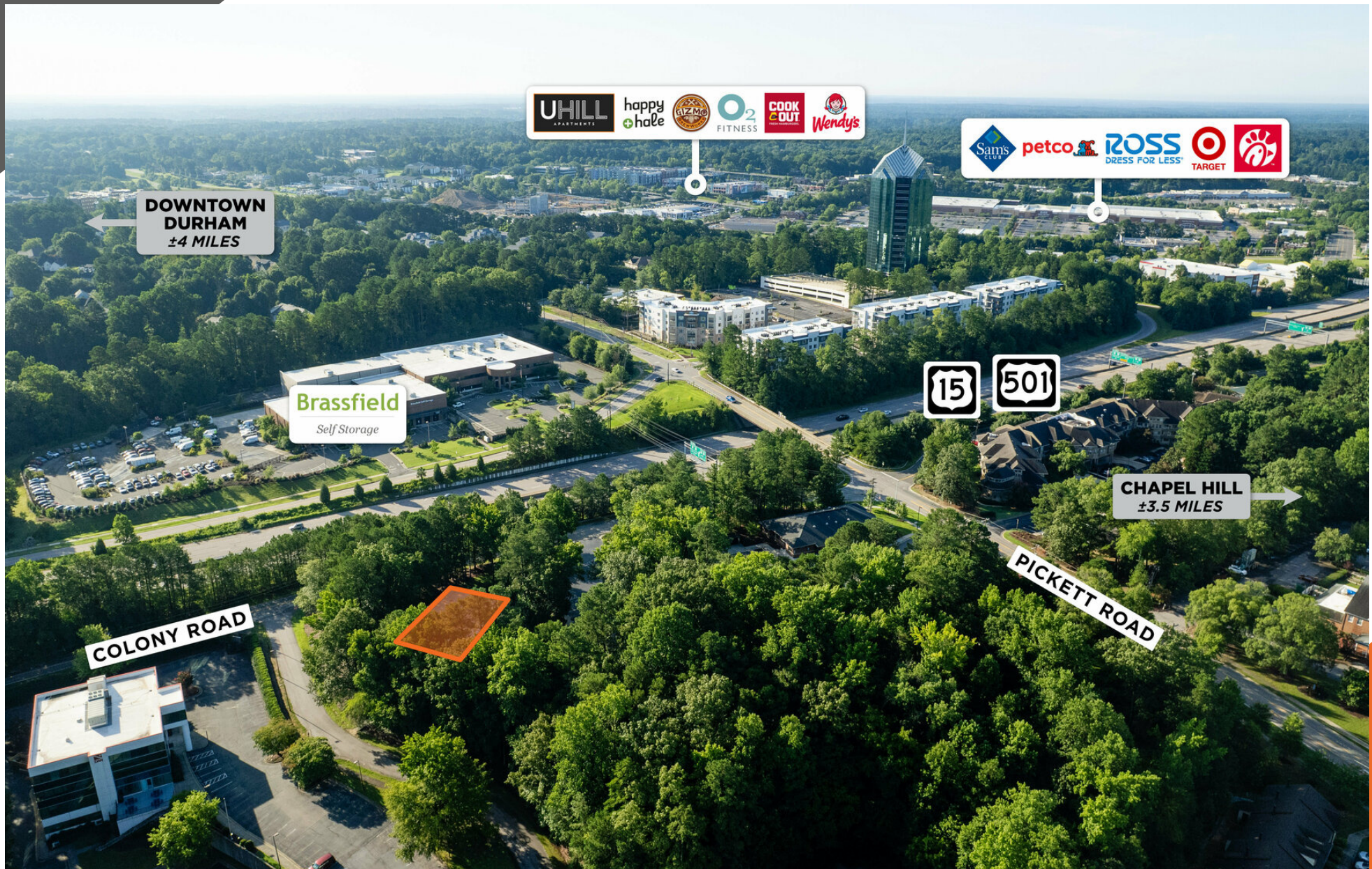


## INTERIOR PHOTOS





## AREA OVERVIEW (SOUTHEAST TOWARDS SOUTH SQUARE)





## AREA OVERVIEW (NORTH TOWARDS DOWNTOWN DURHAM)





## ABOUT DURHAM

Durham is a dynamic center for **innovation, healthcare, and higher education** within the Research Triangle. Anchored by **Duke University, Duke Health, and nearby Research Triangle Park (RTP)**, the city supports a diverse economy spanning technology, life sciences, advanced manufacturing, and professional services.

A **highly educated workforce, strong population growth, and continued public and private investment** have strengthened Durham's position as one of the Southeast's most attractive markets for **business expansion and CRE investment**.

With a vibrant downtown, acclaimed restaurants, cultural attractions, and an extensive network of parks and greenways, the Bull City offers a **strong quality of life that continues to attract businesses, residents, and investors alike**.



### POPULATION



Durham  
±310,342



The Triangle  
±2.4 Million

### MAJOR EMPLOYERS IN DURHAM



### LOCATION

(FROM PROPERTY)



Duke University  
±2.5 Miles (5 Minutes)



Duke University Hospital  
±4 Miles (10 Minutes)



Research Triangle Park  
±14 Miles (20 Minutes)



RDU Int. Airport  
±18 Miles (22 Minutes)



[www.svn-rea.com](http://www.svn-rea.com)



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