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COMMERCIAL REAL ESTATE SERVICES
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ALMA

4321 MEDICAL PARK DRIVE

OFFICE SPACE FOR LEASE

4321 MEDICAL PARK DRIVE

DURHAM, NC 27704

Property Overview

4321 MEDICAL PARK DRIVE
DURHAM, NC

4321 MEDICAL PARK DRIVE is a Class A office building located in a large medical hub, Independence Park, across from Duke Regional Hospital in North Durham. The thriving park contains various medical and health-related occupants as well as retail and restaurants nearby. Downtown Durham and Duke University are only 4 and 5 miles away respectively.

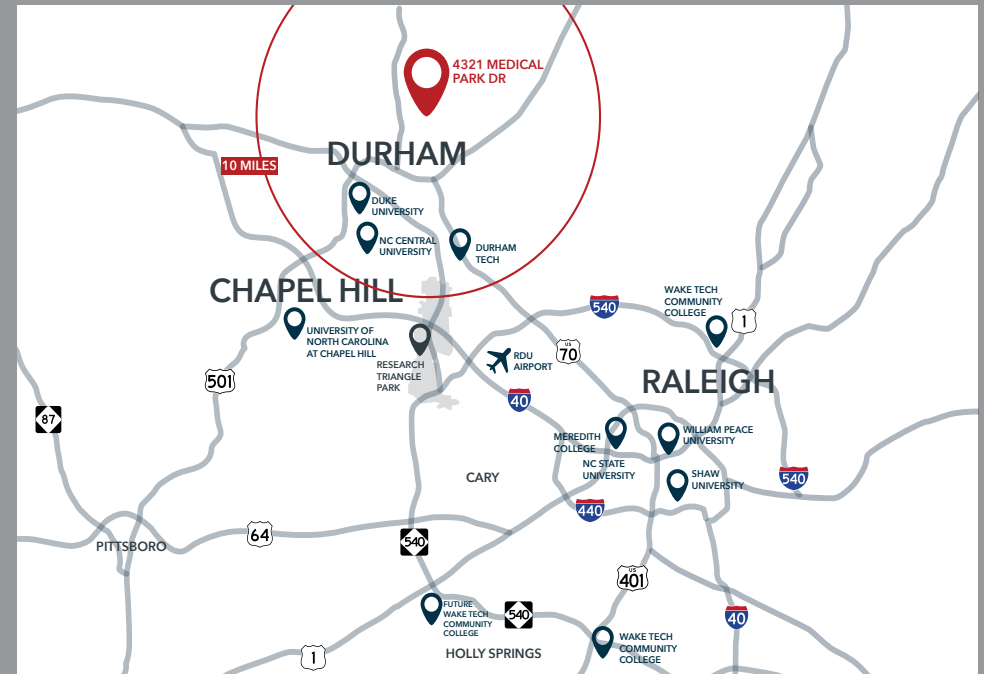
PROPERTY HIGHLIGHTS

- 79,202 SF two-story medical and office building
- Ability to combine suites for up to 29,098 RSF
- Gorgeous atrium with circular staircase
- Built in 2001 - attractive concrete, steel and glass construction
- Freight elevator and backup generator onsite
- Dock loading in rear of building
- High ceilings and upgraded finishes
- Plentiful parking onsite (4.8 per 1,000 SF)
- Lease rate: \$23.00/RSF full service

FIRST FLOOR SUITES

COMING AVAILABLE DEC. 1, 2025

- Suite 1: 10,177 RSF
- Suite 2: 4,257 RSF
- Suite 3: 4,608 RSF
- Suite 4: 10,056 RSF

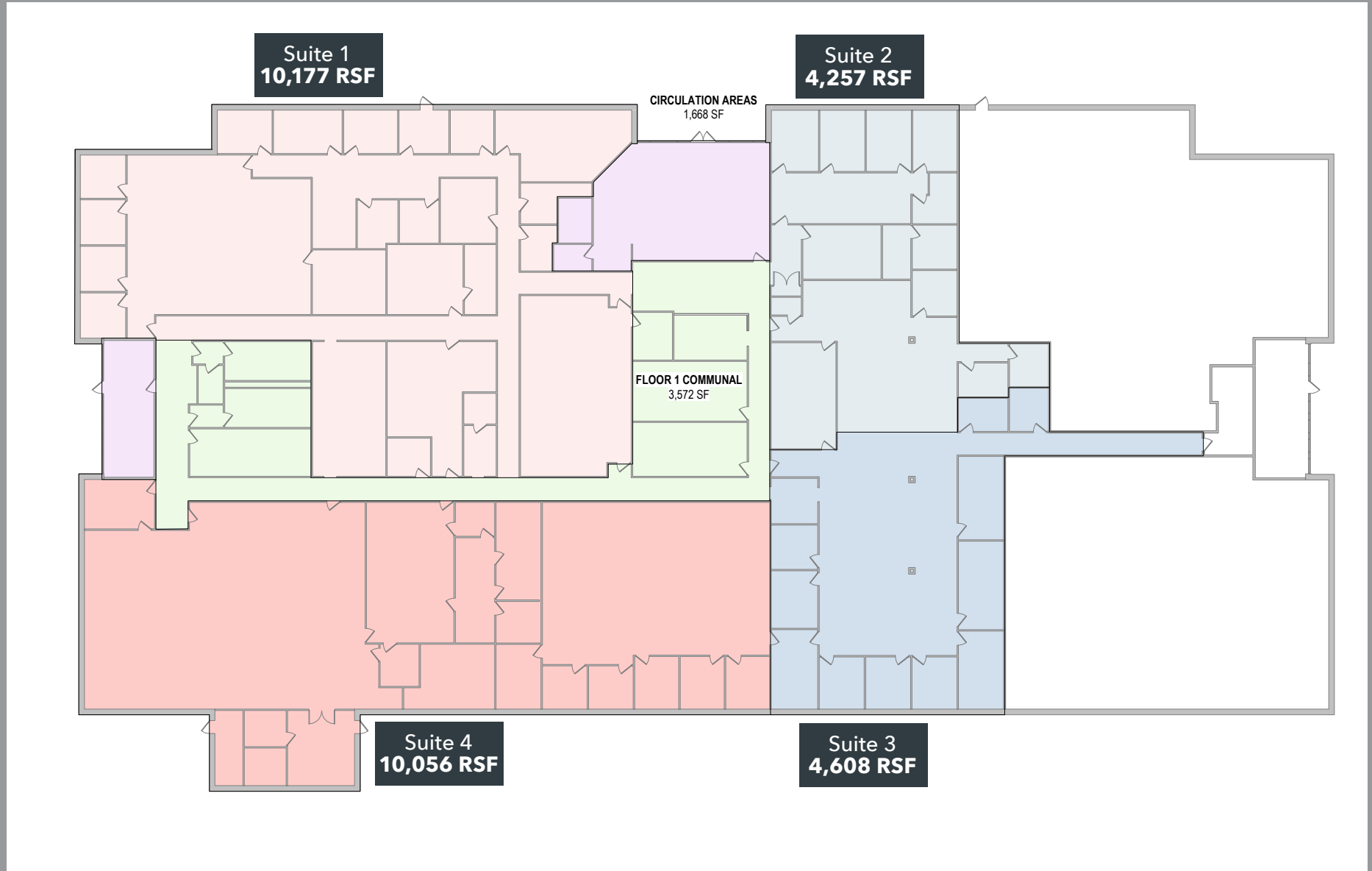


Interior Photos



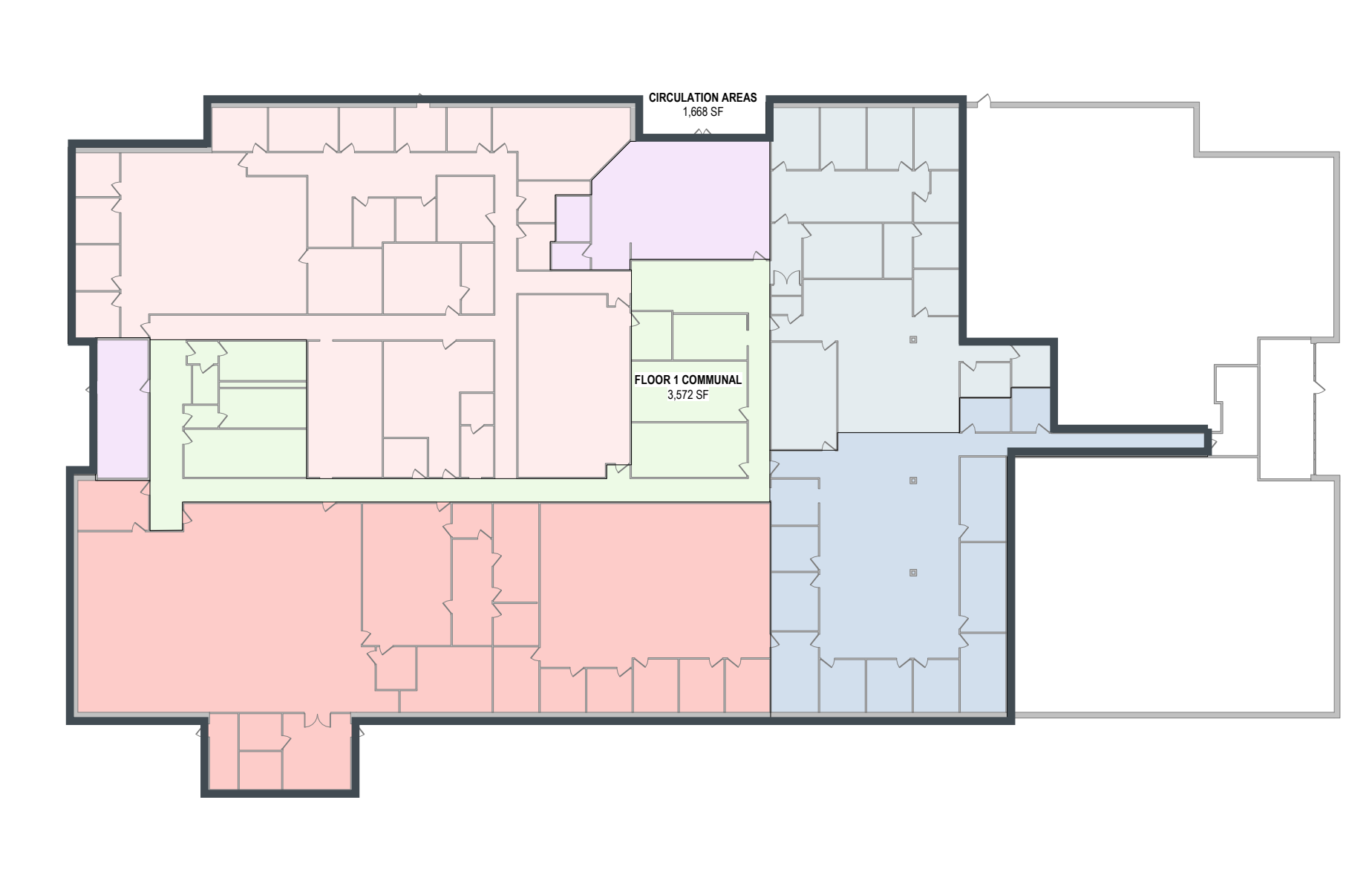
Floorplan

SUBDIVISION OPTIONS - UP TO 29,098 RSF

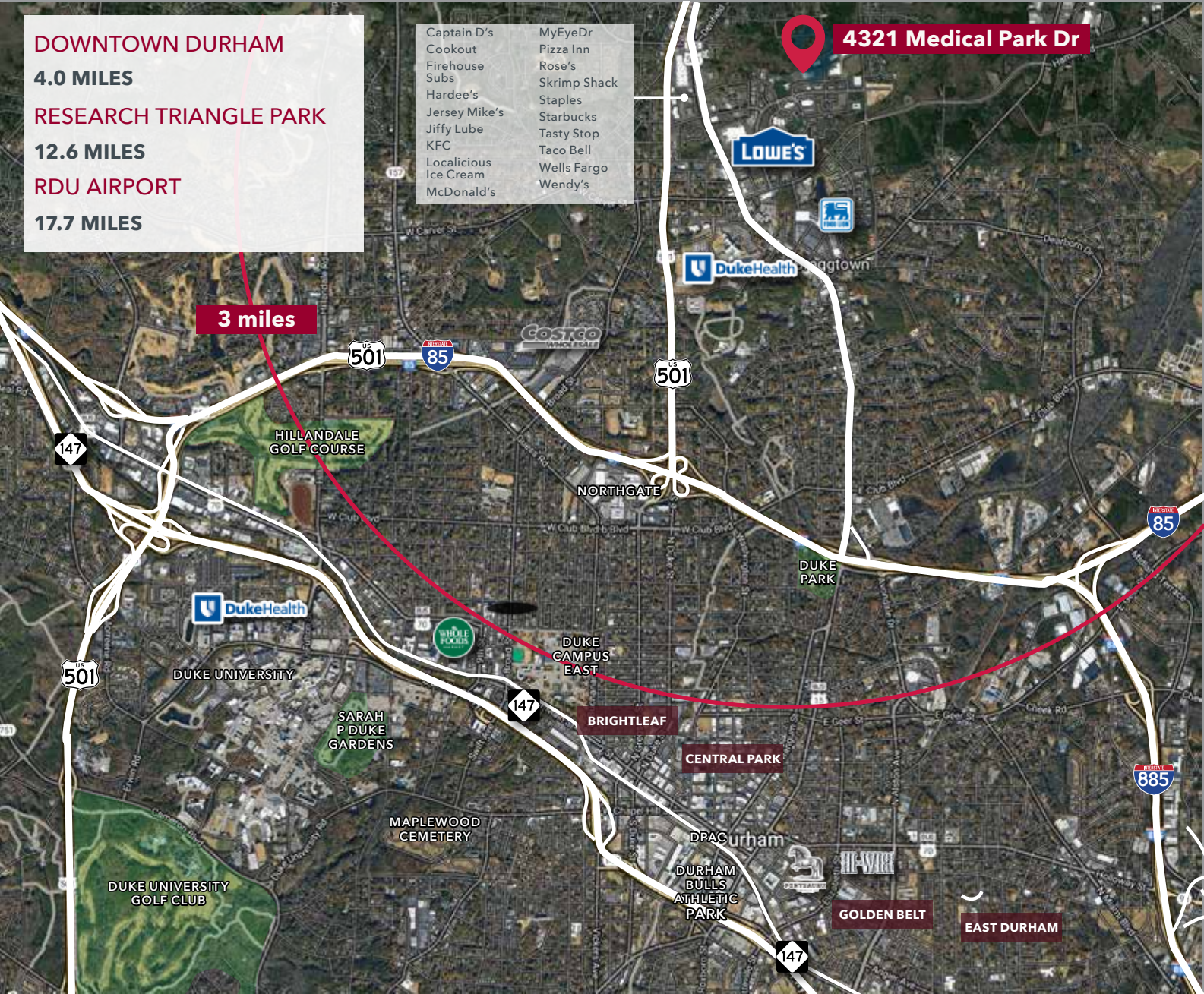


Floorplan

29,098 RSF OPTION



Area Amenities



Demographics

	1 MILE	3 MILES	5 MILES
Population (2025)	9,079	56,665	144,832
Daytime Population	15,073	53,550	175,442
Median Age	34.8	37.3	34.6
Median Household Income	\$52,155	\$74,363	\$70,490
Median Home Value	\$339,805	\$374,585	\$388,339
Bachelor's Degree or Higher	38.9%	48.8%	50.2%

Downtown Durham, NC, offers a dynamic and rapidly growing commercial real estate market, making it an ideal location for businesses looking to establish or expand their presence. With a thriving innovation ecosystem anchored by Research Triangle Park, top-tier universities like Duke, and a strong entrepreneurial community, the area attracts a diverse talent pool.

The revitalized downtown features modern office spaces, historic architecture, and vibrant amenities, including award-winning restaurants, arts venues, and green spaces, creating a lively work-play environment. Additionally, Durham's strategic location, with easy access to major highways and RDU International Airport, enhances connectivity and business opportunities.

TOP 50
Places to Live in the U.S.
(Durham)

Money Magazine, 2024

#3 BEST PLACE
to Live in the U.S. 2023-2024
(Raleigh-Durham)

#6 BEST RUN
Cities in America (Durham)

WalletHub, 2024



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