

# ERWIN TERRACE II

2812 ERWIN ROAD  
DURHAM, NC 27705

Office For Lease



Erwin Terrace II

Karah Jennings McConnell  
kjennings@lee-associates.com  
O 919-576-2502  
C 919-817-0705

Christina Coffey  
ccoffey@lee-associates.com  
O 919-591-2273  
C 919-522-9915

 **LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
RALEIGH DURHAM

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# OFFICE FOR LEASE

## ERWIN TERRACE II

2812 ERWIN RD, DURHAM, NC 27705



COMMERCIAL REAL ESTATE SERVICES  
RALEIGH DURHAM

### AVAILABILITY

Erwin Terrace II - 2812 Erwin Road

- Suite 206: ±2,550 RSF Office
- \$25.00/SF, Full service

### PROPERTY OVERVIEW

- Class A mixed-use development located at the intersection of Erwin Road and S. LaSalle Street
- Erwin Terrace consists of 2 buildings totaling over 118,000 SF of luxury apartments, offices, and street and ground level retail
- Walking distance to Duke University Hospital, Duke University, Durham VA Hospital, and Lenox Baker Children's Hospital
- Convenient to US 15-501 and NC 147/Durham Freeway
- Property adjoins a 141-key AC Hotel by Marriott
- Beautiful outdoor space
- Ample surface and structured parking
- Daytime population in excess of 36,000 within 1-mile radius
- Traffic Counts: 14,500 VPD on Erwin Road (NC DOT 2021)

Karah Jennings McConnell  
kjennings@lee-associates.com  
O 919-576-2502  
C 919-817-0705

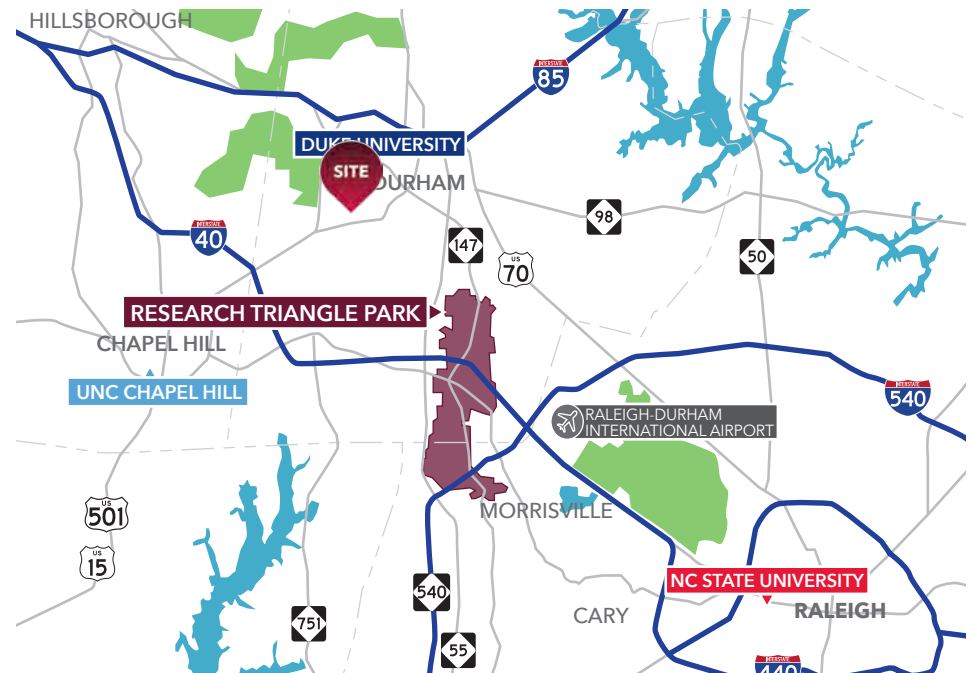
Christina Coffey  
ccoffey@lee-associates.com  
O 919-591-2273  
C 919-522-9915

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	12,327	76,613	172,895
Average HH Income	\$52,221	\$115,151	\$103,579
# of Businesses	628	4,517	7,361
# of Employees	28,074	72,925	109,428
Daytime Population	36,983	117,185	208,962

Source: ESRI 2024



# OFFICE FOR LEASE

## ERWIN TERRACE II

2812 ERWIN RD, DURHAM, NC 27705



ERWIN TERRACE I	
Pho & Poke	Heavenly Buffaloes
Luxury Nail Spa	Walgreens Specialty Pharmacy
Blue Point Yoga Center	Early Bird Donuts
AR Workshop	

ERWIN TERRACE II	
Pure Vegan Cafe	Sushi Love
Optix Eyecare	NAAN Stop Indian Cuisine
AVAILABLE	Suite 206 - 2,550 RSF

Karah Jennings McConnell  
kjennings@lee-associates.com  
O 919-576-2502  
C 919-817-0705

Christina Coffey  
ccoffey@lee-associates.com  
O 919-591-2273  
C 919-522-9915

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# OFFICE FOR LEASE

## ERWIN TERRACE II

2812 ERWIN RD, DURHAM, NC 27705



COMMERCIAL REAL ESTATE SERVICES  
RALEIGH DURHAM



Karah Jennings McConnell  
kjennings@lee-associates.com  
O 919-576-2502  
C 919-817-0705

Christina Coffey  
ccoffey@lee-associates.com  
O 919-591-2273  
C 919-522-9915

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# OFFICE FOR LEASE

## ERWIN TERRACE II

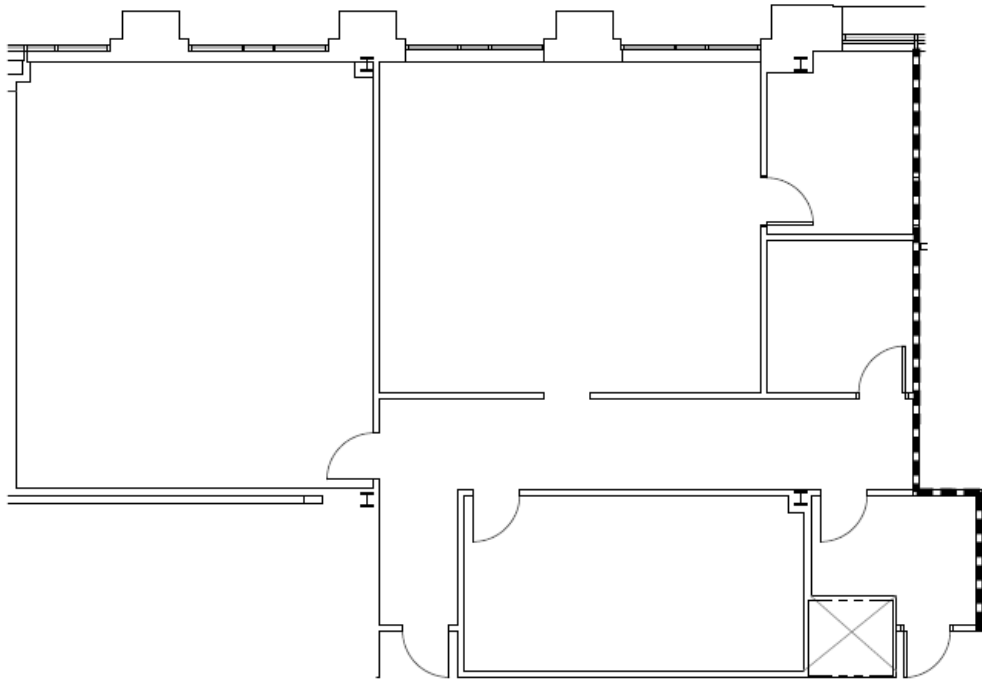
2812 ERWIN RD, DURHAM, NC 27705



COMMERCIAL REAL ESTATE SERVICES  
RALEIGH DURHAM

**SUITE 206**  
**2,550 SF**

- Suite 206: 2,550 SF
- Key fob entry
- \$25.00/SF, Full service



Erwin Terrace II



Erwin Terrace II  
Suite 206

Karah Jennings McConnell  
kjennings@lee-associates.com  
O 919-576-2502  
C 919-817-0705

Christina Coffey  
ccoffey@lee-associates.com  
O 919-591-2273  
C 919-522-9915

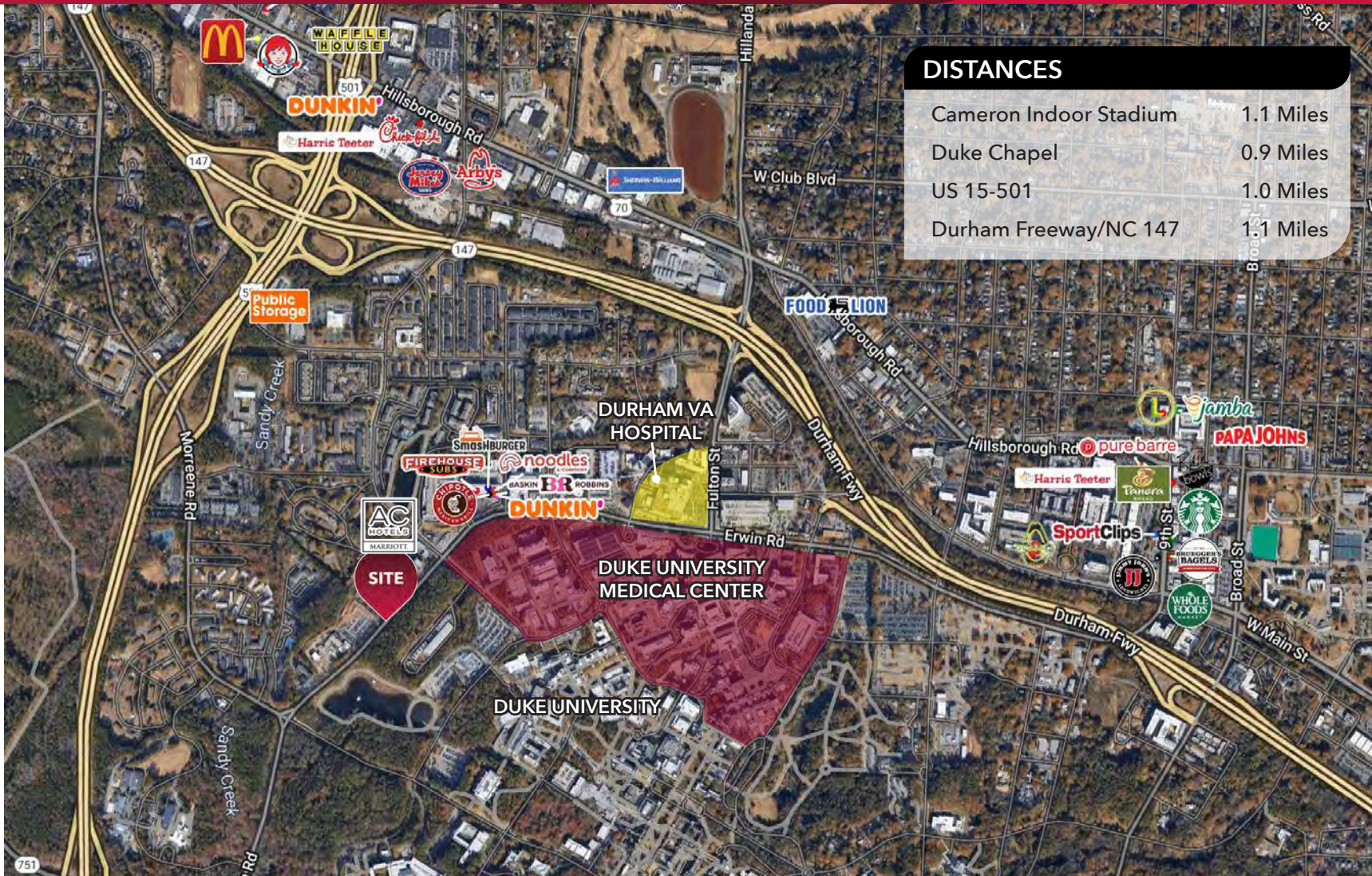
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# OFFICE FOR LEASE ERWIN TERRACE II

2812 ERWIN RD, DURHAM, NC 27705



COMMERCIAL REAL ESTATE SERVICES  
RALEIGH DURHAM



DISTANCES	
Cameron Indoor Stadium	1.1 Miles
Duke Chapel	0.9 Miles
US 15-501	1.0 Miles
Durham Freeway/NC 147	1.1 Miles

Karah Jennings McConnell  
kjennings@lee-associates.com  
O 919-576-2502  
C 919-817-0705

Christina Coffey  
ccoffey@lee-associates.com  
O 919-591-2273  
C 919-522-9915

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.