



# Flex/creative office for lease

810 RAMSEUR STREET  
DURHAM, NC 27701

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AVISON  
YOUNG

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# Property overview

810 RAMSEUR STREET | DURHAM, NC

- Flex/creative office space available for lease
- ±1,234 - 14,000 SF
- Flexible sizing opportunities from small spaces to entire second and third floor
- Loading dock access and freight elevator serving all floors
- New 5,000 lb capacity service elevator for passengers and/or products
- Common area and covered patio available for use by all tenants
- Outdoor storage/laydown area
- Monument signage available

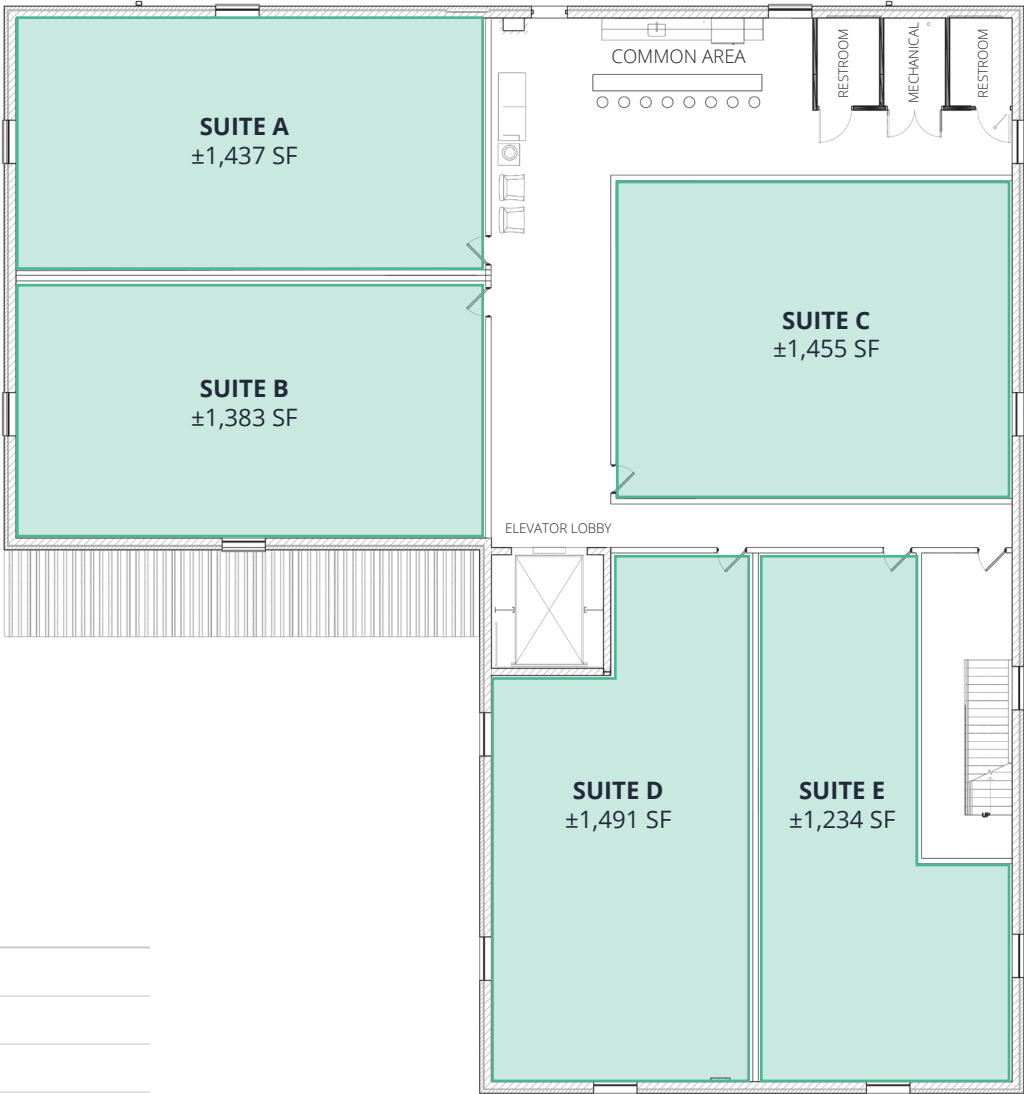
## OFFERING SUMMARY

Address	810 Ramseur Street
City, State, Zip	Durham, NC 27701
Available SF	±1,234 - 14,000 SF
Building SF	±21,000 SF
Stories	3
Floor Size	±7,000 SF
Year Built / Renovated	1945 / 2026
Loading Docks	Three (3)
Zoning	LI (Light Industrial)
Lease Rate	Contact Broker



# Sample demising plan

810 RAMSEUR STREET | DURHAM, NC

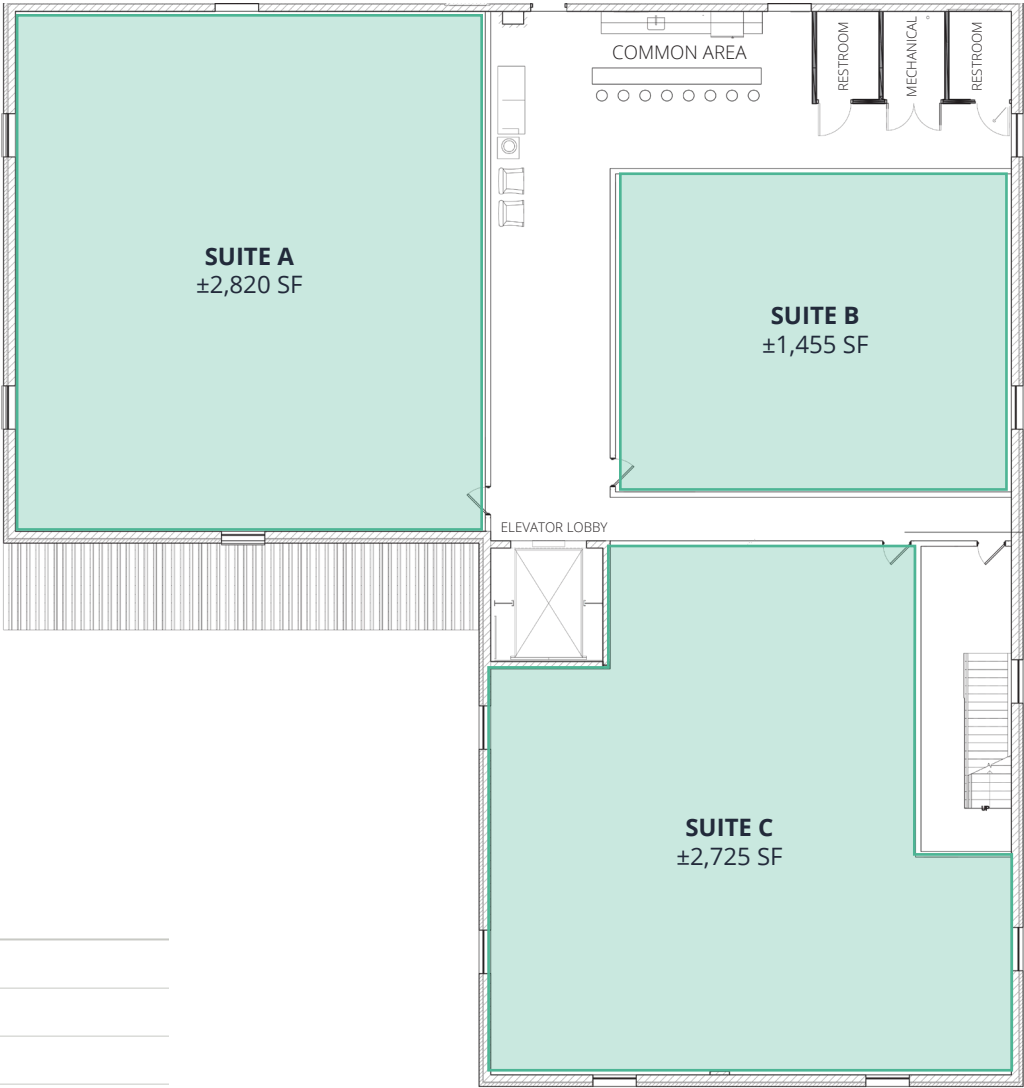


**±1,234 SF - 1,491 SF**

Suite A	±1,437 SF
Suite B	±1,383 SF
Suite C	±1,455 SF
Suite D	±1,491 SF
Suite E	±1,234 SF

# Sample demising plan

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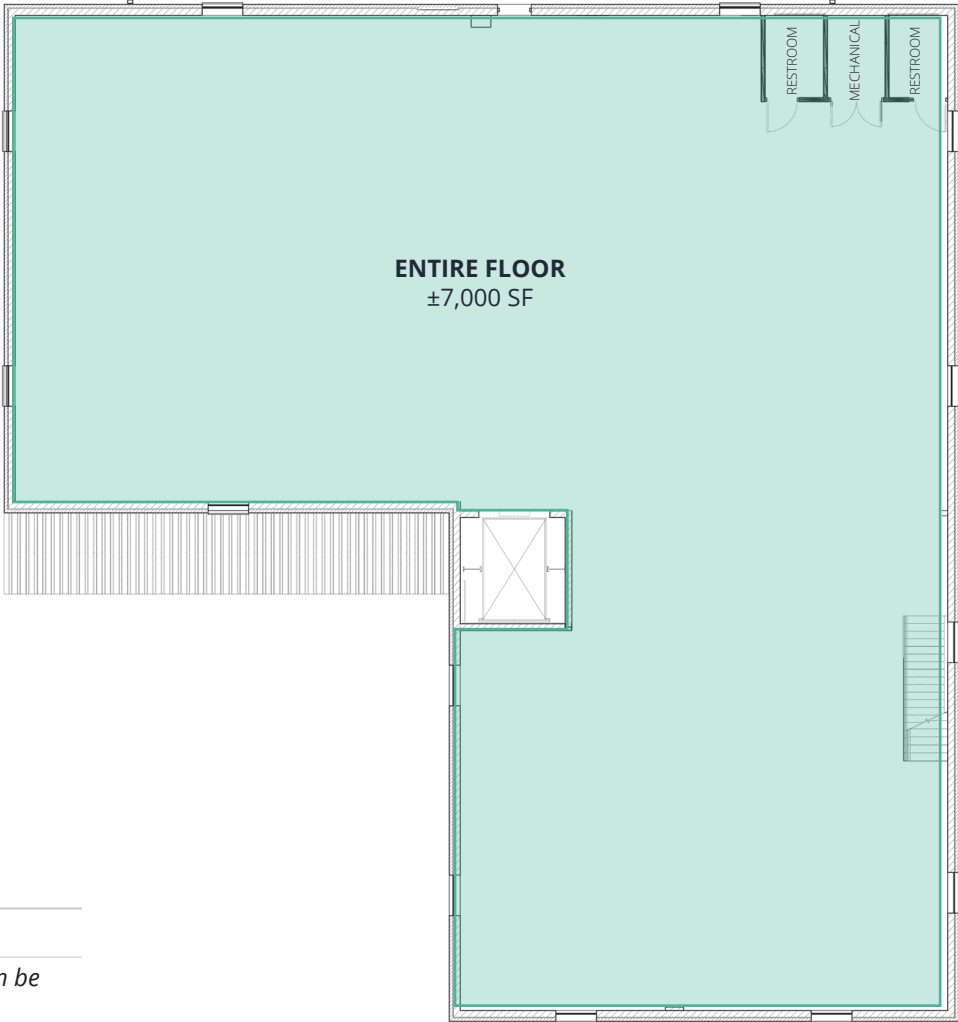


**±1,455 - 2,820 SF**

Suite A	±2,820 SF
Suite B	±1,455 SF
Suite C	±2,725 SF

# Sample demising plan

810 RAMSEUR STREET | DURHAM, NC



**±7,000 SF**

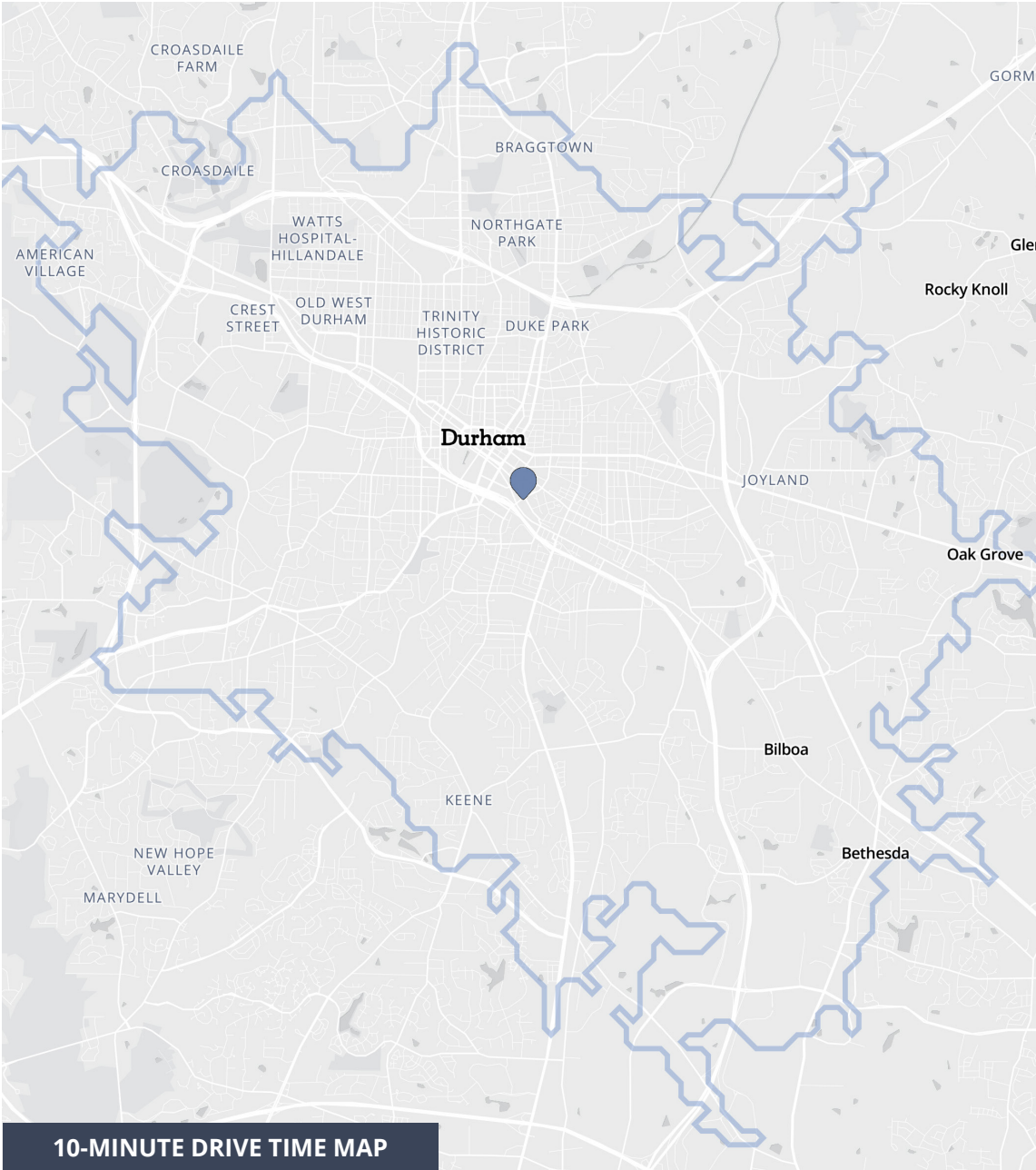
Entire Floor     ±7,000 SF

*Second and third floors are identical and can be combined for a total of 14,000 SF*



# Location overview

810 RAMSEUR STREET | DURHAM, NC



## DEMOGRAPHICS



**138,546**  
TOTAL POPULATION



**33**  
MEDIAN AGE



**57,120**  
HOUSEHOLDS



**\$98,295**  
AVERAGE HH INCOME



**\$420,012**  
MEDIAN HOME VALUE



# Get in touch.

## CONTACTS

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