

14 CONSULTANT PLACE

MEDICAL OFFICE CONDO
FOR SALE OR LEASE | DURHAM, NC

**Reduced
Pricing!**



NAITRI 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">• Currently built out as a chiropractor's office• Space includes 8 exam rooms, an x-ray room, lab space, 3 private offices, an en suite restroom, and large lobby/reception area• Ample surface parking

CONTACT

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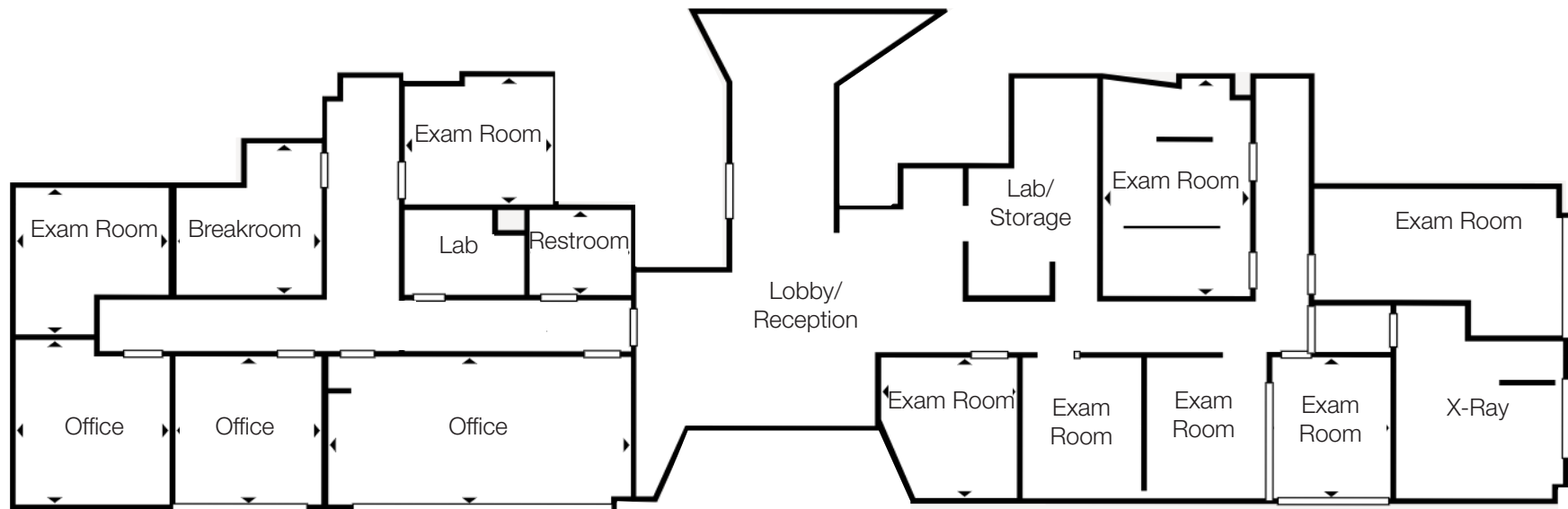
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FLOOR PLAN



Click or
Scan for
Virtual
Tour



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 Rotisserie 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

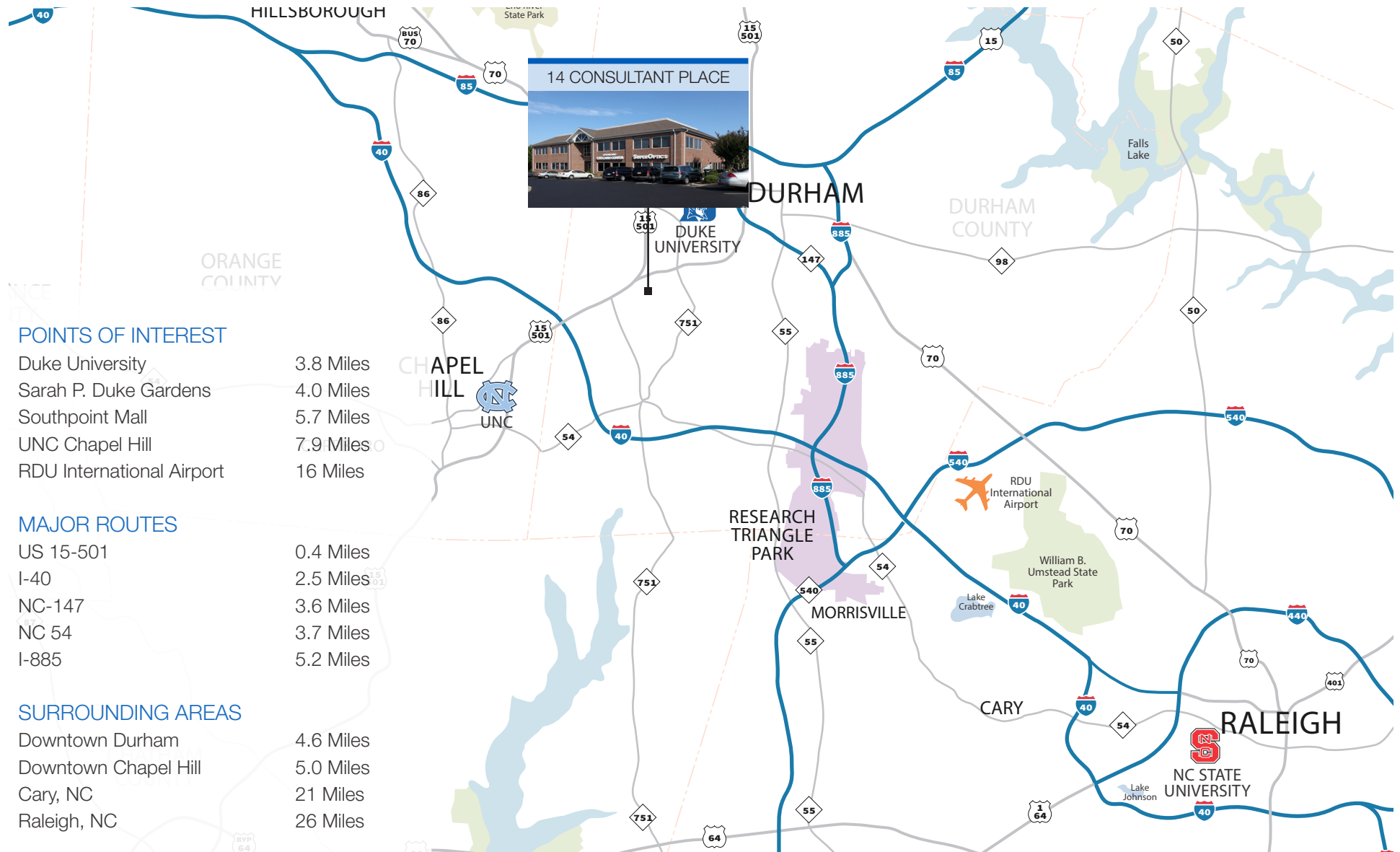
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TRIANGLE REGION



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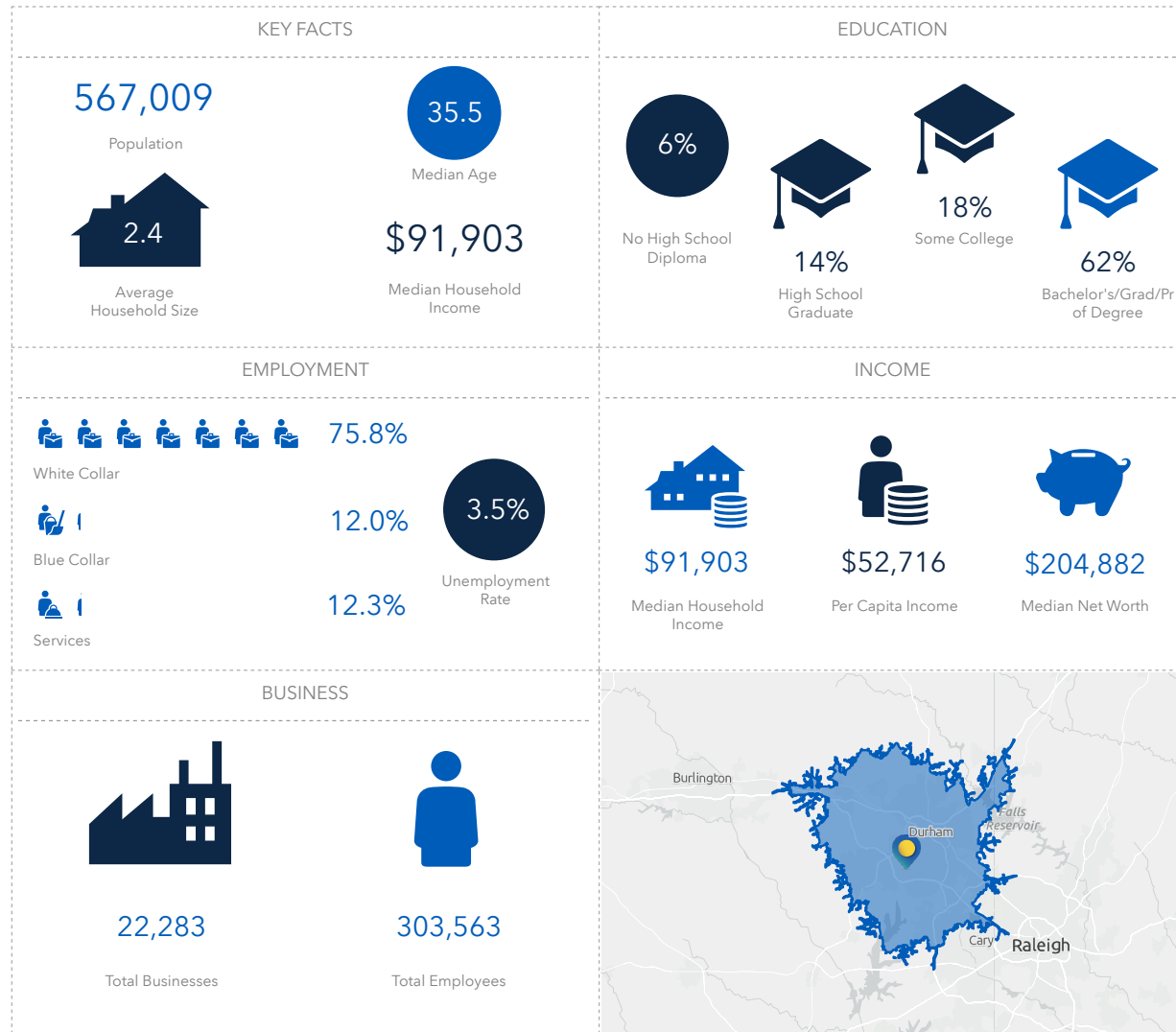
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DEMOGRAPHICS

25 MINUTE AVERAGE COMMUTE RADIUS



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