



Office Space for Lease

4011 University Drive in Durham, NC



585 RSF Available October 1st, 2026



Table of Contents

High House Capital

Leasing Team

John Bradley

919-818-0774

jbradley@highhousecapital.com

Benjamin Ho

919-649-2662

bho@highhousecapital.com

03 Office for Lease

05 Maps

08 Floor Plan



4011 University Drive in Durham, NC

Office Space for Lease



Bull City Plaza

High House Capital is pleased to exclusively present the opportunity to lease a 585 square foot move-in ready office space at **Bull City Plaza** in Durham, NC. This prime location on University Drive in Southwest Durham offers excellent visibility and access, situated in a vibrant and growing community. The private office suite is located within an established and professionally managed multi-tenant office building anchored by a Truist Bank. The office building is adjacent to a 100% leased retail shopping center.

PROPERTY DETAILS

ADDRESS	4011 University Drive Durham, NC 27707
	MUNICIPALITY
	Durham County
RENTABLE SF	585 RSF



4011 University Drive, Durham, NC

Private Office Suite Available for Lease

- **585 sf** available **October 1st, 2026**
- **Move-In** ready private office
- The only space available in the entire building and adjacent shopping center
- Minutes from US 15-501, NC 147, Duke University, and Downtown Durham

Rental Terms

- Base rent of **\$26 Full Service***
- Available lease term from 3 to 5+ years, negotiable

**Tenant pays its pro rata share of increases in building operating expenses and real estate taxes over a base year.*

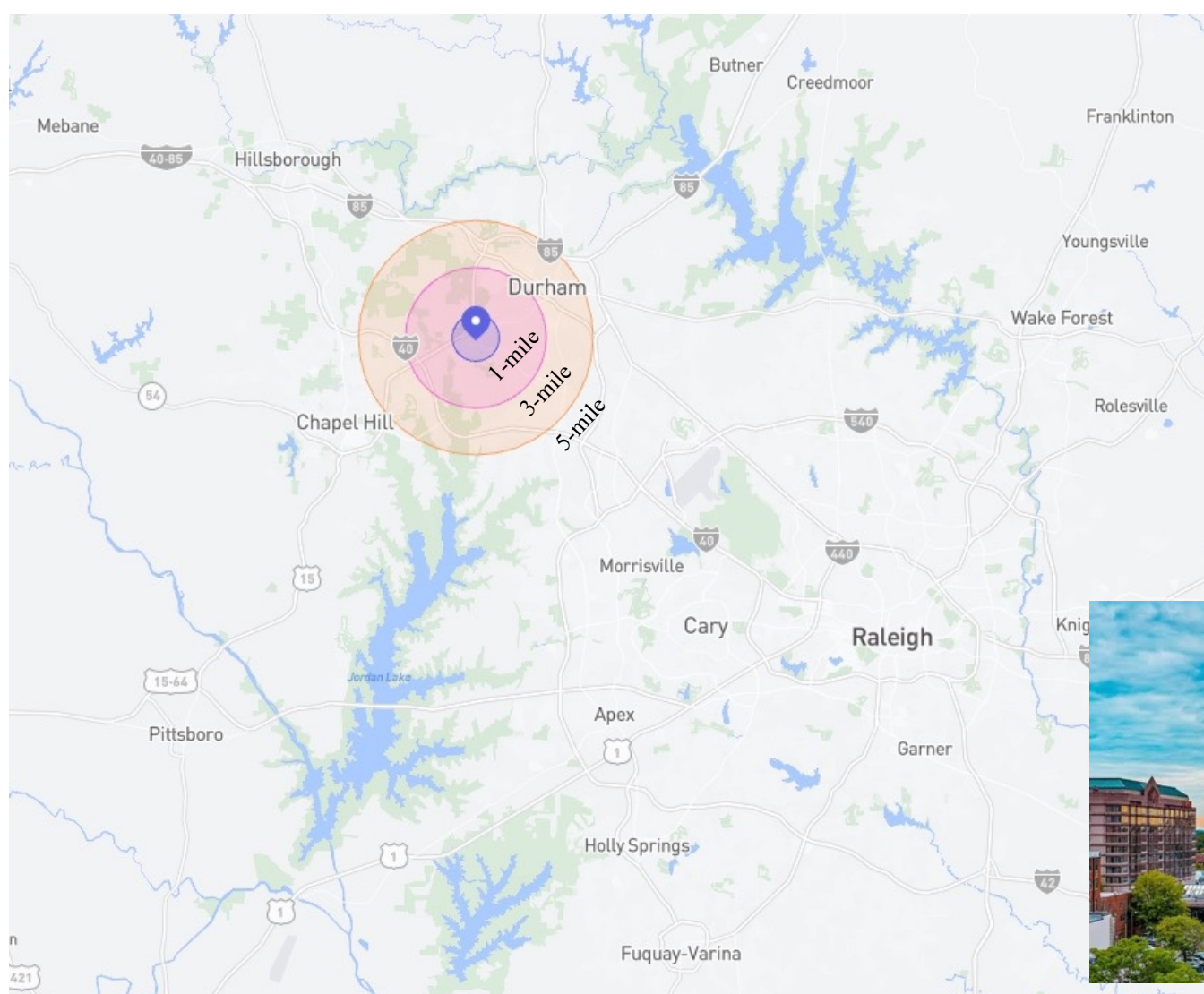
Demographics

- 1-mile: population of 10k people and \$69k median household income.
- 3-mile: population of 64k people and \$87k median household income.
- 5-mile: population of 179k people and 80k median household income.

Demographic data per Placer.AI report



Location Overview



Bull City Plaza

On MLK Jr. Pwky| 16,000+ VPD
On University Drive| 8,000+ VPD

Durham, NC

19-Minute Drive to RDU Airport
Approx. 10.16% Population Increase
Since 2020
347K+ County Population

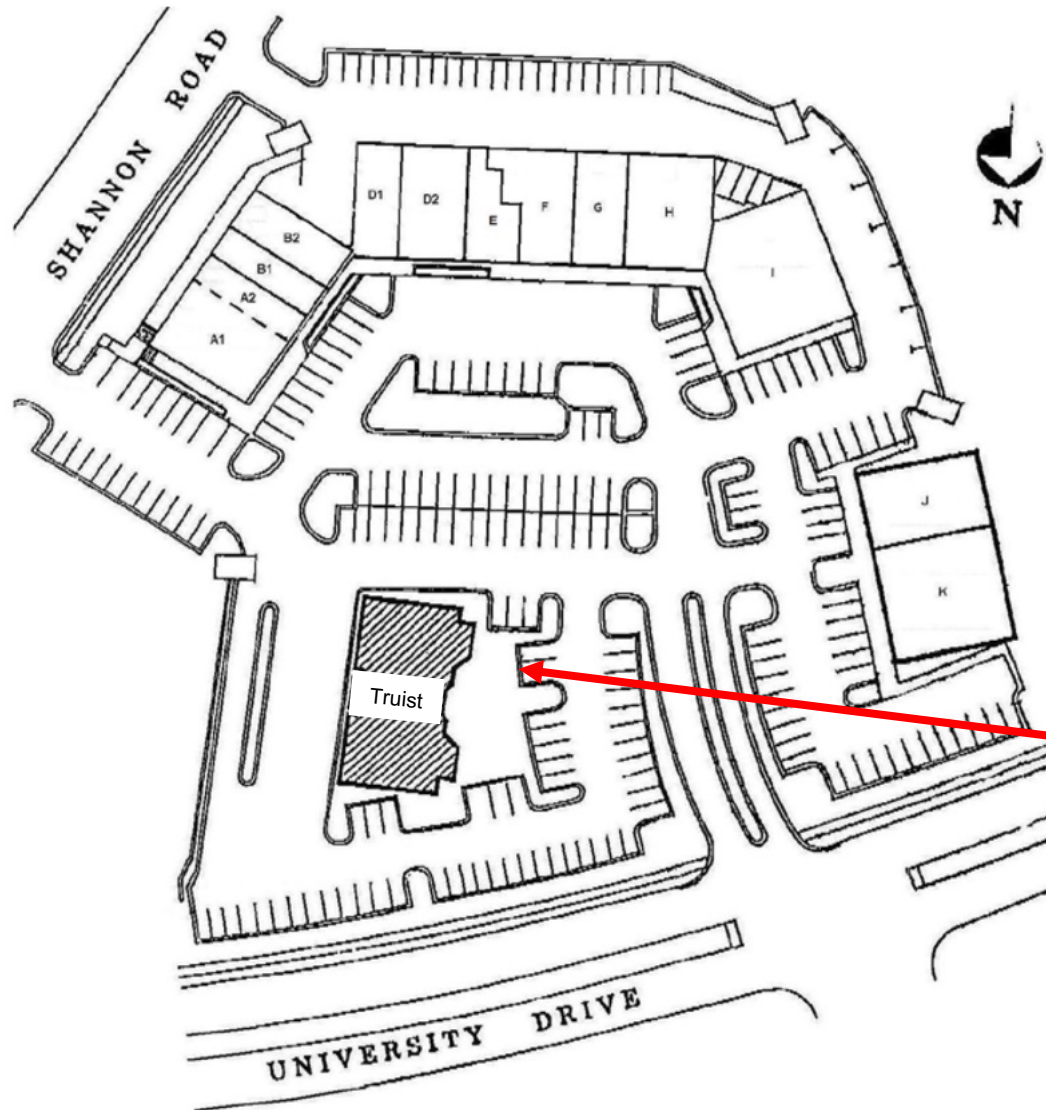
*Vehicle data per Placer.AI report
Population data per World Population Review*



Location Overview



Site Map – 4011 University Drive, Durham, NC



**585 sf Office
for Lease**



Floor Plan

