

OFFICE CONDO FOR LEASE

7-OFFICE SUITE FOR LEASE | \$18 PSF | DURHAM, NC

411 Andrews Rd, STE 110 & 120, Durham, NC 27705



OFFERING SUMMARY

Lease Rate:	\$18 SF/yr (TICAM Included)
Available SF:	2,080 SF
Building Size:	10,000 SF
Lot Size:	1.1 Acres
Year Built:	1984
Zoning:	OI
Market:	Raleigh-Durham
Submarket:	University Office Park

PROPERTY OVERVIEW

Seven private offices, a conference room, a bullpen/seminar room, reception, kitchen, and two private in-suite restrooms: Suites 110 & 120 at University Office Park give a growing practice a complete office at 411 Andrews Rd in Durham. The two suites are legally combined and lease together as one unit. Single-story construction keeps every client and delivery at grade, with 55 shared surface parking spaces. Signage available by request to the HOA. Zoned OI, suiting medical, professional, and institutional users. Offered at \$18.00 PSF - TICAM Included, and available for purchase at \$422,000 for the tenant who would rather own than rent.

PROPERTY HIGHLIGHTS

- Ground-floor office condo with dedicated entry
- Seven private perimeter offices, all with windows
- Large conference room plus bullpen/seminar room
- Two private in-suite restrooms and kitchen
- 55 surface parking spaces (5.5/1,000 SF ratio)
- Zoned OI – Office & Institutional use
- Signage available at University Office Park
- Available For Sale or For Lease – owner-user ready

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VANDAN GANDHI, CCIM

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KW COMMERCIAL
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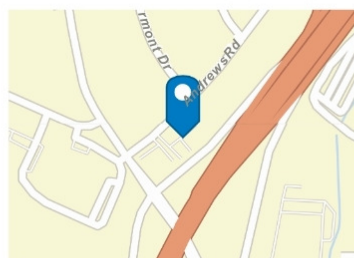
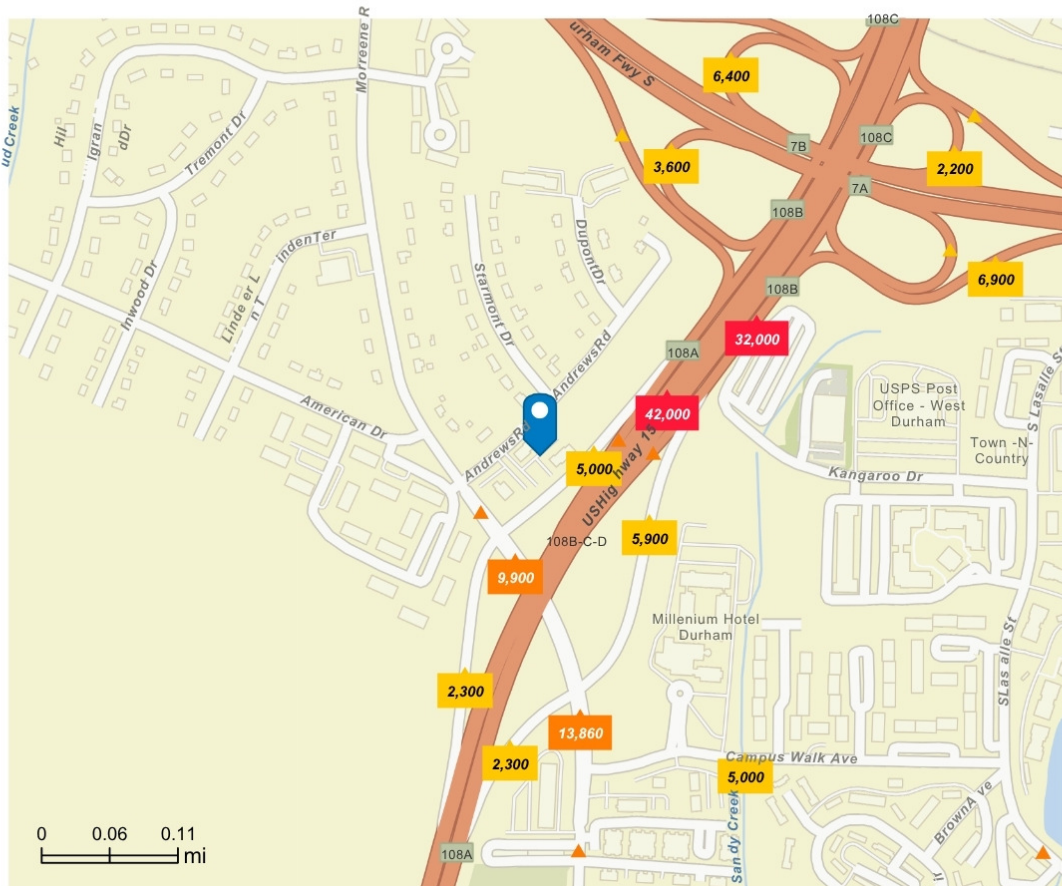


Traffic Count Map - Close Up

411 Andrews Rd, Durham, North Carolina, 27705



Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2026)

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	1 MILE	3 MILES	5 MILES	
2026 Estimated Population	10,837	62,845	161,792	 POPULATION
2031 Projected Population	11,162	65,642	168,640	
2026 Estimated Household	5,911	27,995	69,311	 HOUSEHOLD
2031 Projected Household	6,140	29,965	74,063	
2031 Estimated Owner Occupied Housing	819	11,161	29,030	 HOUSING
2031 Estimated Renter Occupied Housing	5,321	18,803	45,032	
2026 Estimated Total Business	449	2,924	6,864	 BUSINESS
2026 Estimated Total Employees	8,526	37,342	82,218	 EMPLOYEES

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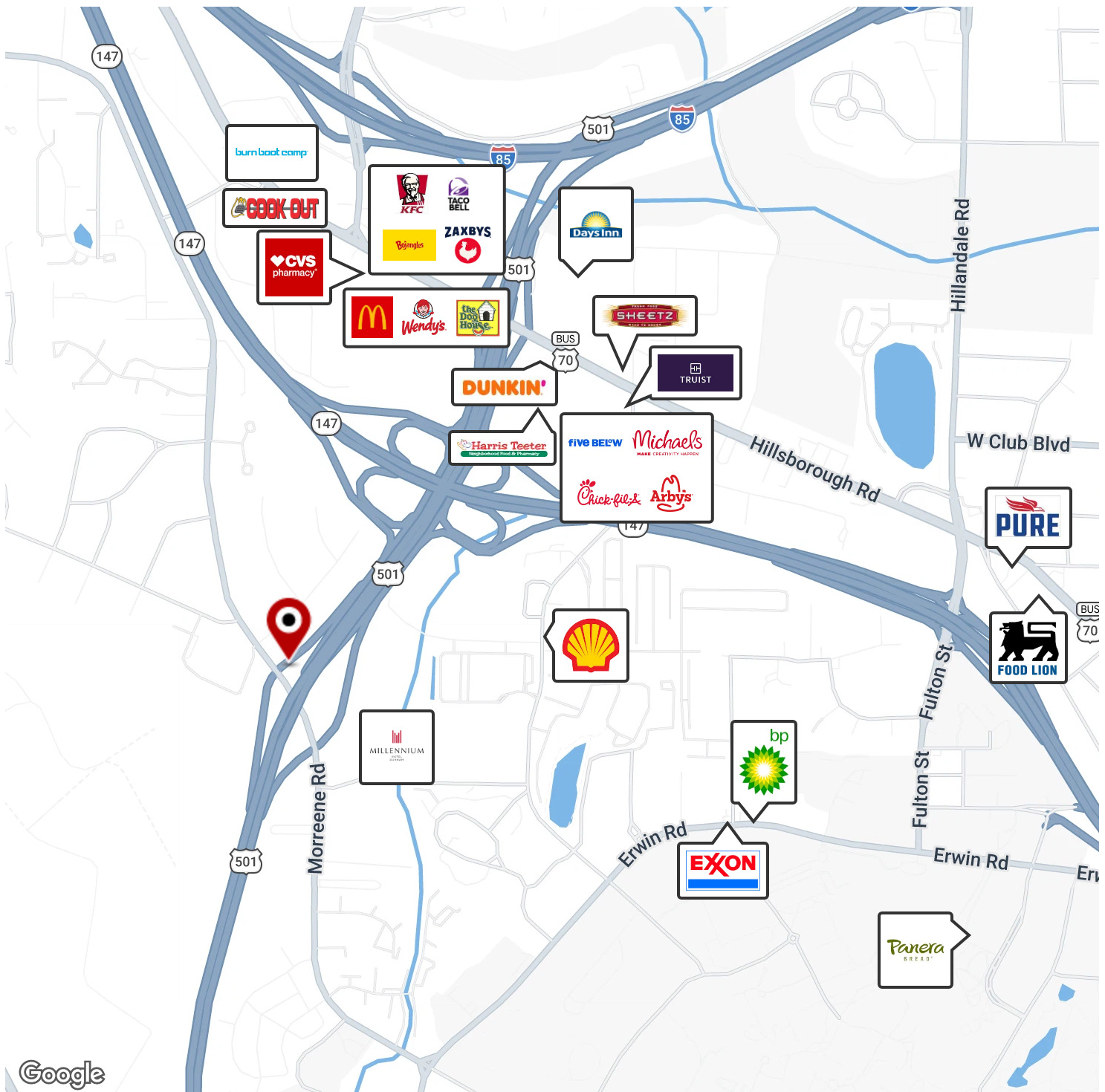
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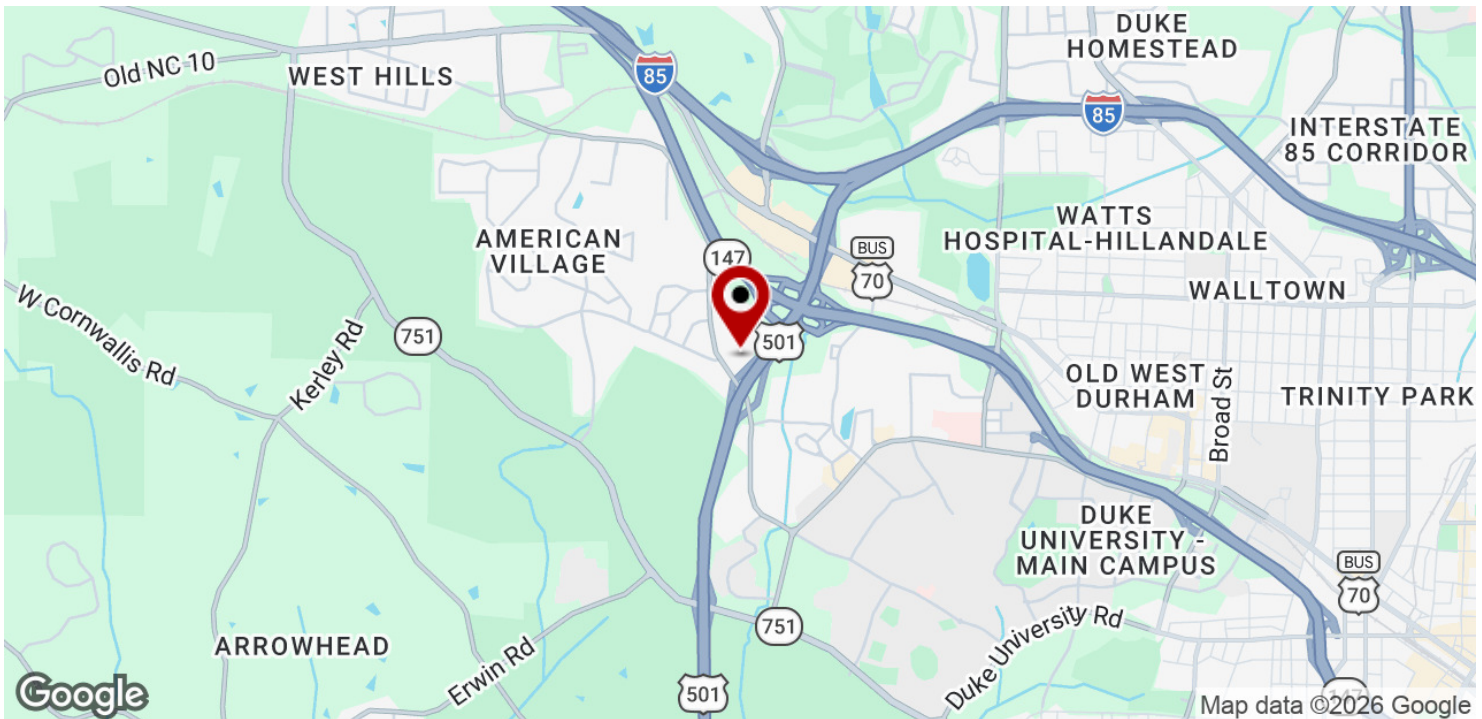
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