

FOREST CREEK

4220 NC Hwy 55, Durham, NC

OFFICE SPACE

For Lease



LEASING AGENT

JUDSON MCMILLAN

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york

AVAILABLE SPACE

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- Suite 340 ± 2,860 RSF

PRICING

- \$22.00 Full Service

ADDITIONAL DETAILS

- Attractive glass throughout the suite
- Private balcony for exclusive use of this suite

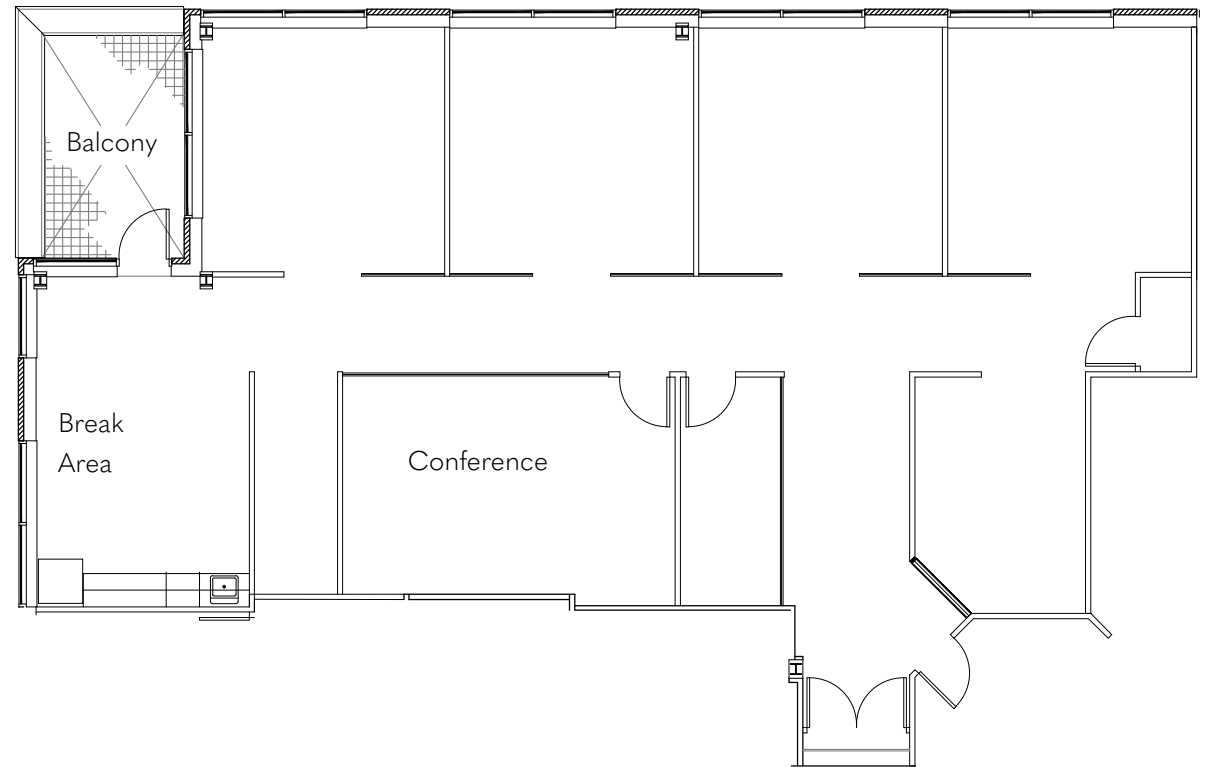
BUILDING DETAILS

- Parking: 4:1,000 RSF
- Immediate access to I-40 (Exit 278)
- Three-story Class A building
- 10 minutes to RDU International Airport

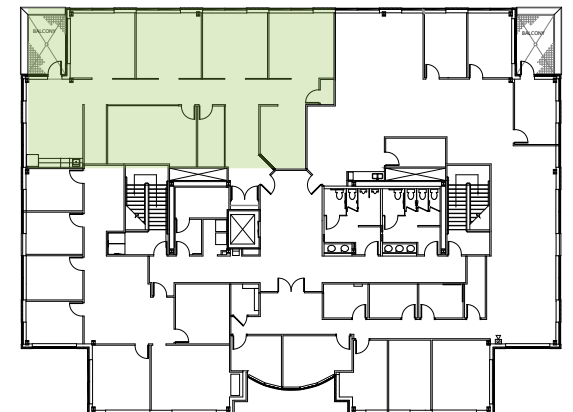
GENERAL INFORMATION

Forest Creek is a 31,613 SF three-story office building conveniently located at the intersection of Hwy 55 and I-40 on the western border of Research Triangle Park. It offers excellent proximity to restaurants, hotels, shopping, banking, and other retail services and is a great alternative to higher RTP rental rates. Easy access to Raleigh, Durham and Chapel Hill.

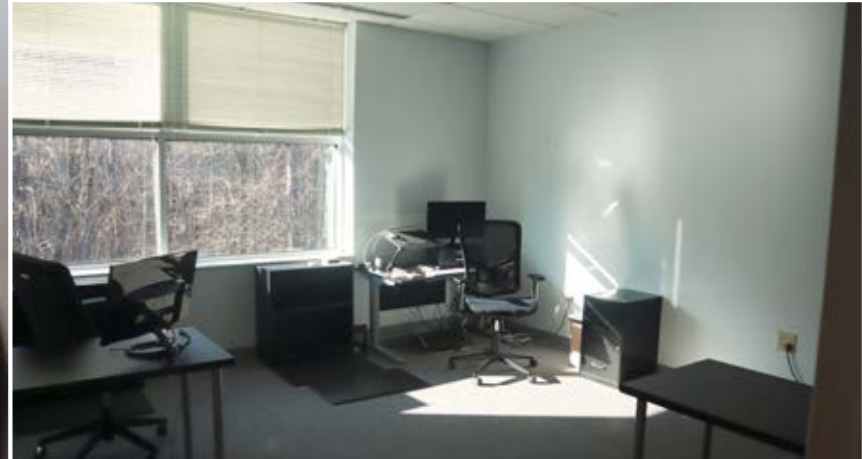
SUITE 340 ±2,860 RSF



FLOOR PLATE









55

RESEARCH
TRIANGLE
PARK

SITE

WAFFLE
HOUSE

885

70

MERIDIAN CORPORATE
CENTER

40

54



55

885

54

40

540

PAGE RD

STREETS AT SOUTHPOINT



BRIER CREEK COMMONS








RDU INTERNATIONAL
AIRPORT

SHILOH CROSSING



HOPSON ROAD

2024 DEMOGRAPHICS (4220 NC-55, DURHAM)

 MILE RADIUS	 POPULATION	 HOUSEHOLDS	 HOUSEHOLD INCOME	 DAYTIME POPULATION
1	7,577	3,452	\$94,148	6,855
3	53,746	24,491	\$116,633	31,686
5	146,142	63,732	\$130,722	78,533

DURHAM ACCOLADES

#2 SMALLEST GENDER WAGE GAP IN THE NATION

GoodHire · May 2022

#6 BEST UNIVERSITY IN THE NATION (DUKE UNIVERSITY)

U.S. News & World Report · 2024

#6 BEST RUN CITY IN AMERICA

WalletHub · June 2024

#4 MOST EDUCATED CITY IN AMERICA

WalletHub · July 2024

#8 BEST PLACES WHERE BLACK AMERICANS FARE BEST ECONOMICALLY

Smart Asset · February 2021

#3 BEST PLACES TO LIVE IN U.S.

U.S. News & Word Report · April 2024

DURHAM PROFILE, 2023 CENSUS

127,514

Number of Households

288,465

Total Population

34.8

Median Age

22.7 MIN.

Average Commute Time

\$355,300

Median Property Value

91.4%

High School Grad or Higher

\$79,234

Median Household Income

96.8%

Households with a computer

51.8%

Housing units occupied by owner