

OFFICE FOR LEASE

TWO 2ND-FLOOR OFFICE SUITES NEAR RTP | BLDG 100, DURHAM

1910 Sedwick Rd, BLDG 100, Durham, NC 27713



OFFERING SUMMARY

Lease Rate:	\$18 SF/yr (\$1,545/MO Plus Utilities)
Available SF:	2,060 SF
Suite C:	1,030 SF
Suite D:	1,030 SF
Building Size:	6,232 SF
Lot Size:	2.17 Acres
Year Built:	1984
Zoning:	CN
Market:	Raleigh/Durham
Submarket:	Research Triangle Park (RTP) / South Durham

PROPERTY OVERVIEW

BLDG 100, Suite C: ±1,030 SF | \$1,545/month plus utilities

BLDG 100, Suite D: ±1,030 SF | \$1,545/month plus utilities

Two professionally finished second-floor office suites are now available in Building 100, lease one at ±1,030 SF or take both for ±2,060 SF and control the entire floor. Minutes from Research Triangle Park with direct access to Hwy 55, Hwy 54, and I-40, this location puts your team at the center of the Triangle without RTP rents. Suite C is fully built out with four private offices, a break room, and an in-suite restroom — move in immediately, with no build-out cost and no construction delay. Free parking at the door. Food Lion, Starbucks, Triangle Square Shopping Center, and two national banks all within a mile.

PROPERTY HIGHLIGHTS

- Two ±1,030 SF suites; combine for ±2,060 SF total
- Suite C: four private offices, break room, restroom
- \$1,545/month plus utilities (\$18.00 PSF) per suite
- Move in with no build-out cost or construction delay
- Minutes to RTP via Hwy 55, Hwy 54 and I-40 access
- Food Lion, Starbucks, banks and dining within a mile

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

VANDAN GANDHI, CCIM

Commercial Broker
O: 919.475.5769
van@vgrealty.com
NC #247850

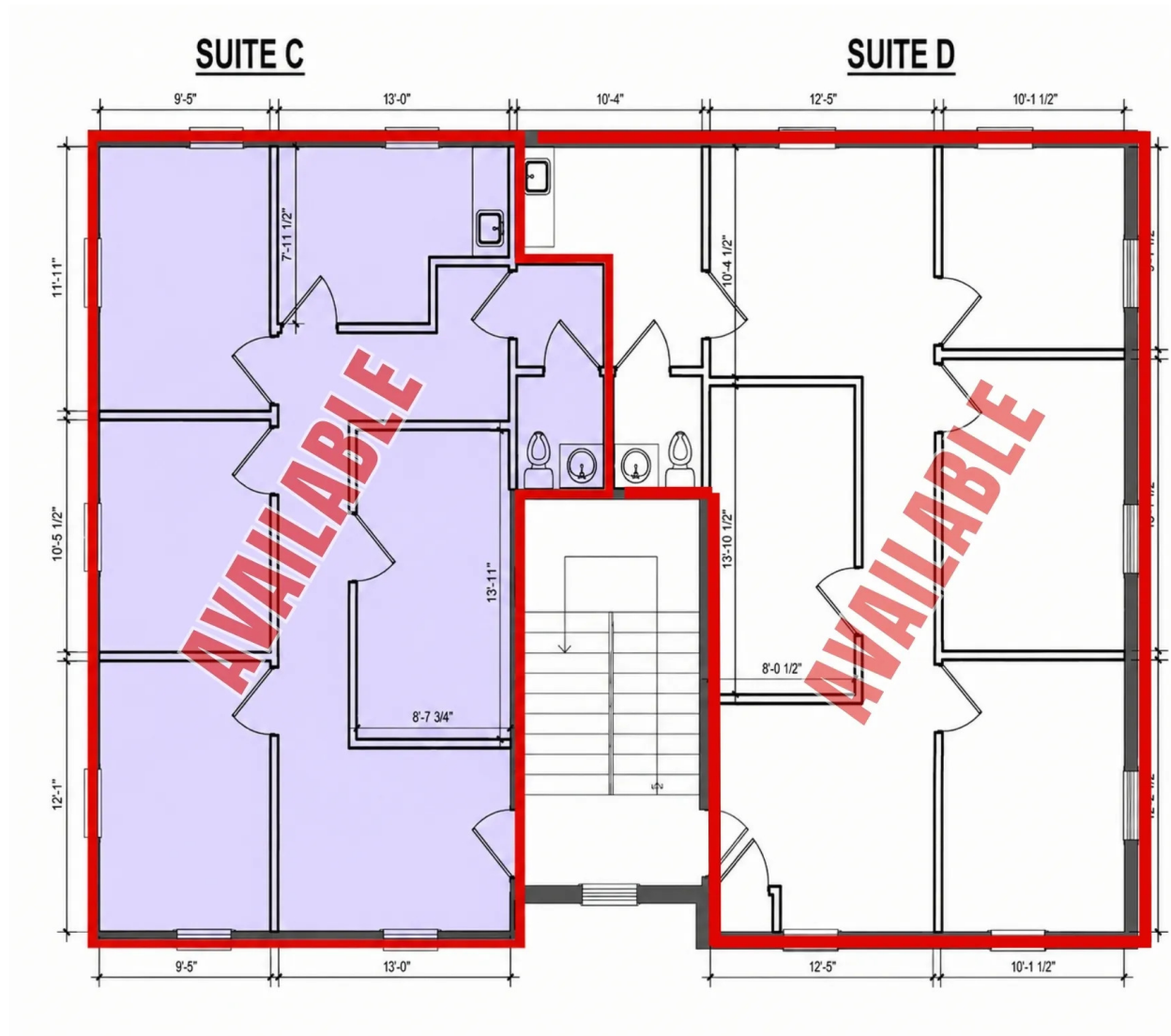
KW COMMERCIAL
245 NC-54 Suite 101
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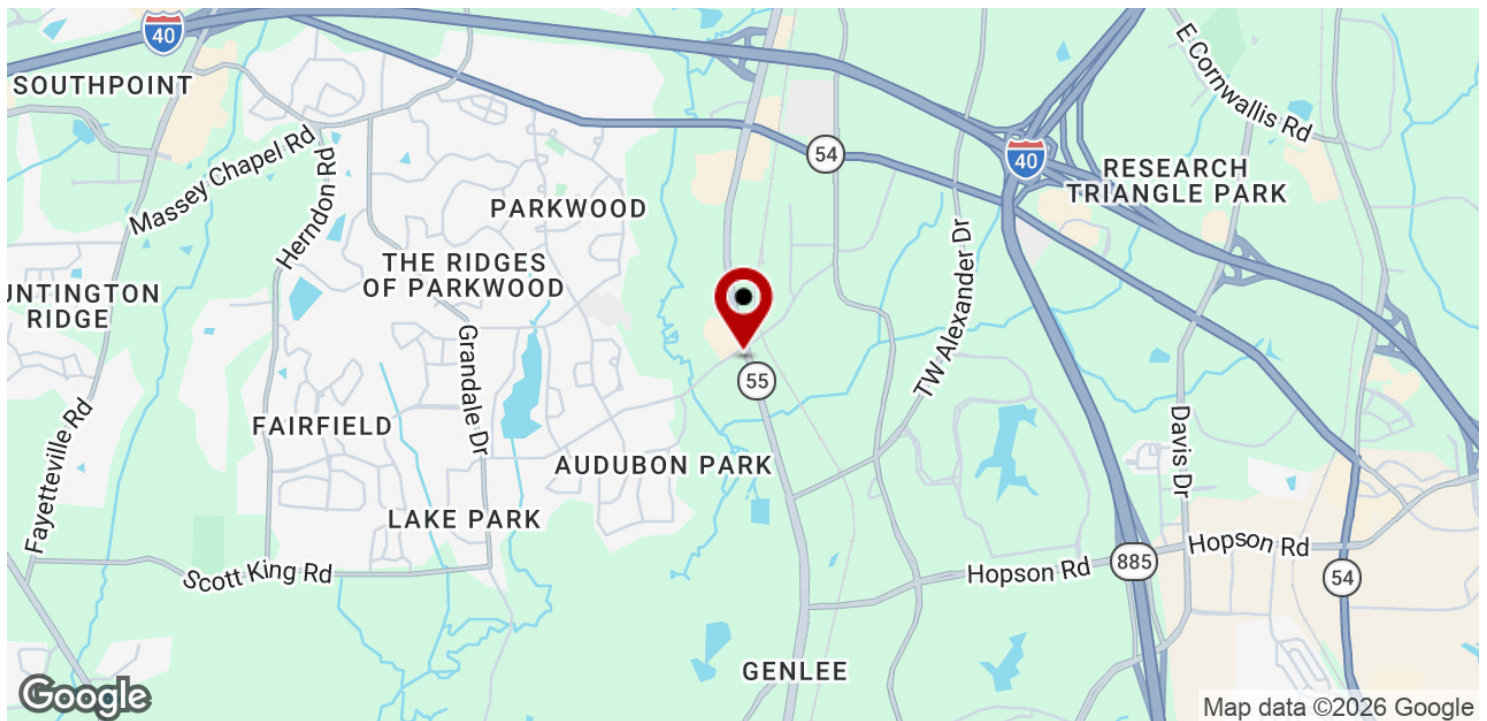
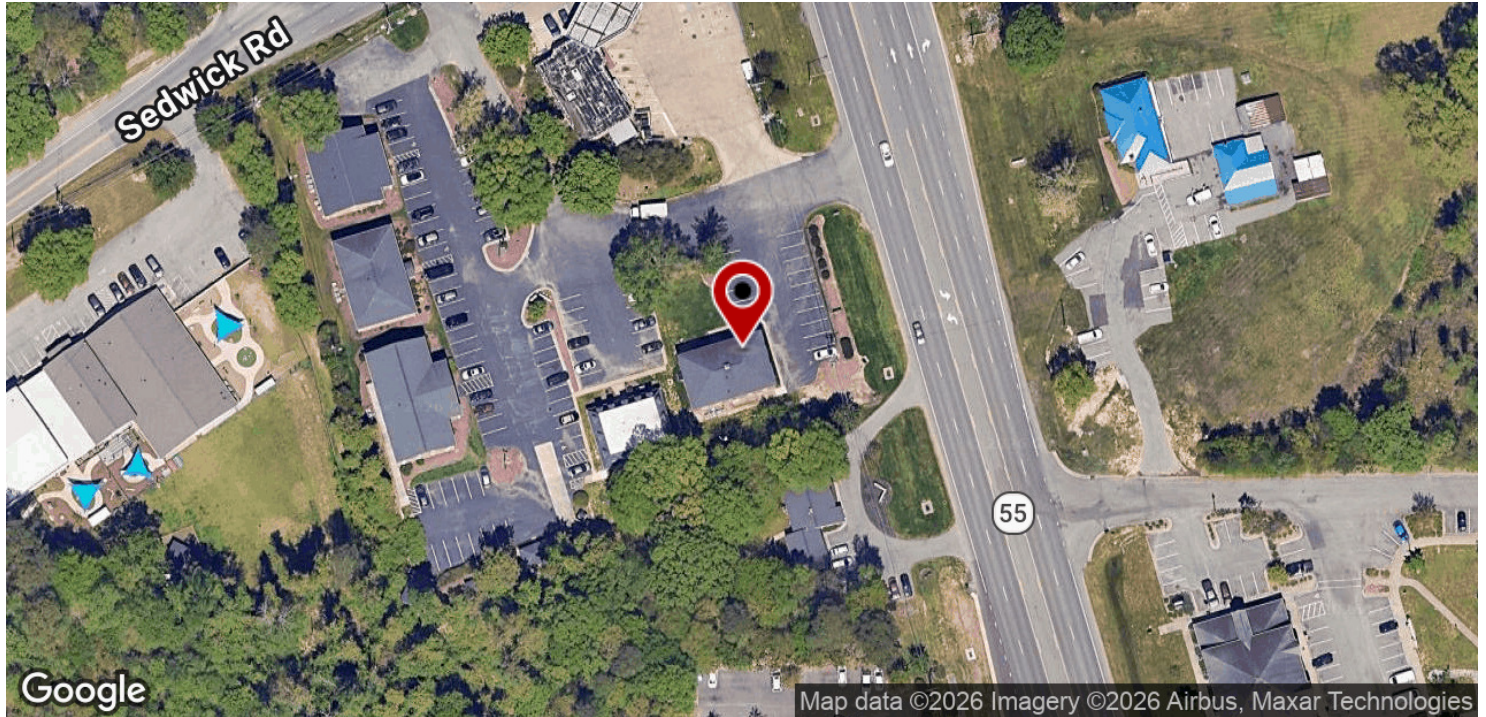
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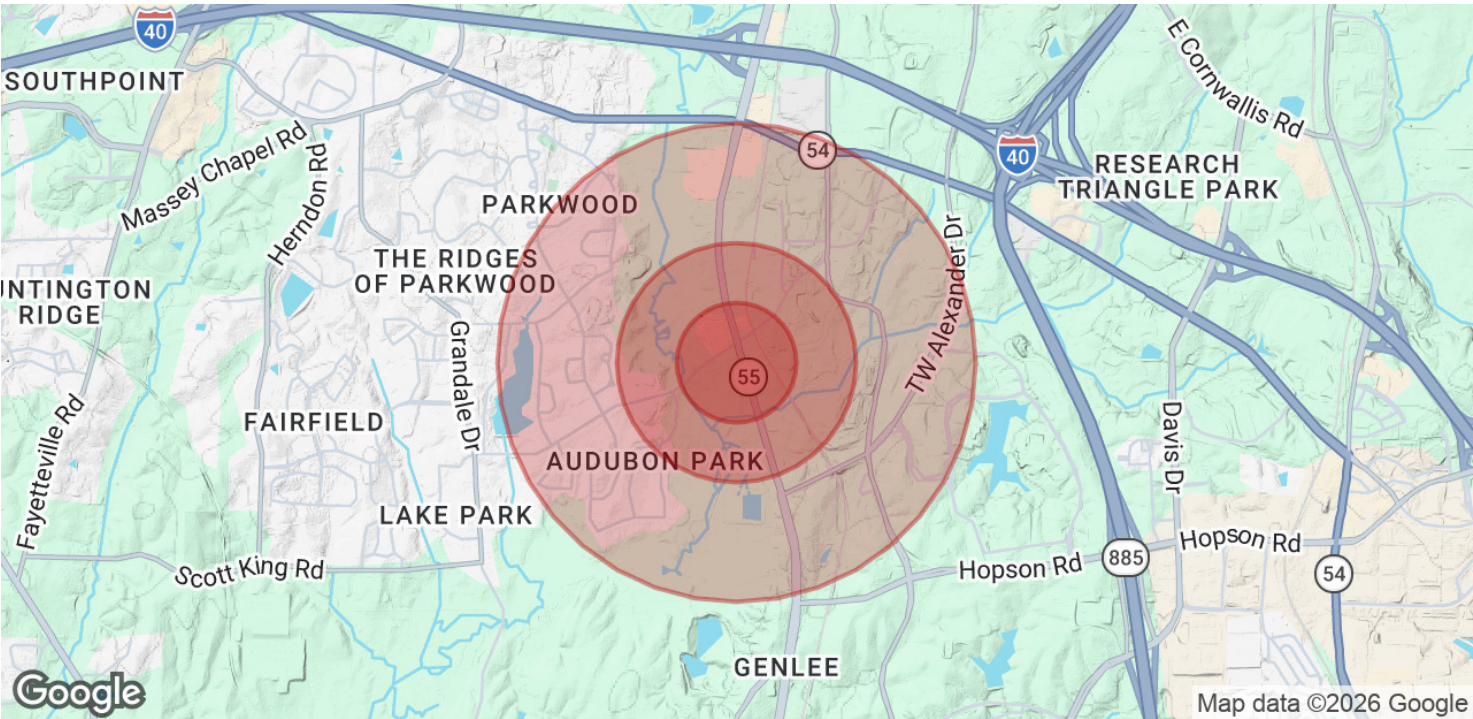
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	136	690	3,049
Average Age	30.0	34.8	39.9
Average Age (Male)	21.4	29.2	37.1
Average Age (Female)	31.8	35.7	39.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	74	355	1,513
# of Persons per HH	1.8	1.9	2.0
Average HH Income	\$50,176	\$74,644	\$89,492
Average House Value	\$381,188	\$334,914	\$323,570

2023 American Community Survey (ACS)

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