

OFFICE FOR LEASE

±1,000 SF BLDG 400, SUITE D OFFICE NEAR RTP – DURHAM, NC

1910 Sedwick Rd, BLDG 400, Durham, NC 27713



OFFERING SUMMARY

Lease Rate:	\$1,500 per month (Plus Utilities)
Available SF:	±1,000 SF
Lot Size:	2.17 Acres
Year Built:	1984
Zoning:	CN
Market:	Raleigh/Durham
Submarket:	Research Triangle Park (RTP) / South Durham

PROPERTY OVERVIEW

This **±1,000 SF office suite at 1910 Sedwick Rd, Bldg 400, Suite D**, offers an excellent opportunity in a prime Durham location for \$1,500/month plus utilities. The space is well suited for office use and is conveniently located minutes from RTP, with easy access to Hwy 55, Hwy 54, and I-40. The property is surrounded by a variety of restaurants and shops, providing added convenience for businesses, employees, and clients.

PROPERTY HIGHLIGHTS

- ±1,000 SF Office Space Available
- \$1,500/Month Plus Utilities
- Prime Durham Location Near RTP
- Easy Access to Hwy 55, Hwy 54 & I-40
- Restaurants, shops, and daily services nearby
- Well-suited to professional and office users

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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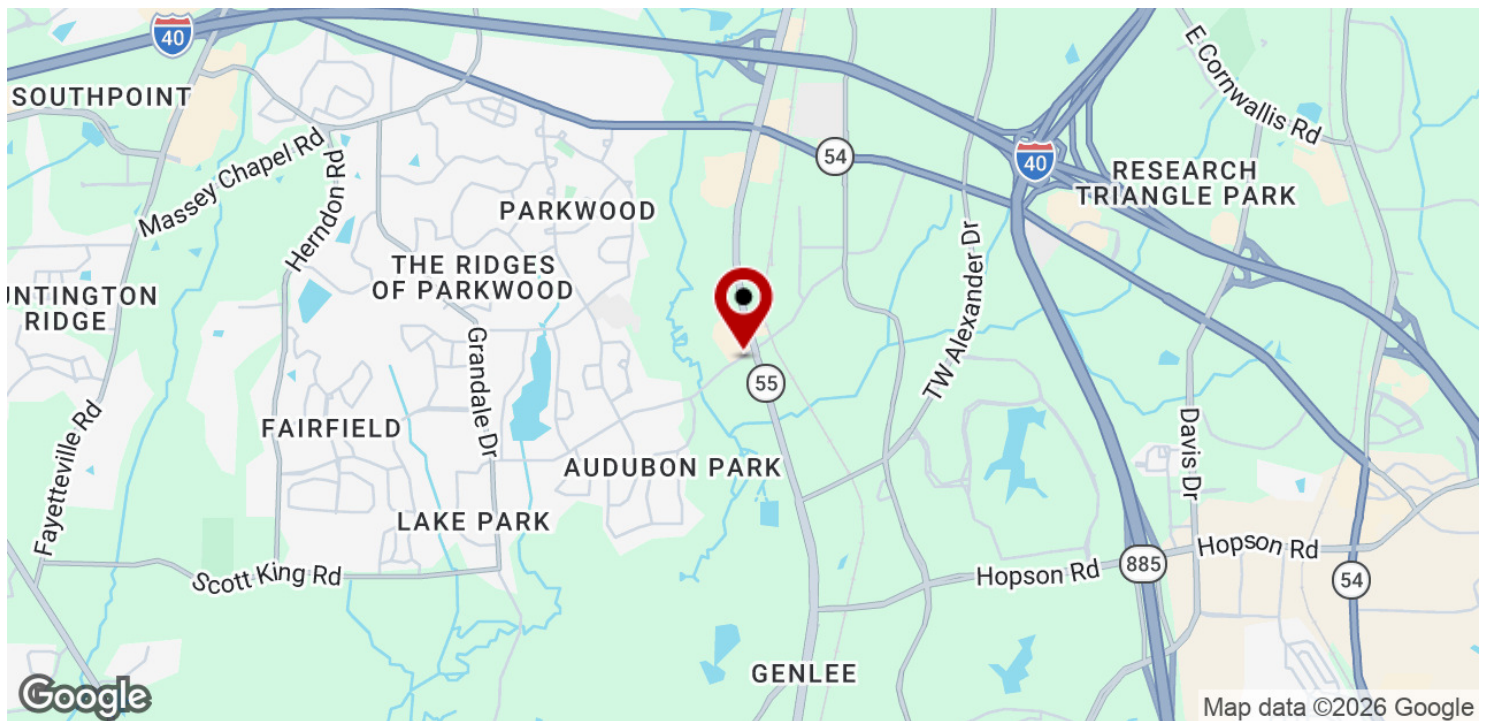
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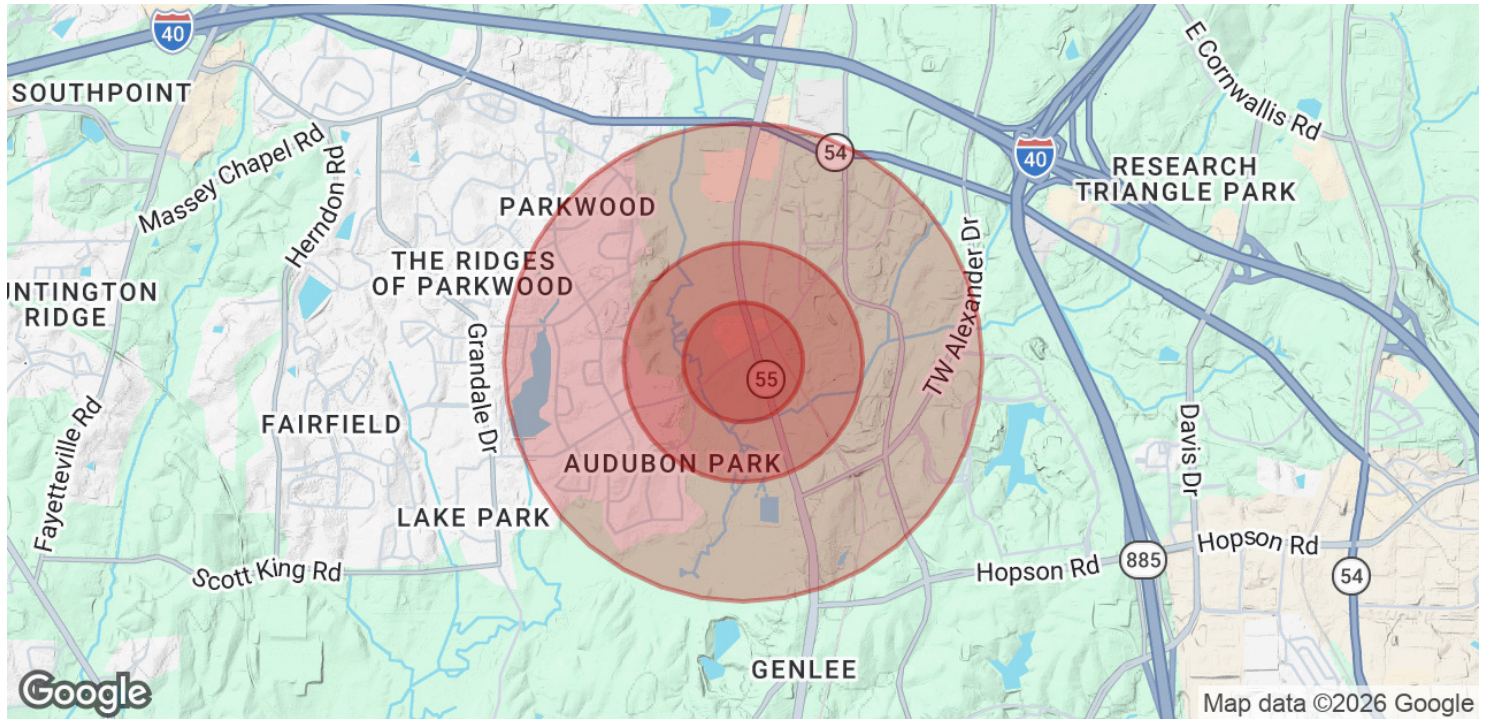
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	131	674	2,940
Average Age	29.6	34.3	39.6
Average Age (Male)	20.5	28.5	36.6
Average Age (Female)	31.5	35.3	38.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	72	349	1,462
# of Persons per HH	1.8	1.9	2.0
Average HH Income	\$47,080	\$72,109	\$88,678
Average House Value		\$338,966	\$323,940

2023 American Community Survey (ACS)

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