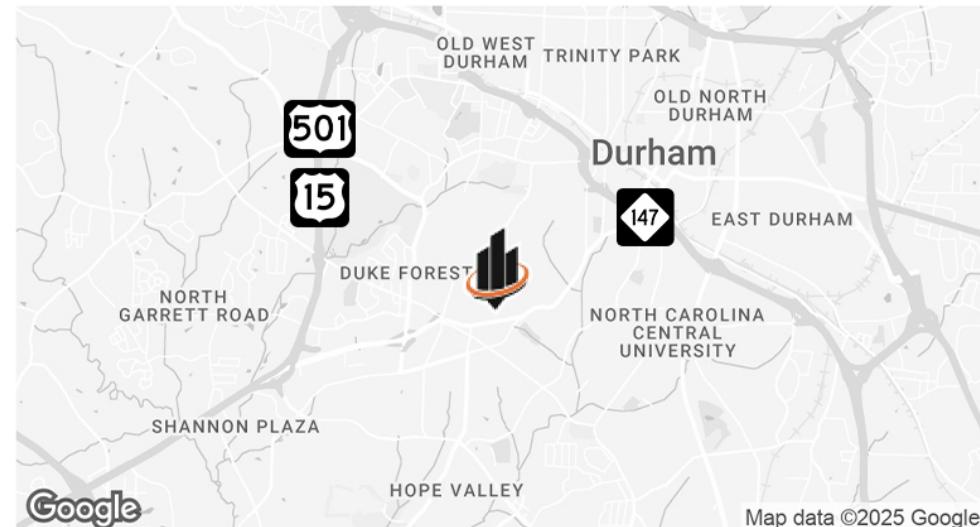




FOR LEASE

2534 DURHAM-CHAPEL HILL BLVD
DURHAM, NC 27707

PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	±6,652 SF
PARCEL ID:	104620
ZONING:	Comm. General (CG)
DEMISABLE:	Yes
EXPANDABLE:	Yes (partial lower level can be included)
EST. DELIVERY DATE:	08/01/2025
LEASE RATE/TYPE:	\$18.00/SF (NNN)

PROPERTY OVERVIEW

SVN | Real Estate Associates, as exclusive listing agent, is pleased to present for lease 2534 Durham-Chapel Hill Boulevard in **Durham's Rockwood neighborhood**. Zoned CG, which allows for a variety of uses, this ±6,652 RSF multipurpose building is well located in one of Durham's most popular **restaurant hotspots** near downtown (±2 miles), Duke University/Hospital (±3 miles), and the South Square submarket.

The owner of the property is **in the process of building out a warm shell space ready for custom tenant improvements as well as improving the exterior facade and entry**. The space is **demisable into two roughly equal units**, and some of the lower level may be leased in conjunction with the top floor.

COMPLETED/FUTURE IMPROVEMENTS + ADDITIONAL SPACE NOTE

- **Completed Improvements:** Insulated roof with skylights and new egress stairs
- **Future Improvements:** ADA restrooms, improved storefront, new landscaping at entry, asphalt repairs, ADA accessible entry, electrical and lighting to code, and two HVAC units in place
- **Basement Level:** ±3,000 SF of additional basement storage space available (contact brokers for more info)

CAREY GREENE
O: 919.287.2135
carey.greene@svn.com

BRIAN ALONSO
O: 919.287.3217
brian.alonso@svn.com

EXTERIOR PHOTOS



CAREY GREENE

O: 919.287.2135

carey.greene@svn.com

BRIAN ALONSO

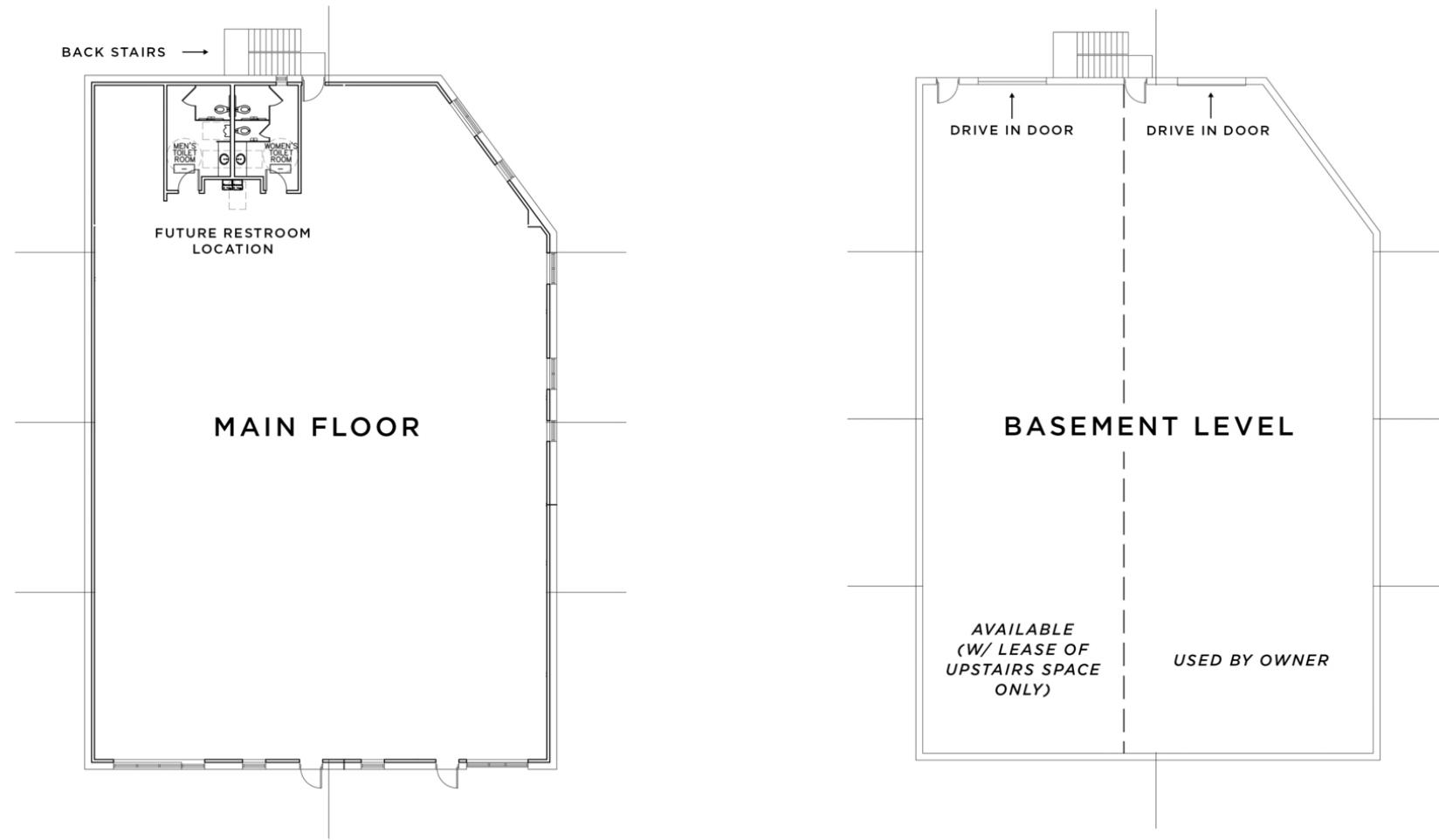
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SVN
REAL ESTATE ASSOCIATES

FLOOR PLANS



CAREY GREENE

O: 919.287.2135

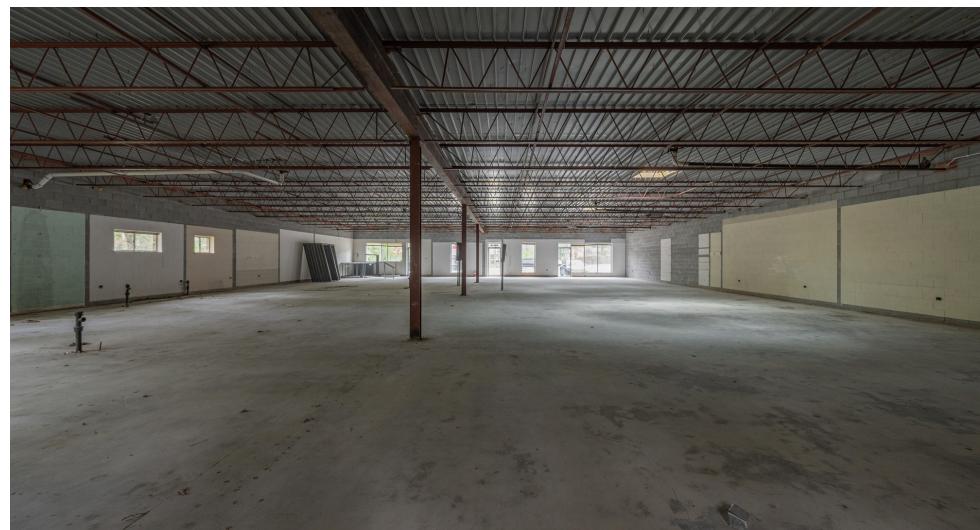
carey.greene@svn.com

BRIAN ALONSO

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INTERIOR PHOTOS (MAIN FLOOR)



CAREY GREENE

O: 919.287.2135

carey.greene@svn.com

BRIAN ALONSO

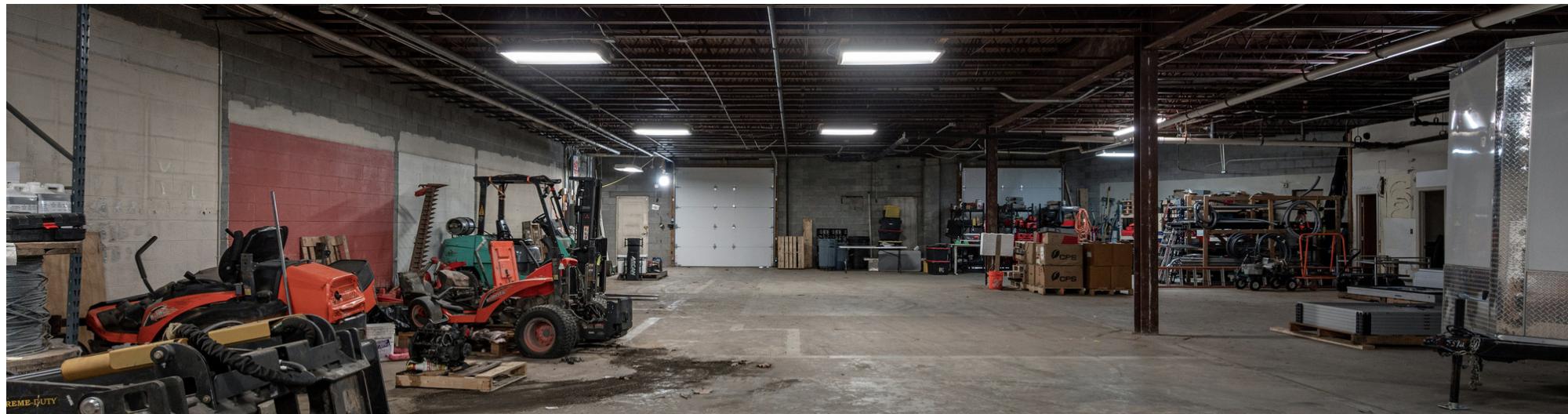
O: 919.287.3217

brian.alonso@svn.com

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INTERIOR PHOTOS (ADDITIONAL BASEMENT LEVEL STORAGE SPACE)



CAREY GREENE

O: 919.287.2135

carey.greene@svn.com

BRIAN ALONSO

O: 919.287.3217

brian.alonso@svn.com

PARKING OVERVIEW



CAREY GREENE

O: 919.287.2135

carey.greene@svn.com

BRIAN ALONSO

O: 919.287.3217

brian.alonso@svn.com

AREA OVERVIEW (WEST TOWARDS CHAPEL HILL)



CAREY GREENE

O: 919.287.2135

carey.greene@svn.com

BRIAN ALONSO

O: 919.287.3217

brian.alonso@svn.com

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3333 Durham-Chapel Hill Blvd, Suite C | Durham, NC 27707