



FOR LEASE

OPEN YOUR PRACTICE IN THE HEART OF THE TRIANGLE

Eleven turnkey suites built for licensed practitioners, two miles from Research Triangle Park.

A photograph of the interior of an MKNK Suites office. On the left, a green plant is partially visible. In the center, the words 'MKNK SUITES' are mounted on the wall in large, dark, block letters. To the right, a white directory sign is posted on the wall. The sign has the title 'PROFESSIONAL DIRECTORY' at the top, followed by a list of four suites: 101 Wellness & Nutrition, 102 Massage Therapy, 103 Acupuncture, and 104 Mental Health. Overlaid on the top left of the image is the text '2,063 SF TOTAL SPACE'. Overlaid on the top right is a box containing the text 'LEASE RATE' and 'Contact Broker'. At the bottom of the image, the address '2945 S MIAMI BLVD - SUITE 104' and the city 'DURHAM, NORTH CAROLINA 27703' are displayed.

2,063 SF
TOTAL SPACE

2945 S MIAMI BLVD - SUITE 104
DURHAM, NORTH CAROLINA 27703

LEASE RATE
Contact Broker

PROFESSIONAL DIRECTORY

101	Wellness & Nutrition
102	Massage Therapy
103	Acupuncture
104	Mental Health

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TRADEMARK PROPERTIES

1001 Wade Avenue, Suite 300, Raleigh, NC 27605

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PROPERTY DESCRIPTION

BUILT FOR THE INDEPENDENT PRACTITIONER

MNK Suites is a modern, elevated, client-ready environment for licensed wellness and medical professionals who want a flexible, professional home for their practice. Eleven private suites open onto a single finished corridor with a shared reception, restroom, and staff break room. The space is turnkey. You bring your practice and your clients, and the address does the rest.



TOTAL SPACE

2,063 SF · Suite 104



SUITE COUNT

11 private suites plus waiting and reception



AVAILABLE FOR OCCUPANCY

September 1, 2026



PARKING

300 spaces on site



DELIVERY CONDITION

Turnkey and finished throughout

WHO IT IS BUILT FOR

Medical Practitioners

Nurse Practitioners

Therapists

Counselors

Psychiatrists

Psychologists

Medical Aesthetics Providers

IV Hydration Providers

Physical Therapists

Licensed Wellness Professionals

MNK Suites maintains a safe, professional, and wellness-centered environment. Certain invasive, surgical, high-risk, or heavily regulated procedures may not be permitted. If your specialty is not listed above, contact the broker to discuss whether your practice is a fit for the community.

NO BUILD-OUT

The space is finished. No permitting, no contractors, and no capital outlay before your first client walks in.

READY FOR CLIENTS

Reception, directory signage, restroom, and break room are finished and in place before you open the door.

BUILDING SHARED WITH LABCORP

A LabCorp Patient Service Center operates in Suite 132. Daily traffic here already includes people arriving for bloodwork, physicals, and diagnostic testing, an audience already engaged with their health.

THE SPACE

A FIRST IMPRESSION THAT EARNS TRUST

Clients arrive to a quiet, finished reception with a directory, natural light, and seating. The corridor beyond is softly lit and residential in feel, with numbered suites behind frosted glass.



THE SPACE

READY FOR YOUR CLIENTS ON DAY ONE

Every suite is finished and ready for use. Warm wood cabinetry, quartz counters, integrated sinks, matte-black hardware, and recessed lighting run throughout, so the space reads as one considered environment rather than eleven separate rooms.



FINISHES

Quartz counters and wood cabinetry



PLUMBING

Sinks in select treatment suites



SHARED AMENITIES

Restroom, staff break room, kitchenette



SIGNAGE

Suite numbering and building directory



TREATMENT SUITE & KITCHENETTE



SHARED RESTROOM

TURNKEY

The build-out is complete. There is no construction timeline to manage, no permitting to wait on, and no capital to lay out before you see your first client.

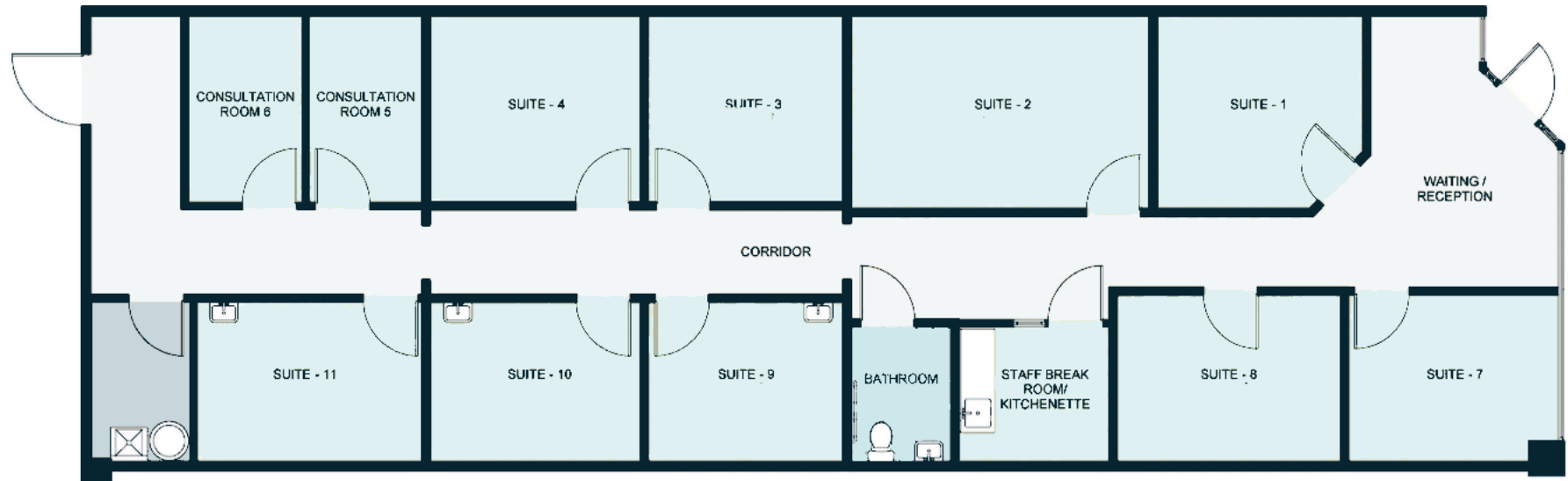
THE LAYOUT

2,063^{SF}

ELEVEN SUITES ON ONE LEVEL

SUITE 104 2945 S MIAMI BLVD · DURHAM, NC 27703

NOT TO SCALE



SUITE SCHEDULE

Suite 1	119 SF	Suite 5	65 SF	Suite 9	114 SF
Suite 2	171 SF	Suite 6	65 SF	Suite 10	114 SF
Suite 3	113 SF	Suite 7	91 SF	Suite 11	113 SF
Suite 4	113 SF	Suite 8	115 SF	Total suites	1,193 SF

ALSO INCLUDED

Waiting & Reception

Corridor

Restroom

Staff Break Room

Kitchenette

Suites 5 and 6 are shown on plan as consultation rooms. Balance of the 2,063 SF is common area, corridor, and support space.

LOCATION

TWO MILES FROM RTP

S Miami Blvd runs straight into Research Triangle Park. The site is convenient to I-885 and the Durham Freeway, with I-40 and I-540 both minutes away, putting RDU, Brier Creek, and downtown Durham inside an easy drive for staff and clients alike.

RESEARCH TRIANGLE PARK
2 miles

BRIER CREEK
4 miles

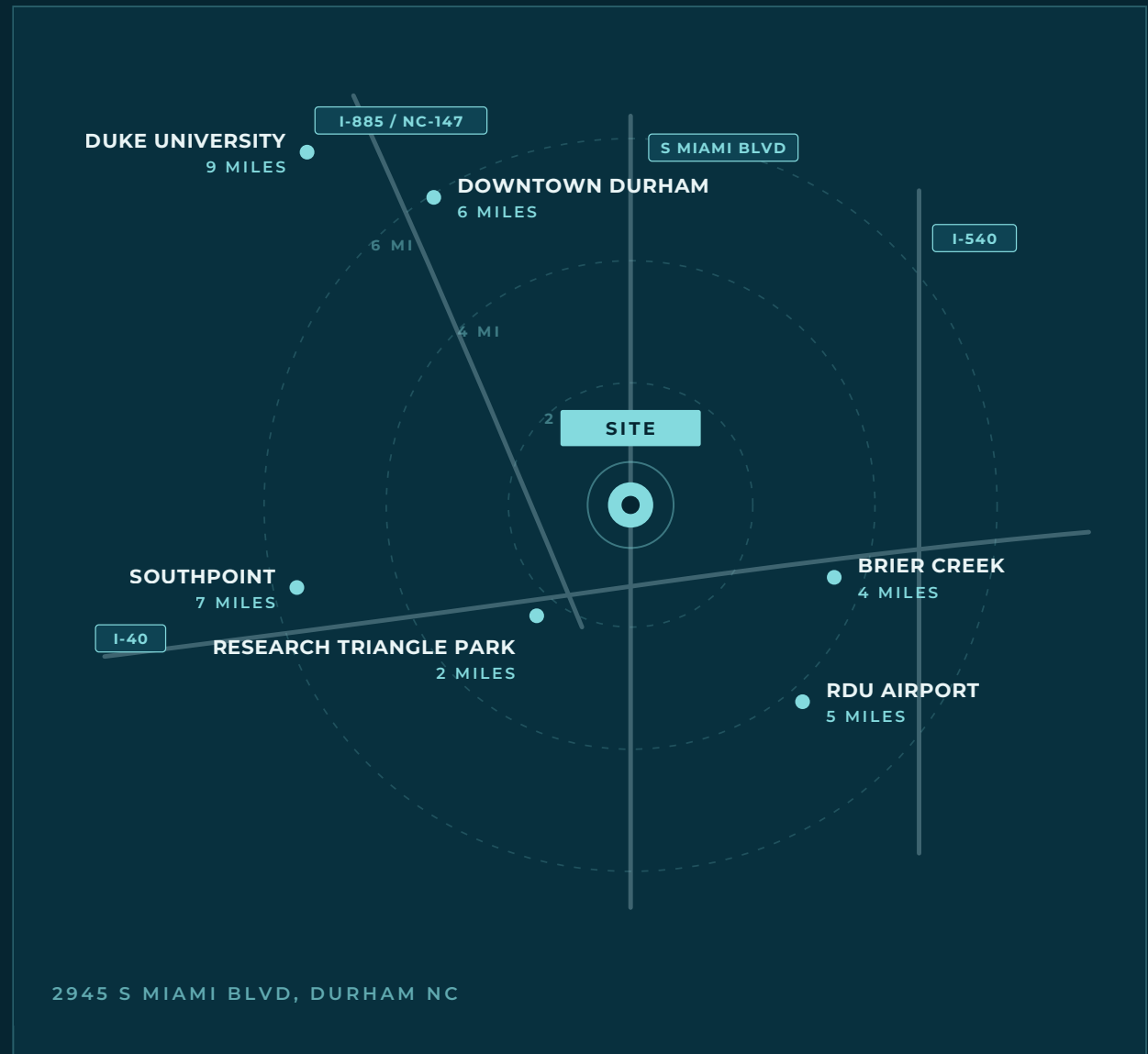
RDU INTERNATIONAL AIRPORT
5 miles

DOWNTOWN DURHAM
6 miles

THE STREETS AT SOUTHPPOINT
7 miles

DUKE UNIVERSITY HOSPITAL
9 miles

Retail, dining, and hotels line S Miami Blvd and Page Road, so an appointment folds into a trip clients were already making.



MARKET

A CLIENT BASE THAT KEEPS ARRIVING

Research Triangle Park sits two miles away and anchors one of the strongest professional employment bases in the country. Durham County has grown by nearly thirty percent since 2010, with household income well above the state median. That is the population walking past this door.

55_K

EMPLOYEES IN
RESEARCH TRIANGLE PARK

400

COMPANIES
IN THE PARK

7,000_{AC}

RTP CAMPUS
ACROSS TWO COUNTIES

\$25.1_B

ANNUAL RTP
ECONOMIC IMPACT

352_K

DURHAM COUNTY POPULATION, 2026
ESTIMATE

+29.8%

COUNTY POPULATION GROWTH SINCE
2010

\$82,316

MEDIAN HOUSEHOLD INCOME, DURHAM
COUNTY

Roughly 55,000 people work within two miles of this address. Their therapists, nurse practitioners, and wellness providers do not have to be far away.

Sources: Research Triangle Foundation of North Carolina; U.S. Census Bureau American Community Survey; World Population Review, 2026 estimates.



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LET'S TALK ABOUT 2945 S MIAMI BLVD

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