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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 18,000 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

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

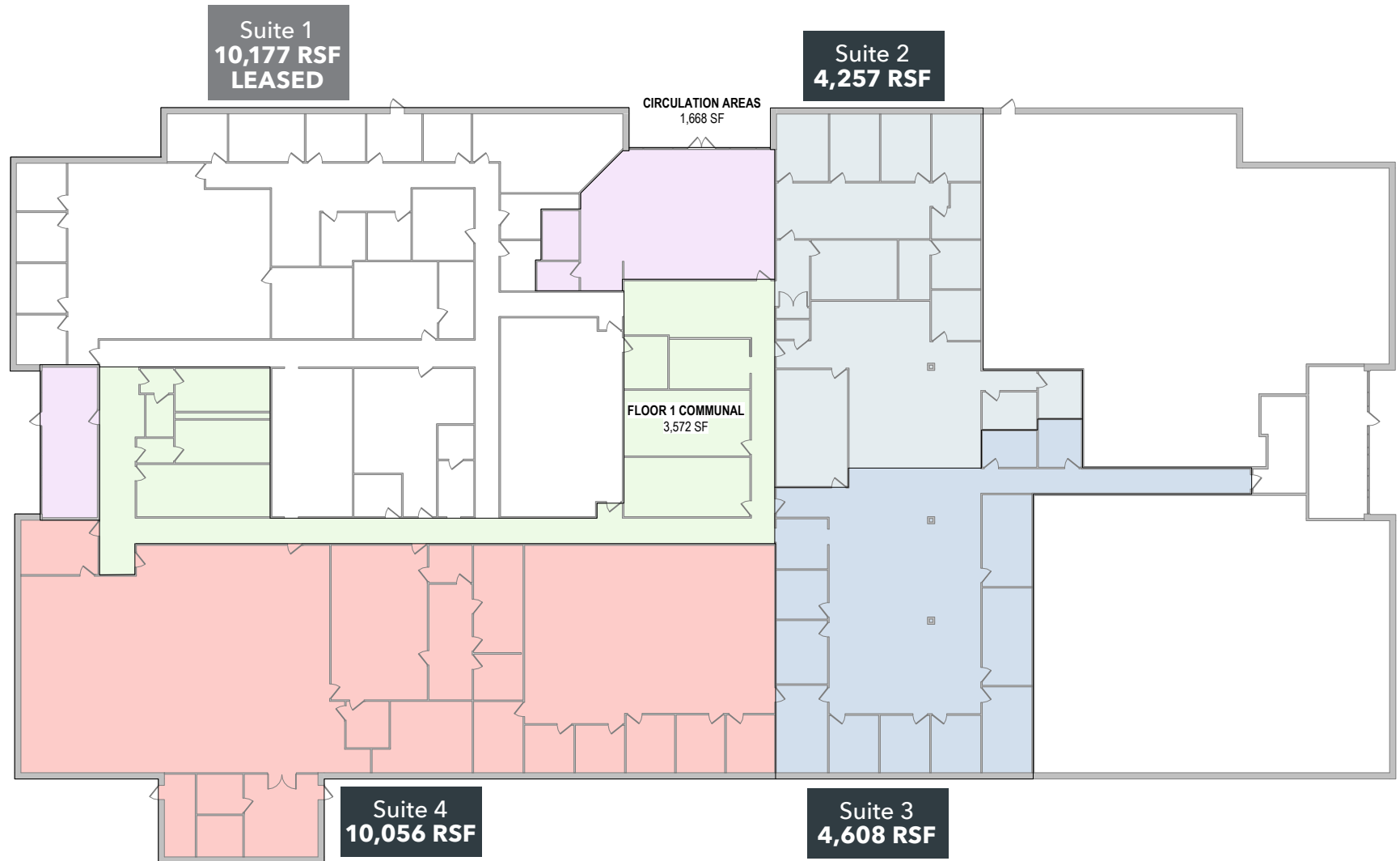


# Interior Photos

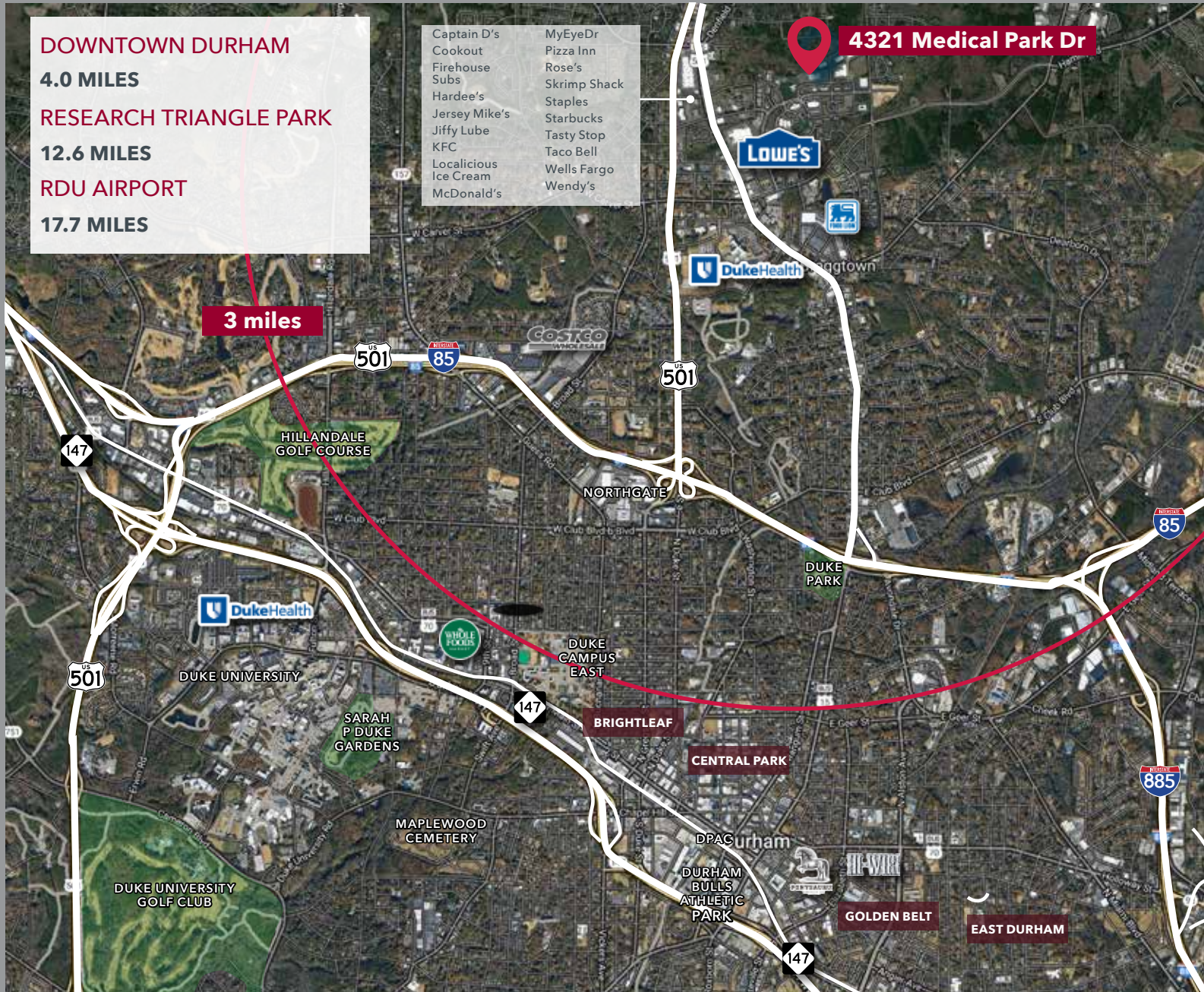


# Floorplan

SUBDIVISION OPTIONS - UP TO 18,291 RSF



## 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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