

# 14 CONSULTANT PLACE

MEDICAL OFFICE CONDO

FOR SALE OR LEASE | DURHAM, NC

Reduced  
Pricing!



NAI TRI PROPERTIES

# PROPERTY OVERVIEW

Second floor medical office condo for lease in the popular South Square area of Durham. Located at the intersection on MLK Parkway and Shannon Road, just off US 15-501, this move in ready condo allows for easy access to both Chapel Hill and Durham.

ADDRESS	14 Consultant Place Durham, NC
BUILDING SIZE	Approximately 13,443 SF
AVAILABLE SPACE	Suite 250: 3,842 SF
AVAILABLE FOR OCCUPANCY	Immediately
SALE PRICE	\$900,000
LEASE RATE	\$20.00/RSF, Modified Gross net of janitorial and utilities
PROPERTY TAXES	\$7,686.83 (Annually)
COA DUES	\$992.00/month. Includes insurance and maintenance of roof, common areas, elevators, and HVAC systems.
HIGHLIGHTS	<ul style="list-style-type: none"><li>• Currently built out as a chiropractor's office</li><li>• Space includes 8 exam rooms, an x-ray room, lab space, 3 private offices, an en suite restroom, and large lobby/reception area</li><li>• Ample surface parking</li></ul>

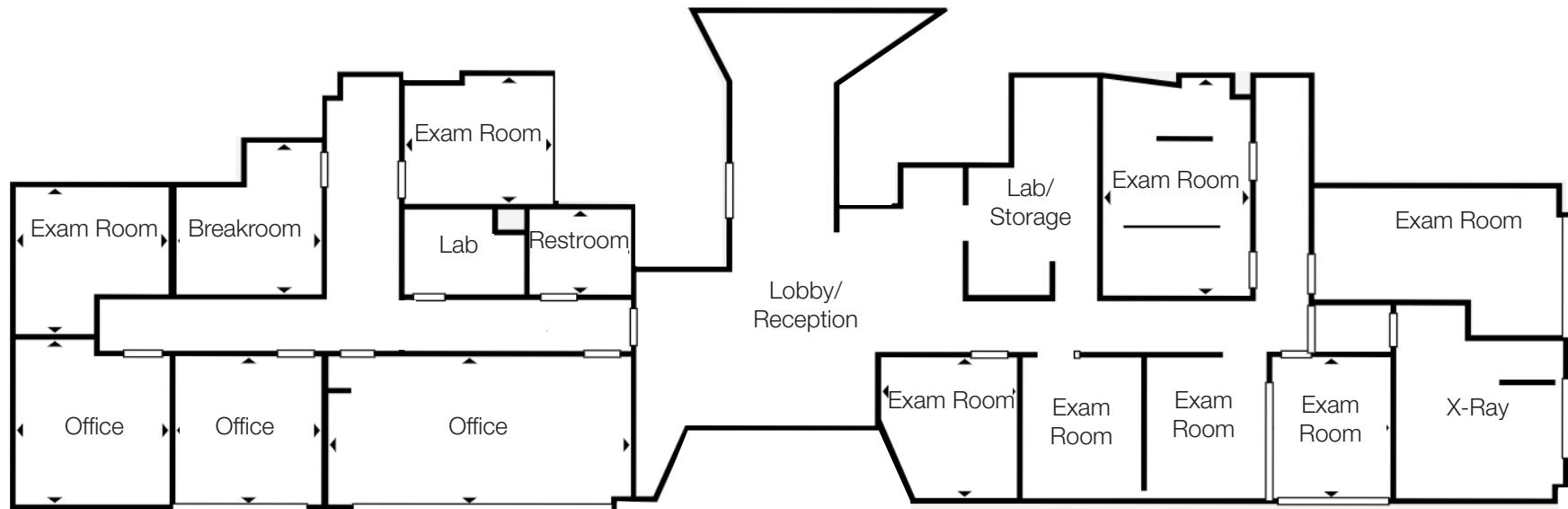
## CONTACT

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PAXTON MASSARELLI | 919.271.8040 | [pmassarelli@triprop.com](mailto:pmassarelli@triprop.com)

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# FLOOR PLAN



Suite 250  
3,842 RSF

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# AMENITIES

Located in the South Square area, at the intersection on MLK Parkway and Shannon Road, just off US 15-501. Nearby amenities include restaurants, shopping, hotels, banks, fitness and more.

## FOOD

Guglhupf Restaurant  
The Boot Room  
Lakewood Social  
Pop's Backdoor  
KoKyu  
Pulcinella's Italian Restaurant  
Tobacco Road Sports Cafe  
I Love NY Pizza  
New Top's China Restaurant  
The Refectory Cafe  
Bronz Pizza Co.  
Sister Liu's Kitchen  
Red Crab Seafood  
Golden Pizza and Subs  
Queeny's  
Hong Kong Restaurant  
Sabor Latin Street Grill  
El Rodeo  
Mariscos Los Cabos Bar and Grill  
Bull City Solera and Taproom  
Happy+Hale  
Mezcalito  
Nantucket Grill  
Neomonde  
Luna Rotesserie and Empanadas  
PRESS Coffee Crepes Cocktails

## HOTELS

Hyatt Place  
Aloft  
Marriott City Center  
Courtyard Chapel Hill  
Tru by Hilton  
Unscripted-Durham  
21c Museum Hotel  
La Quinta Inn and Suites

## BANKS

Fidelity Bank  
Wells Fargo  
Bank of America  
Chase Bank  
M&F Bank  
Truist  
Coastal Credit Union  
PNC Bank

## PARKS/OUTDOOR RECREATION

Meridian Park  
Piney Wood Park  
Sandy Creek  
Rockwood  
Sarah P. Duke Gardens  
Orchard Park

## American Tobacco Trail

Duke Forest  
Hollow Rock Nature Park  
Piedmont Wildlife Center  
Southern Boundaries Park

## SHOPPING & WELLNESS

South Square  
The Streets at Southpoint  
The Wellness Station  
My Yoga  
Commons at University Plaza  
Parkway Plaza  
Durham Health and Wellness  
Bloodstone Spa and Shoppe  
Health Options Wellness  
Midtown Yoga Durham  
Women's Wellness  
New Hope Commons  
yoga off east  
Auroraflow  
Hand and Stone Massage  
Hope Valley Commons  
Patterson Place

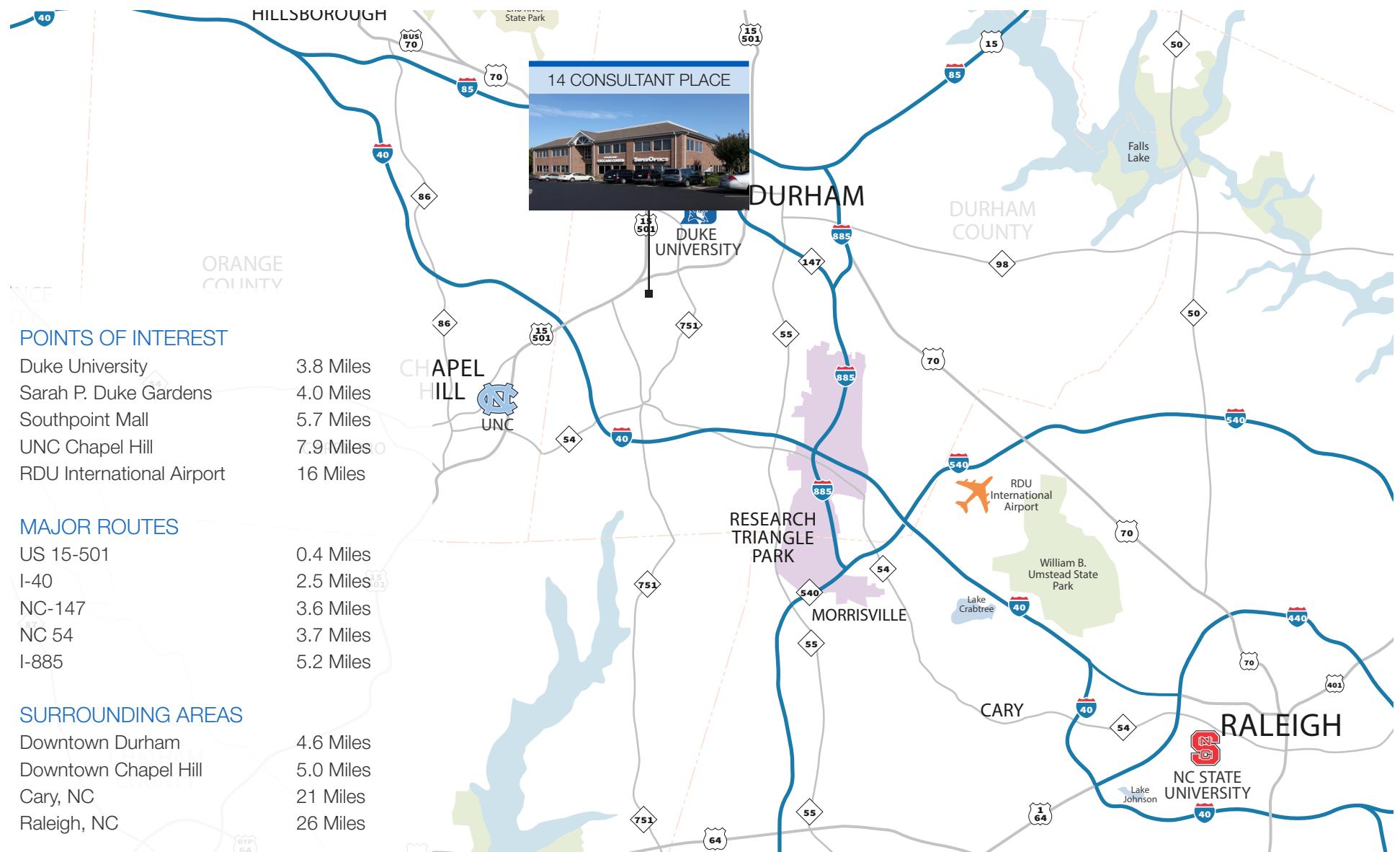
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# TRIANGLE REGION



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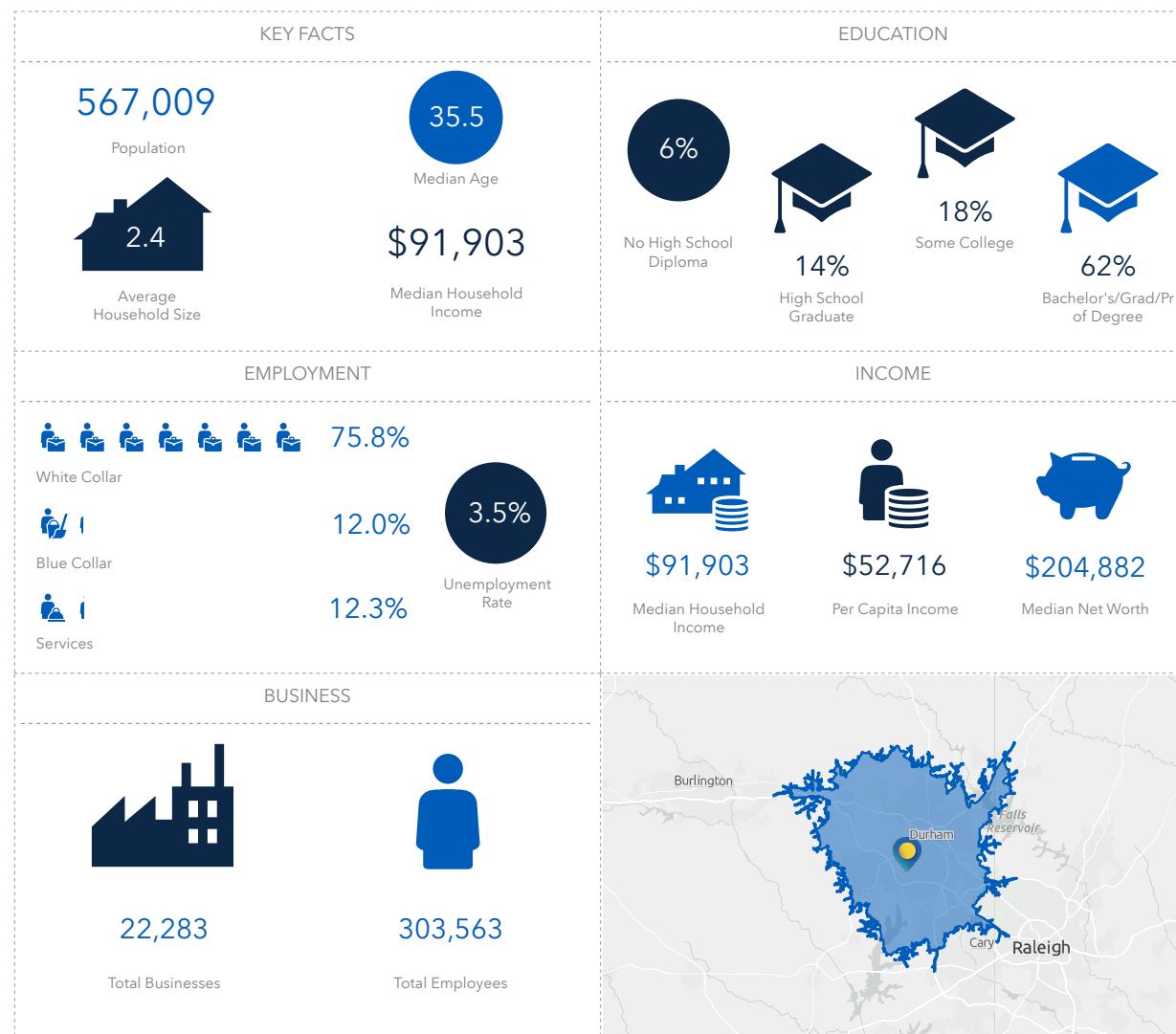
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# DEMOGRAPHICS

## 25 MINUTE AVERAGE COMMUTE RADIUS



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