

**MEDICAL OFFICE
SUBLEASE**

**YOUR
LOGO
HERE**

YOUR LOGO HERE



INDEPENDENCE PARK

4318 MEDICAL PARK DR. | DURHAM, NC 27704

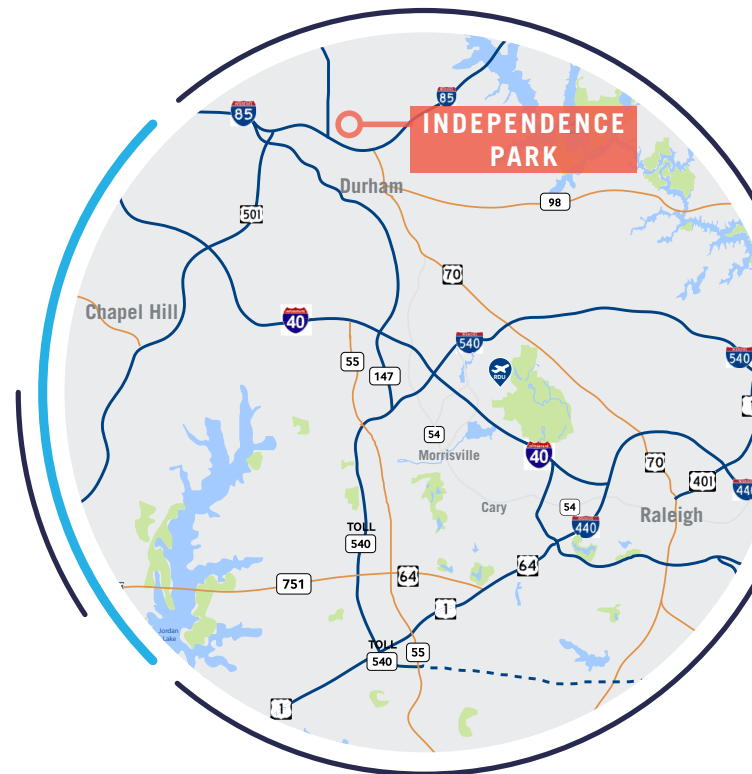
SUBLEASE

PROPERTY DETAILS

- » 8,023 SF* - entire building
Available immediately
Master lease expiration 9/30/2024
**Not demisable*
- » Built in 1997, renovated in 2014
- » Located in North Durham, Zoned OI(D)
- » Building signage available

SUBLEASE

LEASE RATE: \$19.00 PSF
full service, net of janitorial



FOR MORE INFO, CONTACT

SARAH WARREN | swarren@trinity-partners.com | 919.323.2331

**TRINITY
PARTNERS**



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MEDICAL AMENITIES / SERVICES

DEMOGRAPHICS

TRAFFIC COUNTS

N Duke St & Frasier St	27,500 VPD
N Roxboro St & Carver St	18,000 VPD
N Roxboro St & Pacific Ave	16,409 VPD

	1 MILE	3 MILE	5 MILE
TOTAL BUSINESSES	385	1,892	5,515
TOTAL EMPLOYEES	6,492	21,007	81,446
POPULATION	7,405	55,507	140,389
HOUSEHOLDS	2,915	22,484	55,130
MEDIAN HOUSEHOLD INCOME	\$37,897	\$55,113	\$51,651

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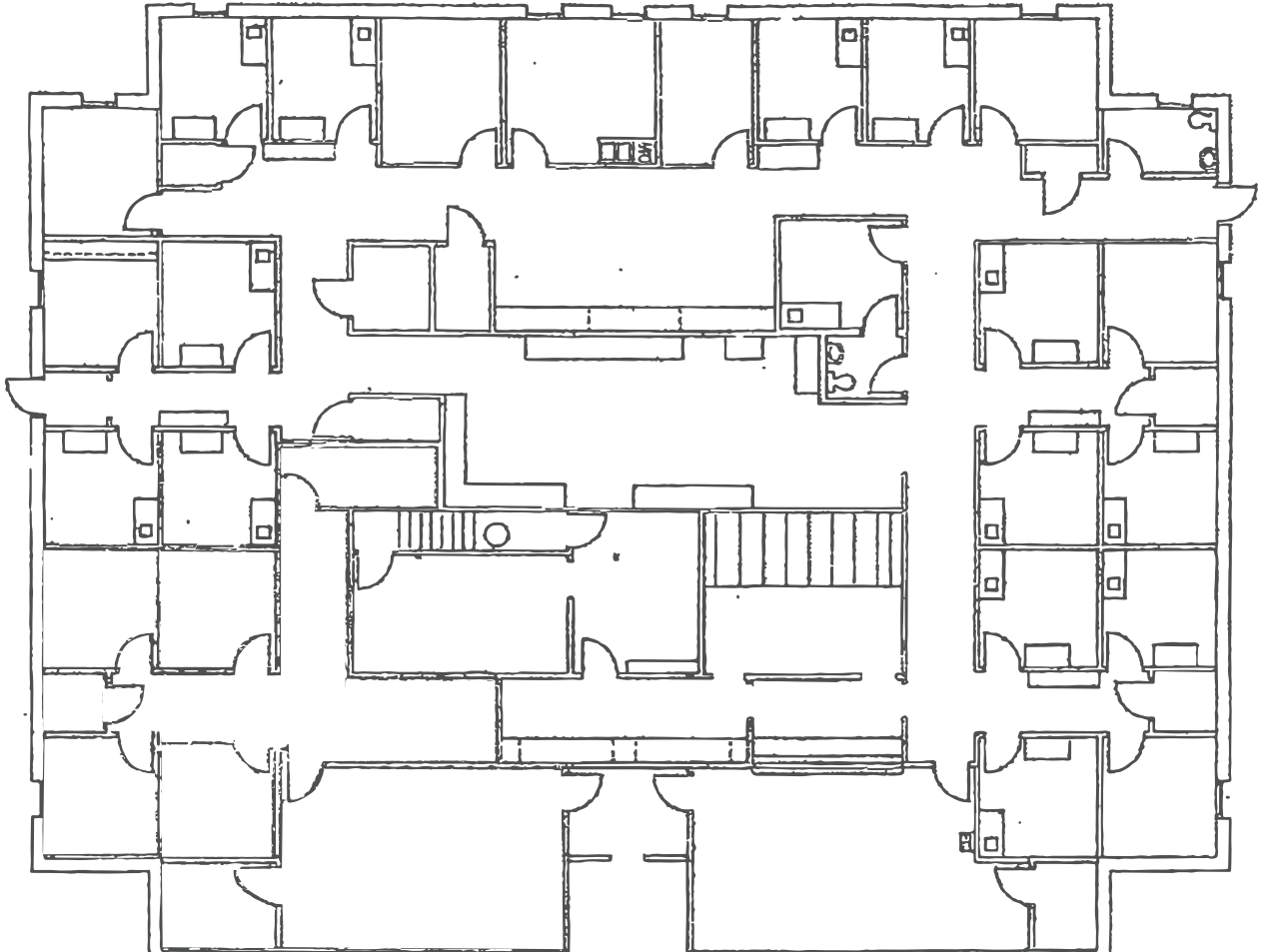




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ENTIRE BUILDING • 8,023 SF



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