
AVISON
YOUNG



3621 Lyckan Parkway

DURHAM, NORTH CAROLINA

OFFICE/MEDICAL BUILDING FOR SALE

PROPERTY OVERVIEW

Executive summary

Avison Young is pleased to present the opportunity to acquire a 12,000-square-foot, two-story office building in Durham, North Carolina. Offered in partial shell condition with key infrastructure already in place, the property provides a unique balance of flexibility and cost efficiency. Unlike fully built-out office properties that may require extensive demolition and reconfiguration, this asset allows users and investors to customize the interior to their specific needs while benefiting from existing building systems and improvements that can help reduce development timelines and costs.

Positioned to accommodate a variety of office and medical uses, the property offers exceptional flexibility for owner-occupants, healthcare providers, and investors alike. Strong visibility, ample parking, and a layout suitable for medical conversion make the building well-suited for primary care practices, specialty medical users, dental offices, professional service firms, and technology companies seeking long-term occupancy solutions through ownership.

For investors, the property presents a compelling value-add opportunity to complete the build-out and lease space to medical or professional office tenants in one of the Triangle's most desirable and growing submarkets. With continued demand for quality office and medical space throughout Durham, the asset offers significant potential to create long-term value through strategic redevelopment and leasing.

The combination of existing infrastructure, customization potential, and location within a strong office and healthcare market positions this property as a rare opportunity for buyers seeking flexibility, efficiency, and future upside.



PROPERTY OVERVIEW

Offering summary

Description

Address	3621 Lyckan Parkway
City, State, Zip code	Durham, NC 27707
Building SF	±12,000 SF
Lot Size	±1.37 acres
Year Built	2004
Surface Parking	62 spaces
Parcel ID	137005
Zoning	OI (Office and Institutional)
County	Durham County
Market	Raleigh/Durham
Submarket	South Durham
Sale Price	Contact Broker for Pricing

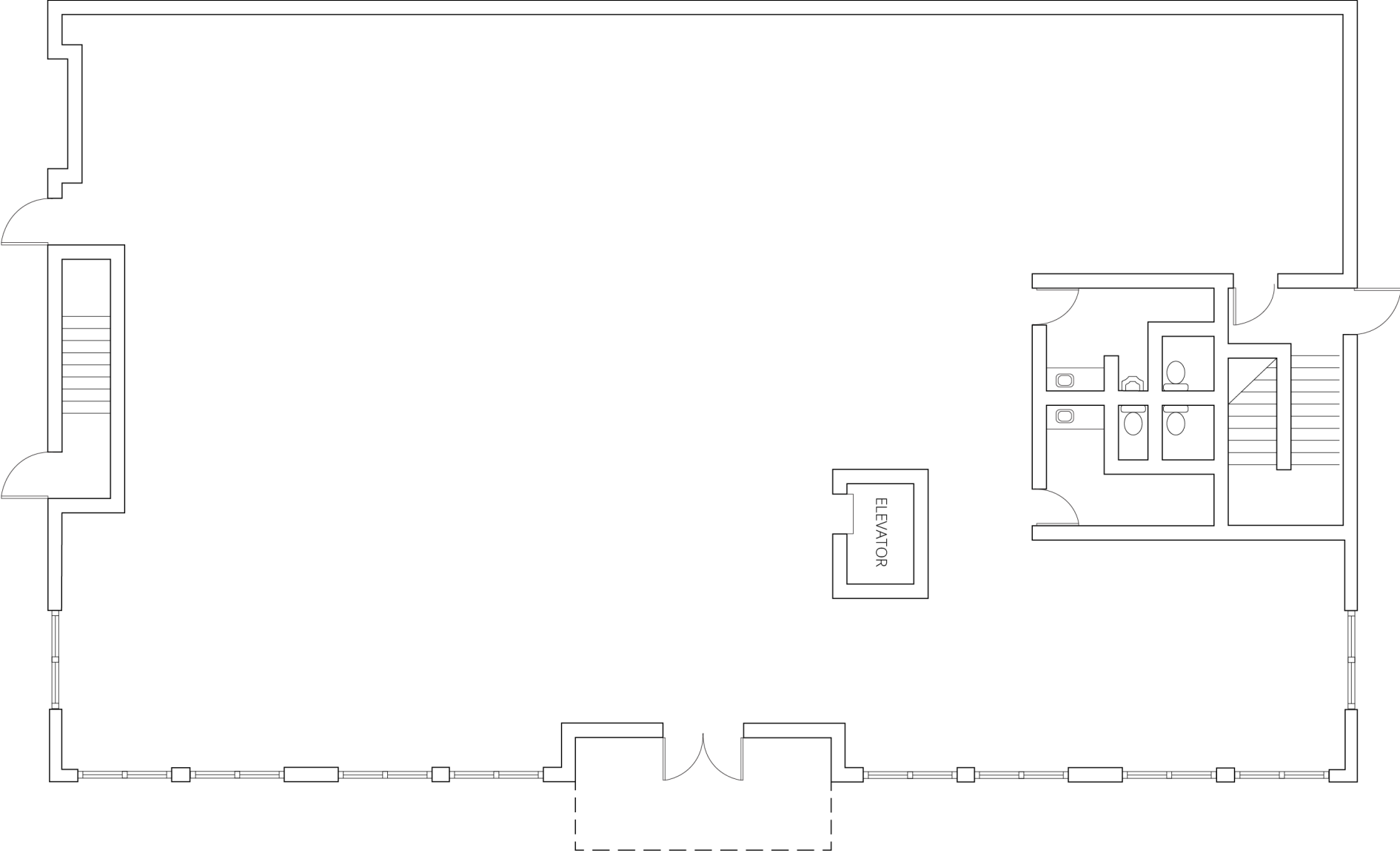


Property photos



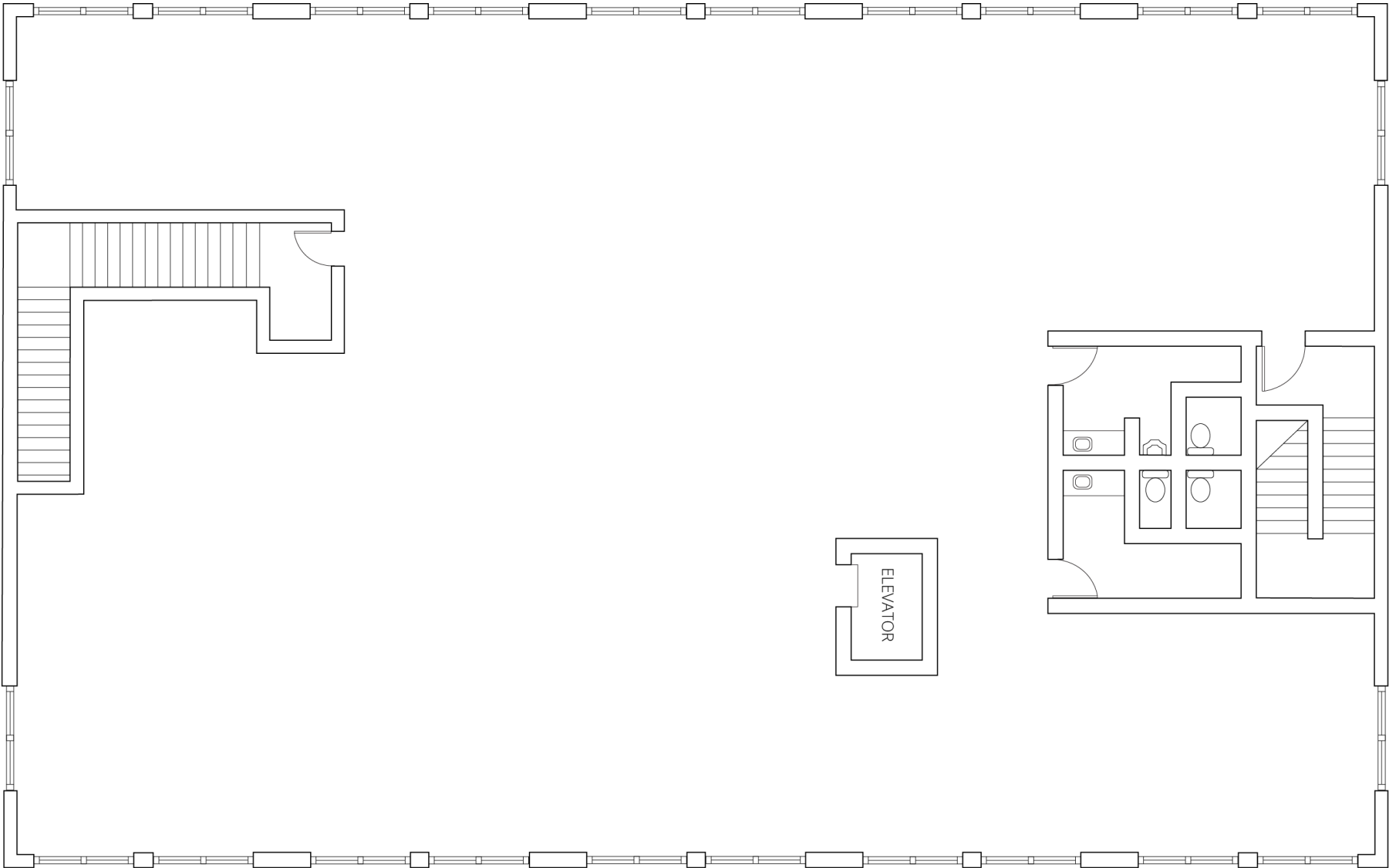
Floor plan

FIRST FLOOR

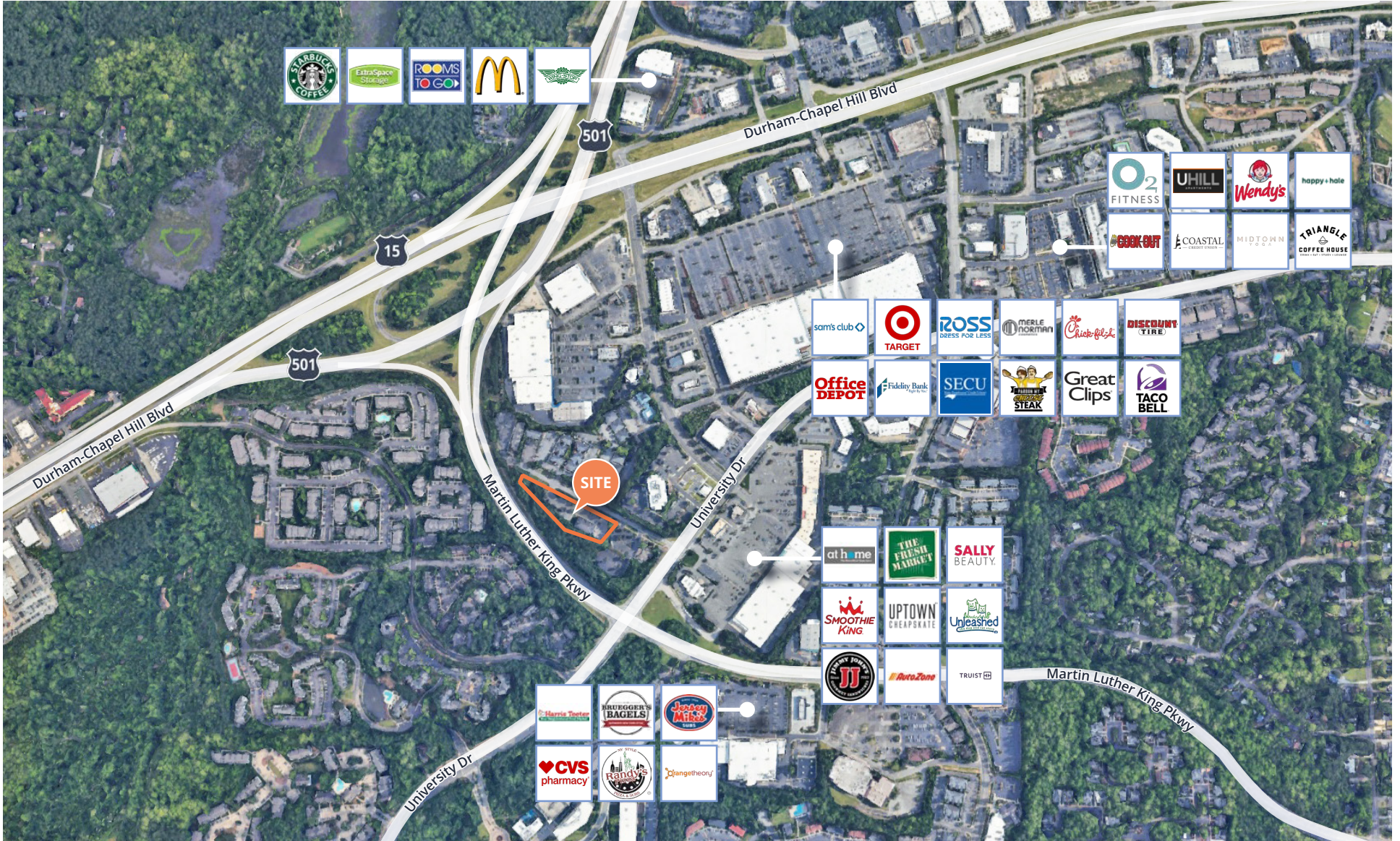


Floor plan

SECOND FLOOR



Nearby retailers



LOCATION OVERVIEW

Area demographics



268,594
TOTAL POPULATION



144,032
EMPLOYED POPULATION



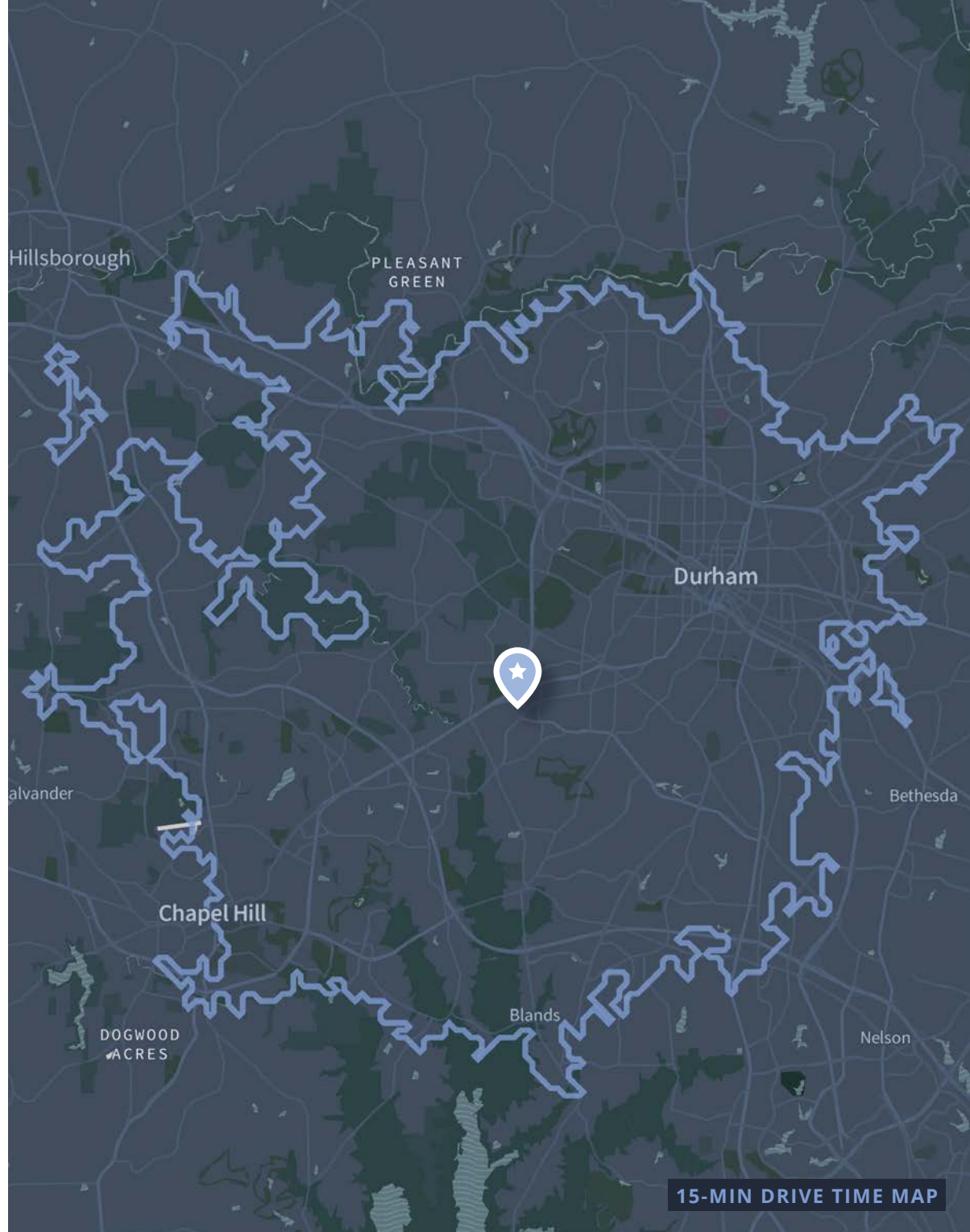
239,433
DAYTIME POPULATION



\$126,592
AVERAGE HH INCOME



\$482,749
MEDIAN HOME VALUE



LOCATION OVERVIEW

Durham market



DURHAM AT A GLANCE

Anchored by a **highly skilled workforce**, Durham County is a leading hub for life sciences, technology, healthcare, and advanced manufacturing, supporting **continued economic growth and business expansion**.

21% 

POPULATION GROWTH
SINCE 2010
(DCONC.GOV)

3rd Best Place to Start a Business
(WRAL TechWire)

RANKED
No. 1
COUNTY IN NC FOR HIGHEST
WAGES
(NC Department of Commerce)

185,145

LABOR FORCE POPULATION

12,002

BUSINESS ESTABLISHMENTS

3.2%

UNEMPLOYMENT RATE

For more information on this offering, please contact:

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