



Flex/creative office for lease

810 RAMSEUR STREET
DURHAM, NC 27701

AVISON
YOUNG

Property overview

810 RAMSEUR STREET | DURHAM, NC

- Flex/creative office space available for lease
- ±1,234 - 14,000 SF
- Flexible sizing opportunities from small spaces to entire second and third floor
- Loading dock access and freight elevator serving all floors
- New 5,000 lb capacity service elevator for passengers and/or products
- Common area and covered patio available for use by all tenants
- Outdoor storage/laydown area
- Monument signage available

OFFERING SUMMARY

Address	810 Ramseur Street
City, State, Zip	Durham, NC 27701
Available SF	±1,234 - 14,000 SF
Building SF	±21,000 SF
Stories	3
Floor Size	±7,000 SF
Year Built / Renovated	1945 / 2026
Loading Docks	Three (3)
Zoning	LI (Light Industrial)
Lease Rate	Contact Broker



Sample demising plan

810 RAMSEUR STREET | DURHAM, NC

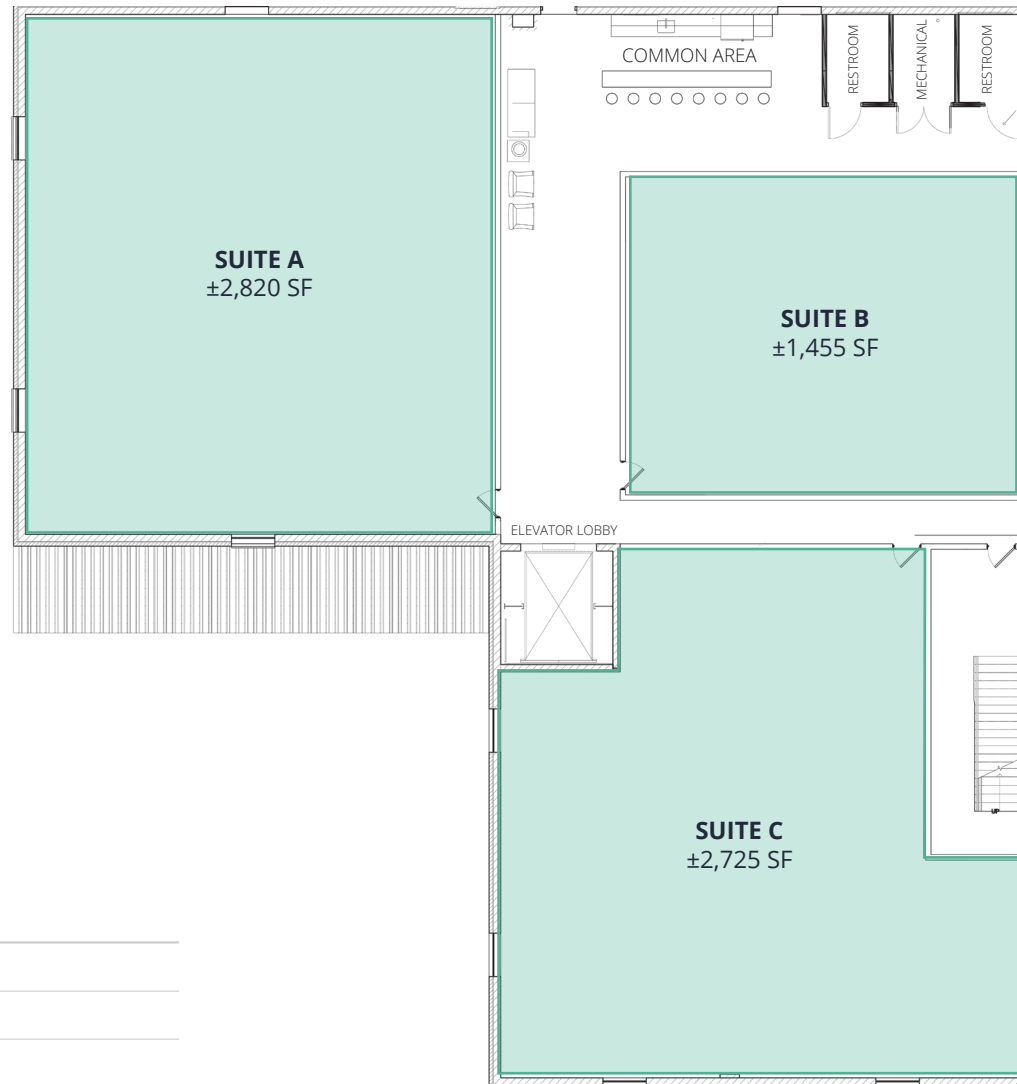


±1,234 SF - 1,491 SF

Suite A	±1,437 SF
Suite B	±1,383 SF
Suite C	±1,455 SF
Suite D	±1,491 SF
Suite E	±1,234 SF

Sample demising plan

810 RAMSEUR STREET | DURHAM, NC



±1,455 - 2,820 SF

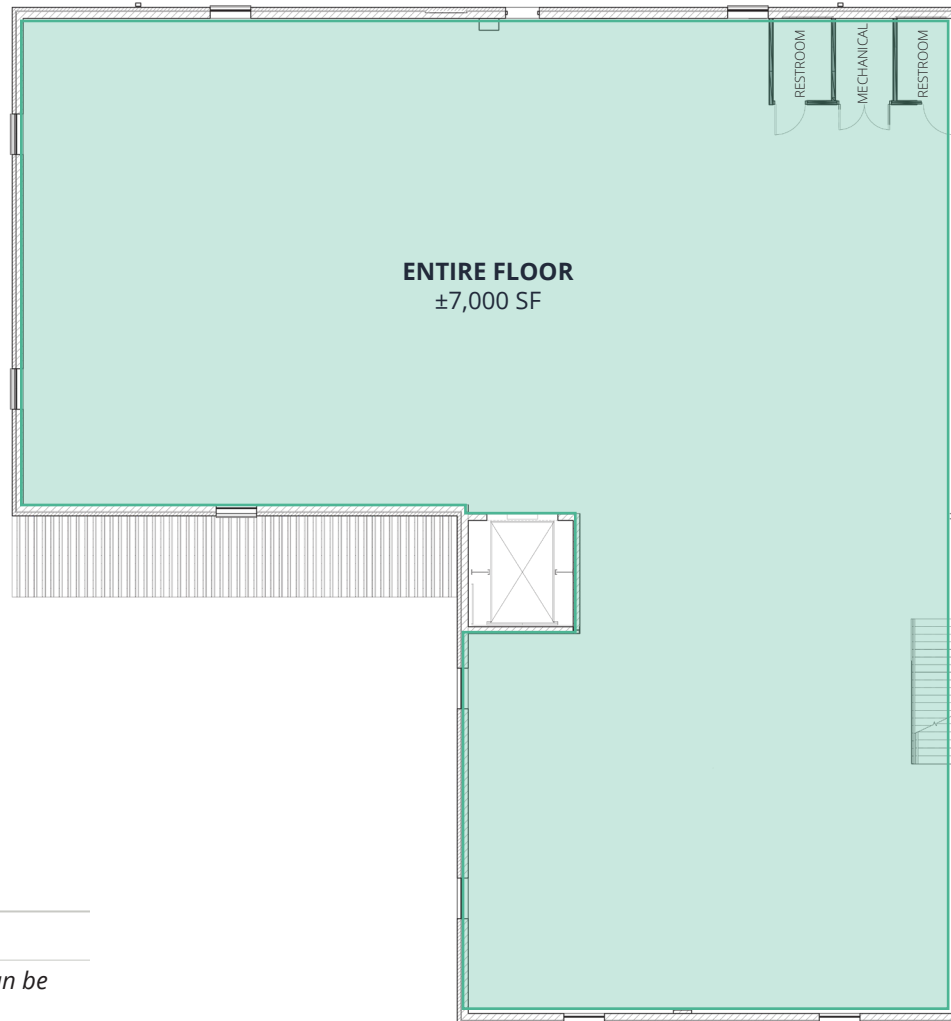
Suite A ±2,820 SF

Suite B ±1,455 SF

Suite C ±2,725 SF

Sample demising plan

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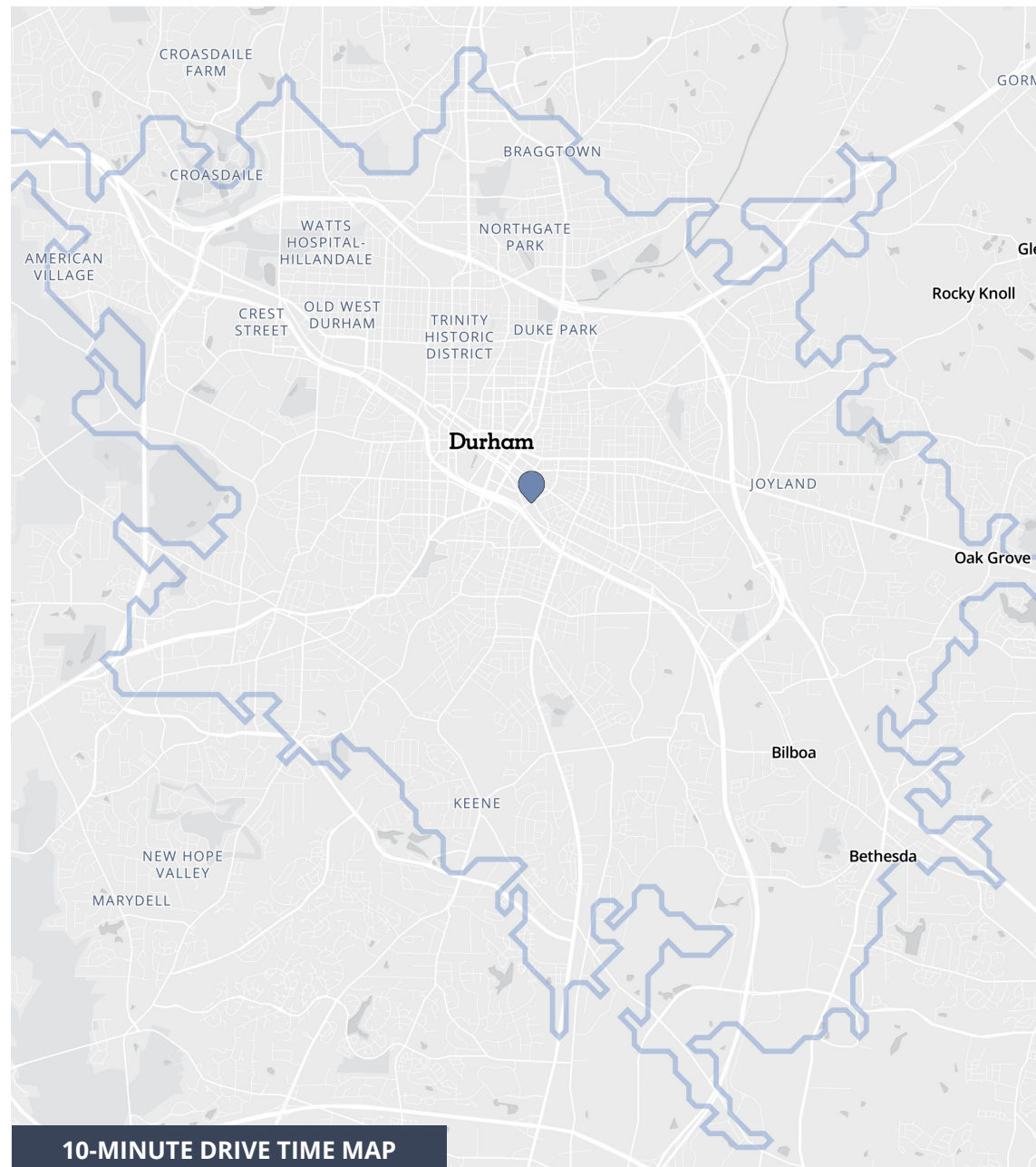
±7,000 SF

Entire Floor ±7,000 SF

Second and third floors are identical and can be combined for a total of 14,000 SF

Location overview

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DEMOGRAPHICS



138,546
TOTAL POPULATION



33
MEDIAN AGE



57,120
HOUSEHOLDS



\$98,295
AVERAGE HH INCOME



\$420,012
MEDIAN HOME VALUE

Get in touch.

CONTACTS

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