

CLASS A OFFICE SPACE - TRIANGLE

245 NC Hwy 54 East, Durham, NC 27713



OFFERING SUMMARY

AVAILABLE SF:	100 SF - 3,347 SF
LEASE RATE:	\$21 PSF/yr + TICAM (Entire Space) or \$450/mo per Office Space
BUILDING SIZE:	60,000 SF
MARKET:	Durham
SUBMARKET:	Research Triangle

PROPERTY OVERVIEW

FOR LEASE - CLASS A OFFICE SPACE IN SOUTHPPOINT PROFESSIONAL CENTER. This second floor office space with elevator was previously occupied by a real estate company. Beautiful, clean and bright space with second story views. Lease entire space (3,347 SF) for \$21/PSF/yr + TICAM. Individual office spaces also available for \$425/month each, full service. Prime location in the epicenter of Research Triangle.

PROPERTY HIGHLIGHTS

- Class A Office Space
- Intersection of NC-54, Fayetteville Rd & I-40
- Great On-Site Amenities
- Epicenter of Research Triangle
- Close to Everything
- High Visibility Signage
- Ample 5:1 Parking

KW COMMERCIAL
245 NC-54 Suite 101
Durham, NC 27713

VANDAN GANDHI, CCIM
Commercial Broker
0: 919.475.5769
van.kwcommercial@gmail.com
NC #247850

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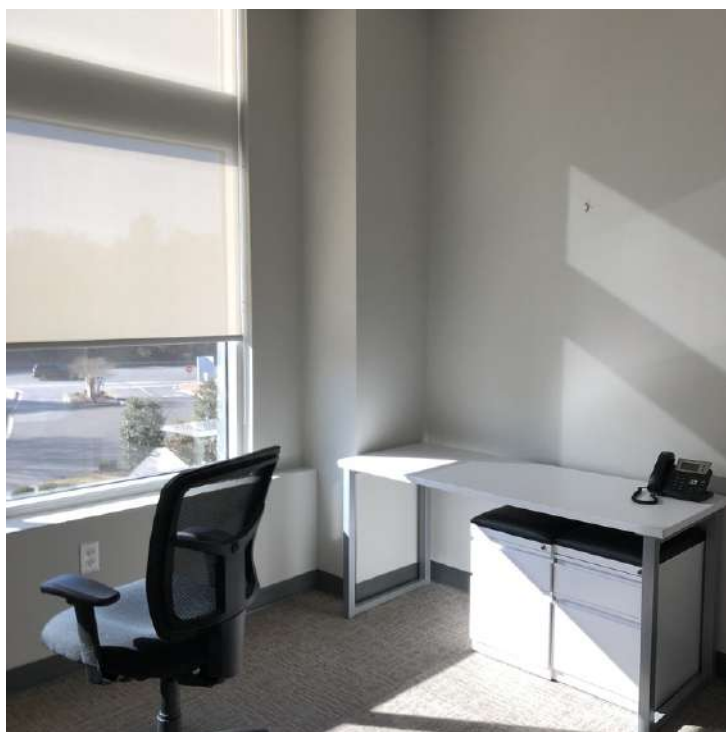
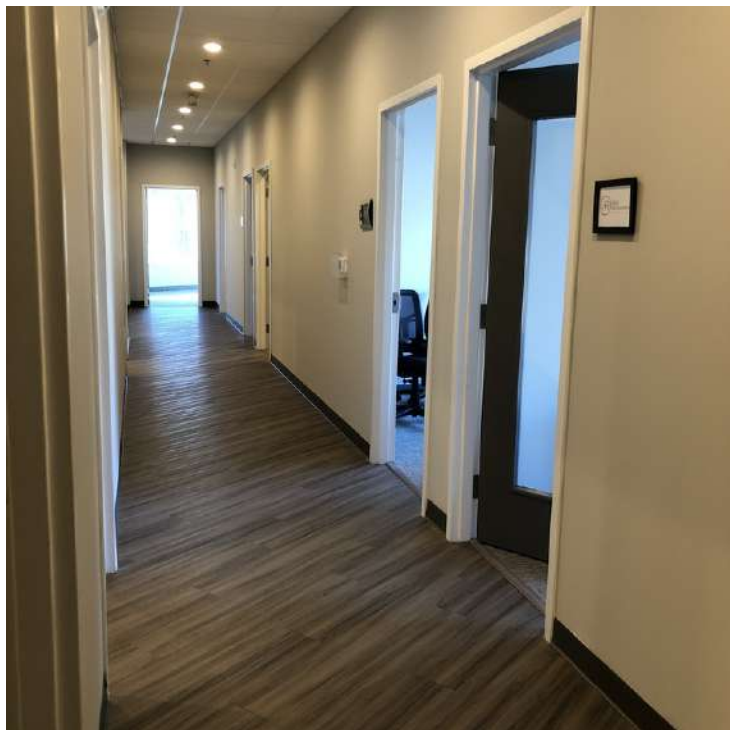
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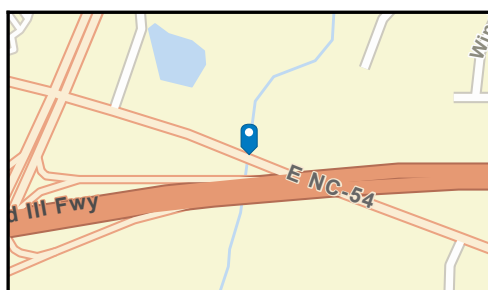
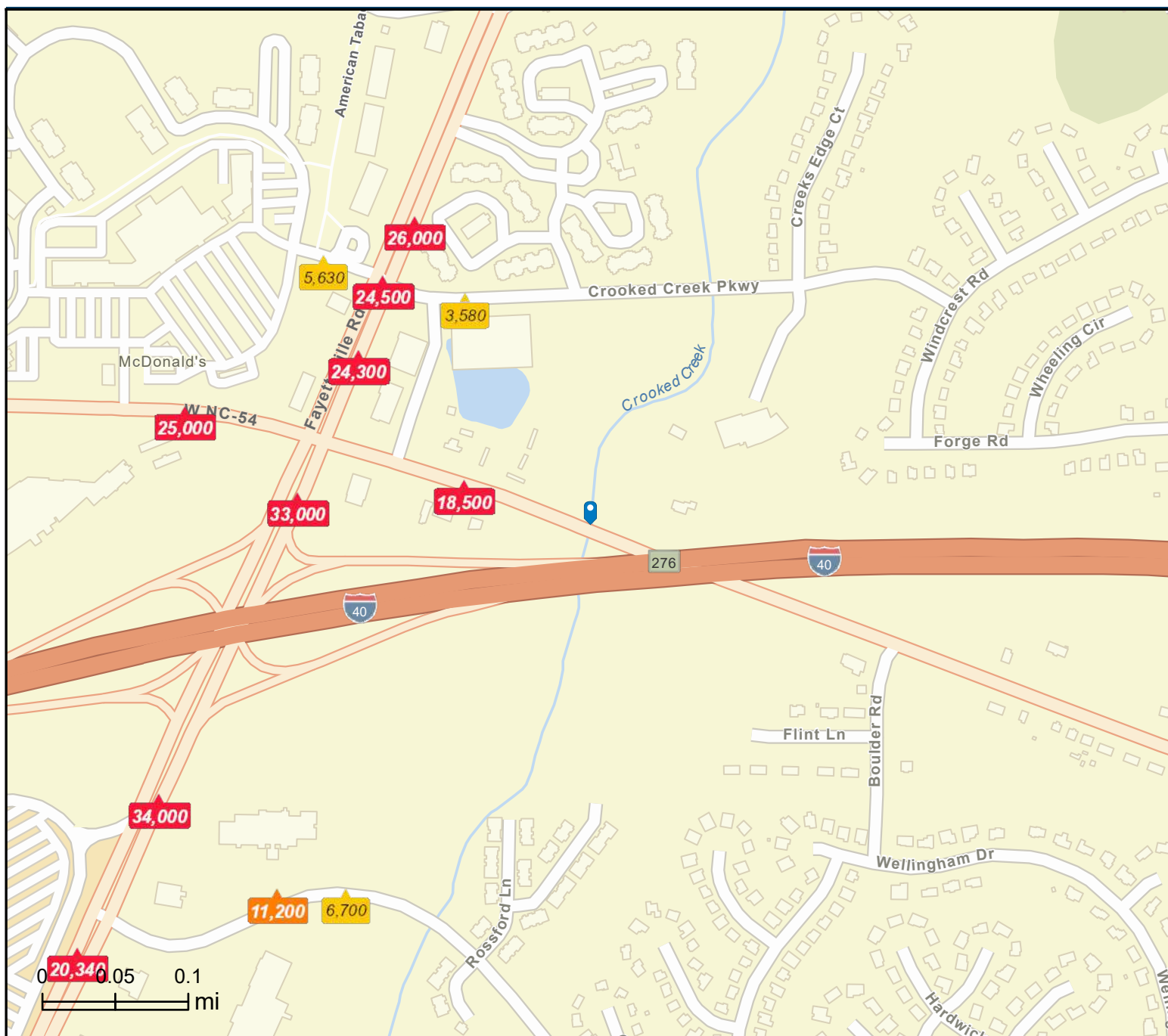


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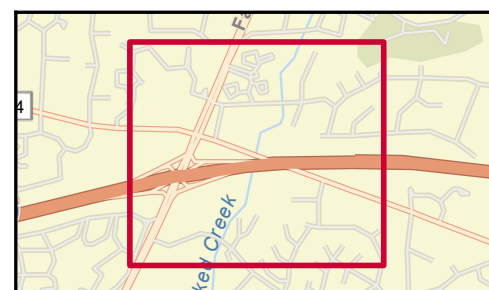
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Average Daily Traffic Volume

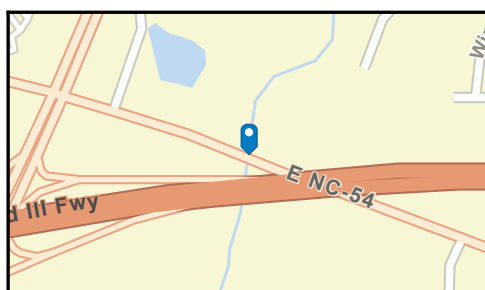
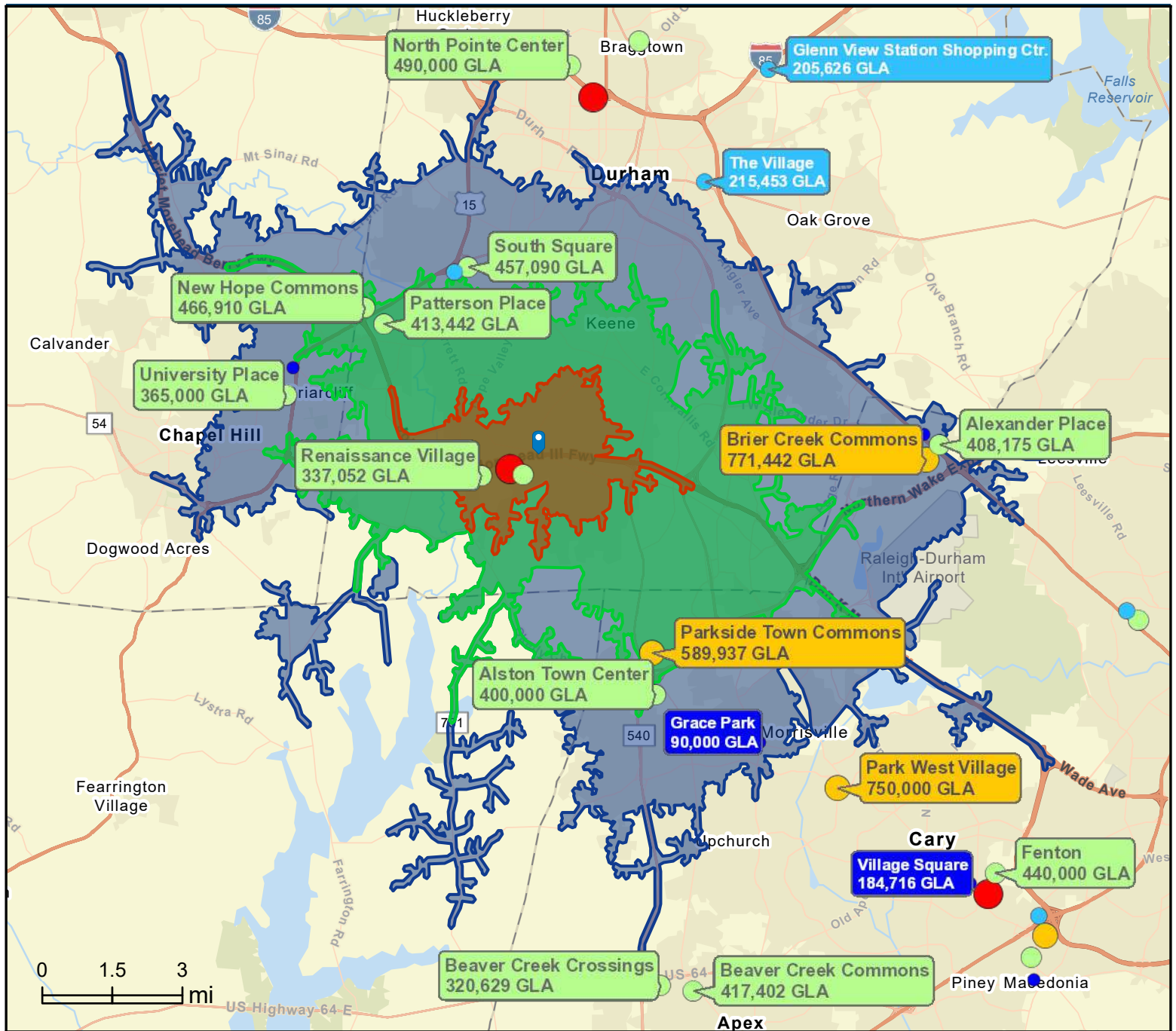
- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



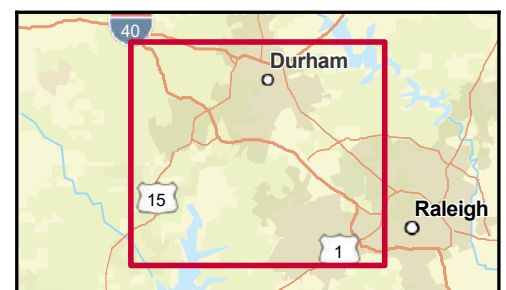
Major Shopping Center Map

245 NC-54, Durham, North Carolina, 27713
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 35.90986
 Longitude: -78.93132

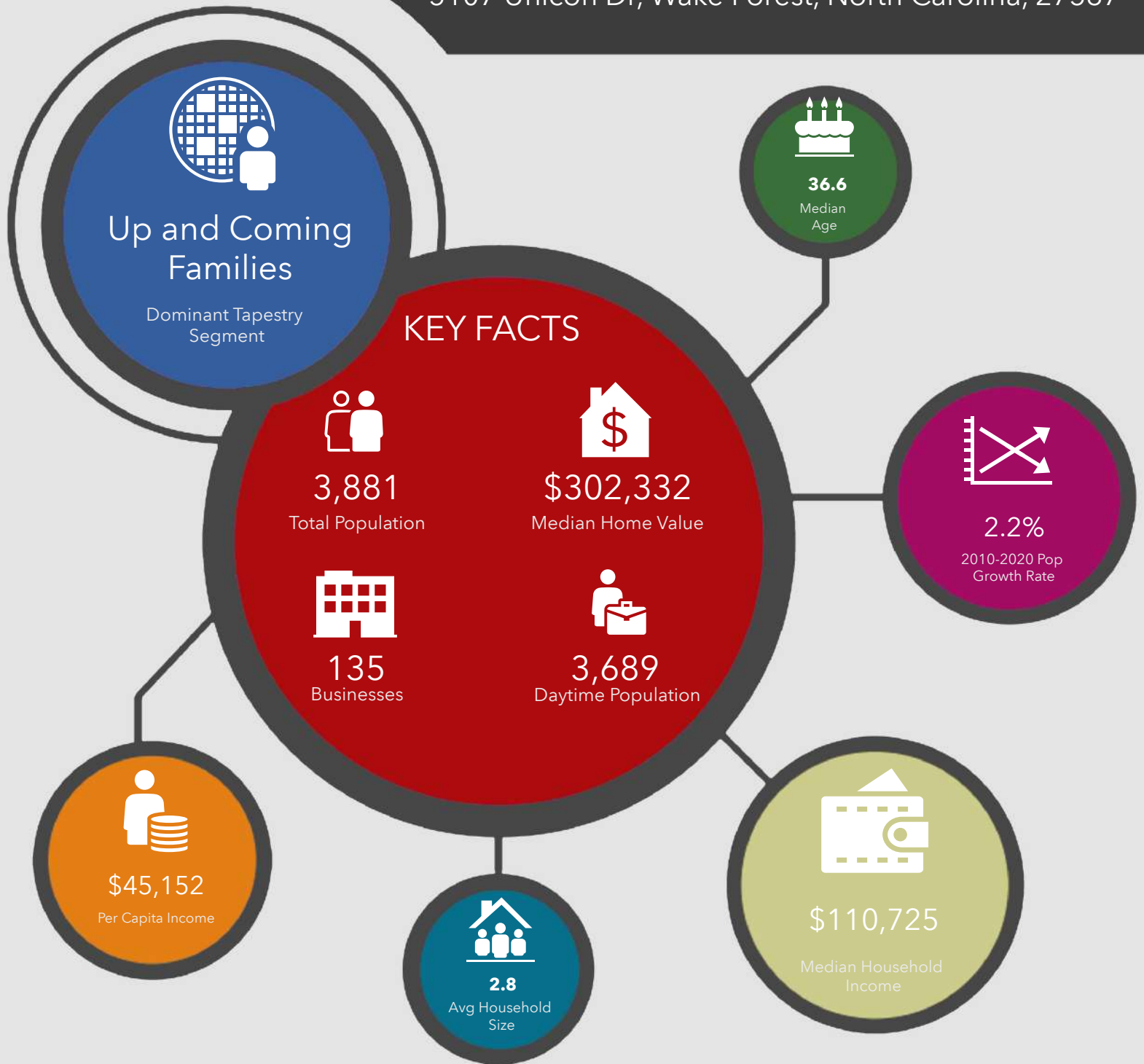


- Gross Leasable Area**
- Less than 200,000 sq ft
 - 200,001 - 300,000
 - 300,001 - 500,000
 - 500,001 - 800,000
 - More than 800,000

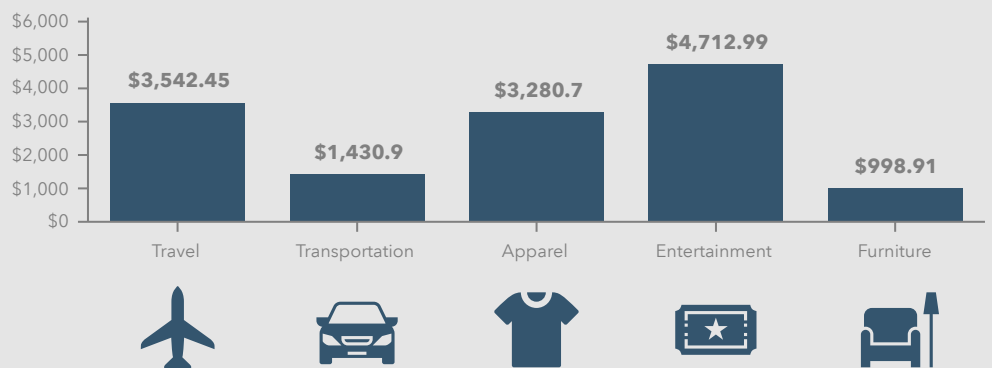


Source: Directory of Major Malls, Inc. (July 2020).

February 10, 2021



KEY SPENDING FACTS



This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and Infogroup. The vintage of the data is 2020, 2025.

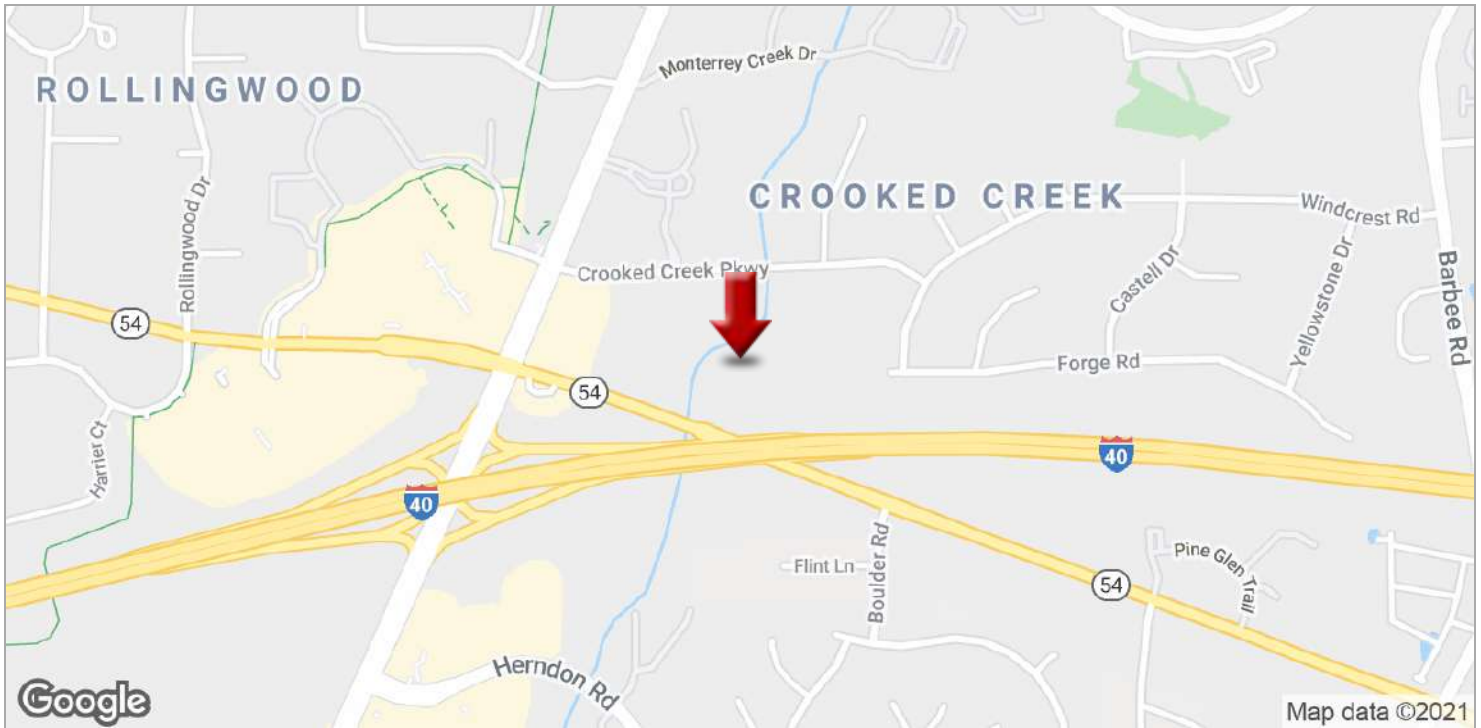
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Spending facts are average annual dollars per household

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