



Avison Young - Raleigh-Durham | 5440 Wade Park Boulevard, Suite 200 | Raleigh, NC 27607

FOR LEASE

**2828 Croasdaile Drive**  
Durham, NC 27705

**AVISON  
YOUNG**



# Property highlights

Office suites available for occupancy up to 55,974 sf

## Overview

Lease rate: \$22.00/sf, Full Service

Building size: 66,563 sf

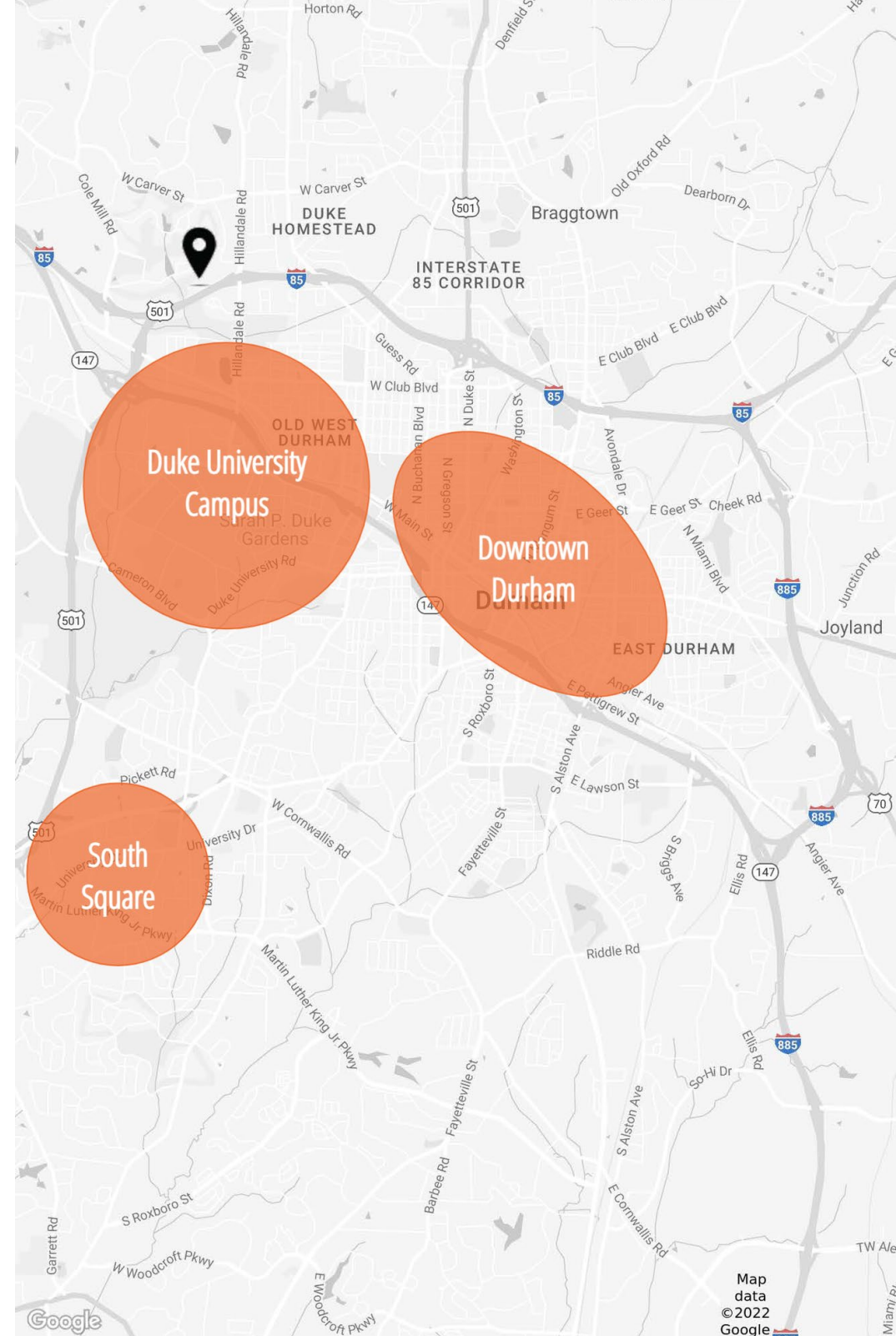
Available SF: 3,722 - 55,974 sf

Year built/renovated: 1988/2018

Land area: ±3.5 acres

Parking ratio: 4.00/1,000 sf

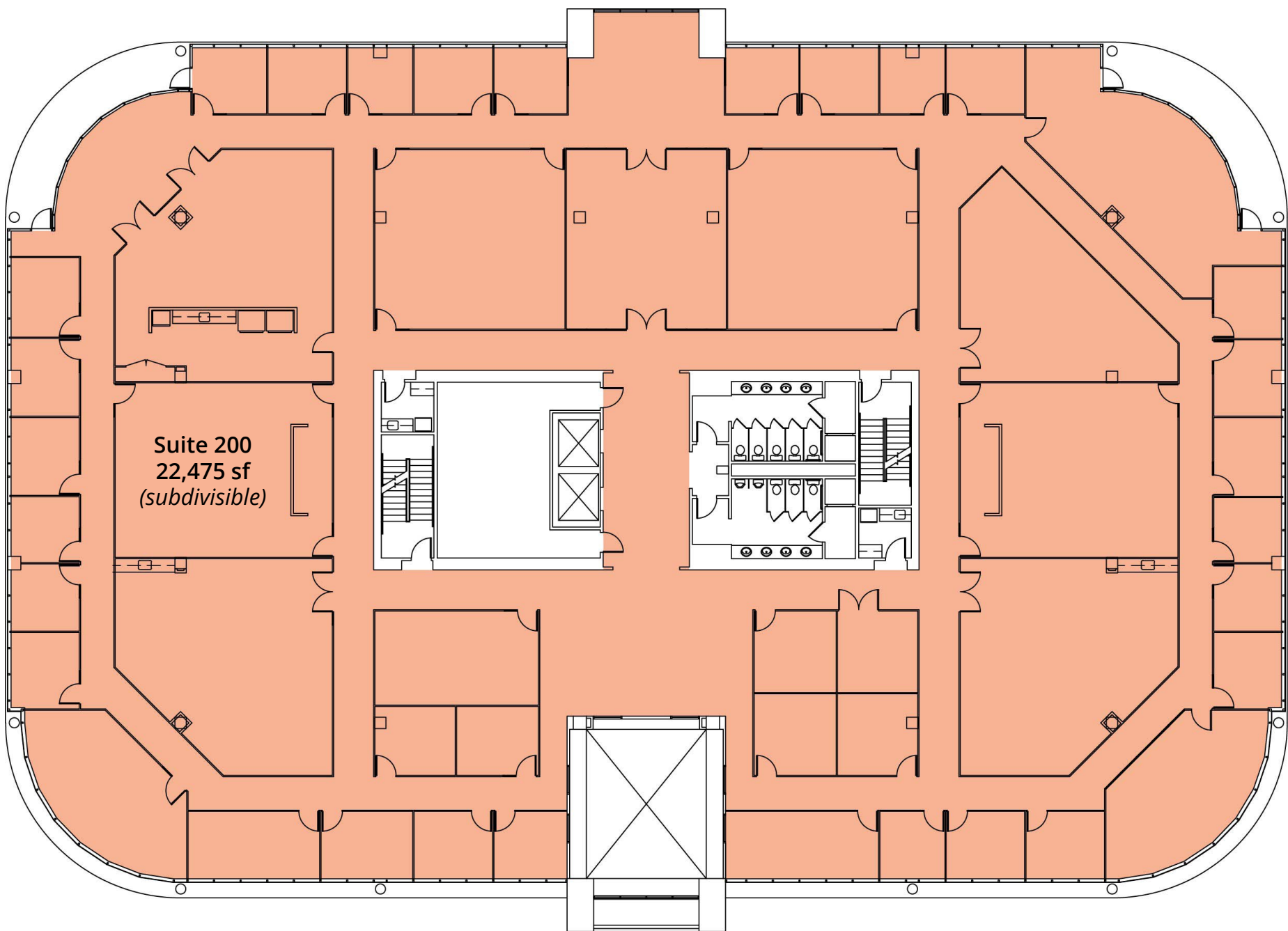
- Full floor availability
- Double glass door suite entry off first floor lobby
- Balconies on each level
- Shower facilities on third floor
- EV charging stations
- Adjacent to Croasdaile Country Club
- Close proximity to Duke University
- Bus line access
- Located central to Durham with access to I-85, Highway 15-501 and Highway 147



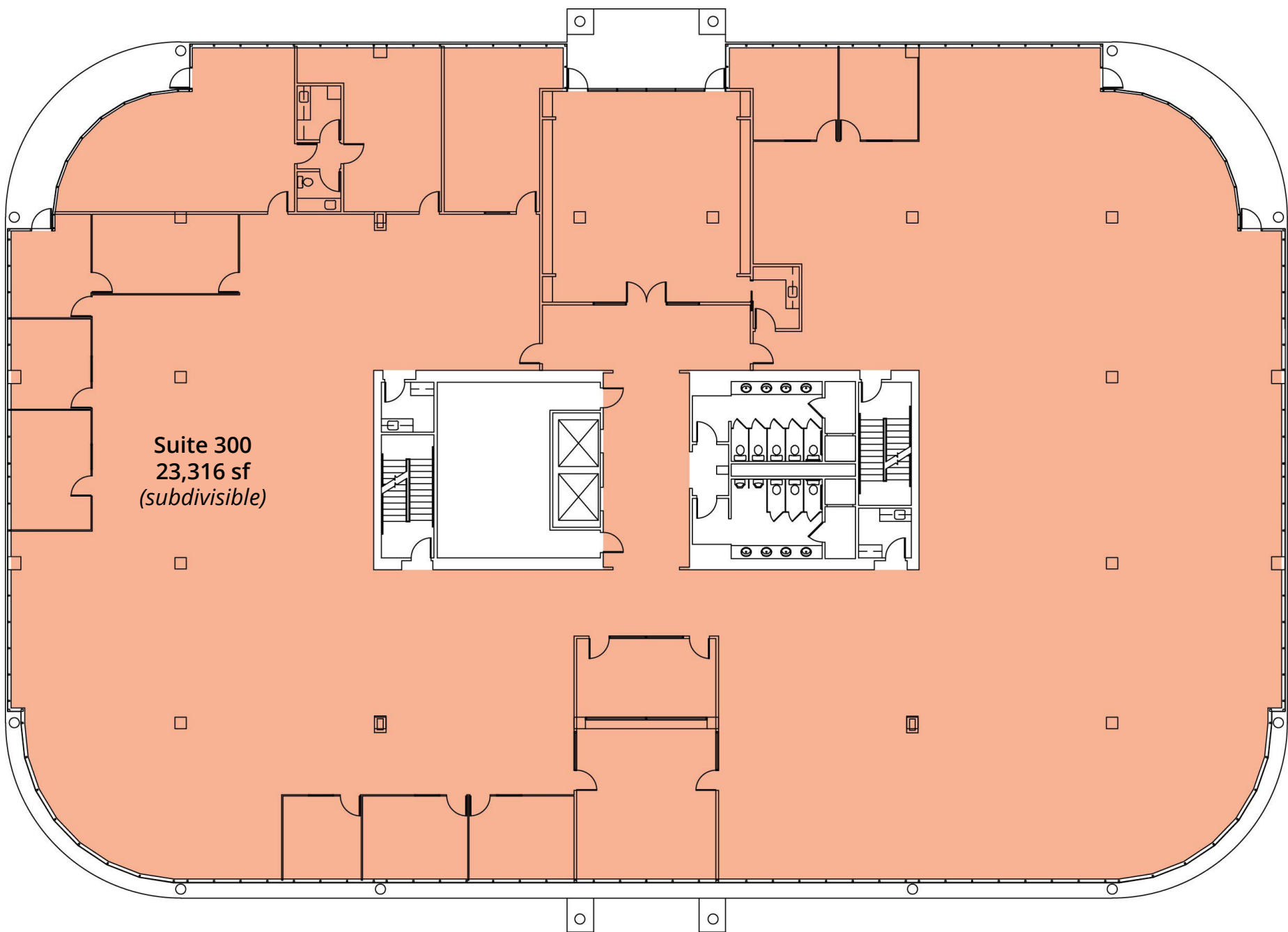
# First floor plan



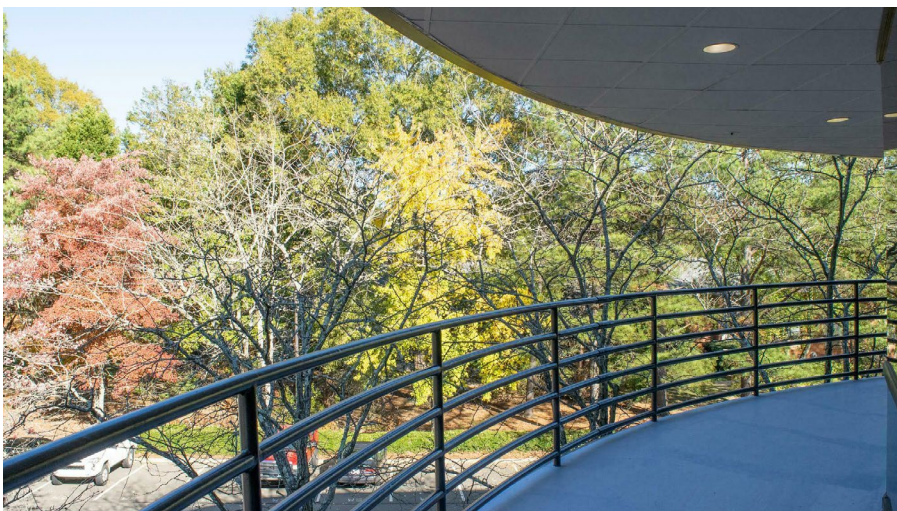
# Second floor plan



# Third floor plan









# Demographics

**159,323**

Total population  
within a five-mile  
radius

**7,014**

Total businesses  
within a five-mile  
radius

**65,360**

Total employees  
within a five-mile  
radius

**74,649**

Total housing units  
within a five-mile  
radius

**\$133,075**

Avg. hh income  
within a one-mile  
radius

**\$452,782**

Median home value  
within a one-mile  
radius



# Let's talk.

**Arnold Siegmund**

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**Carlo DiGiorgio**

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