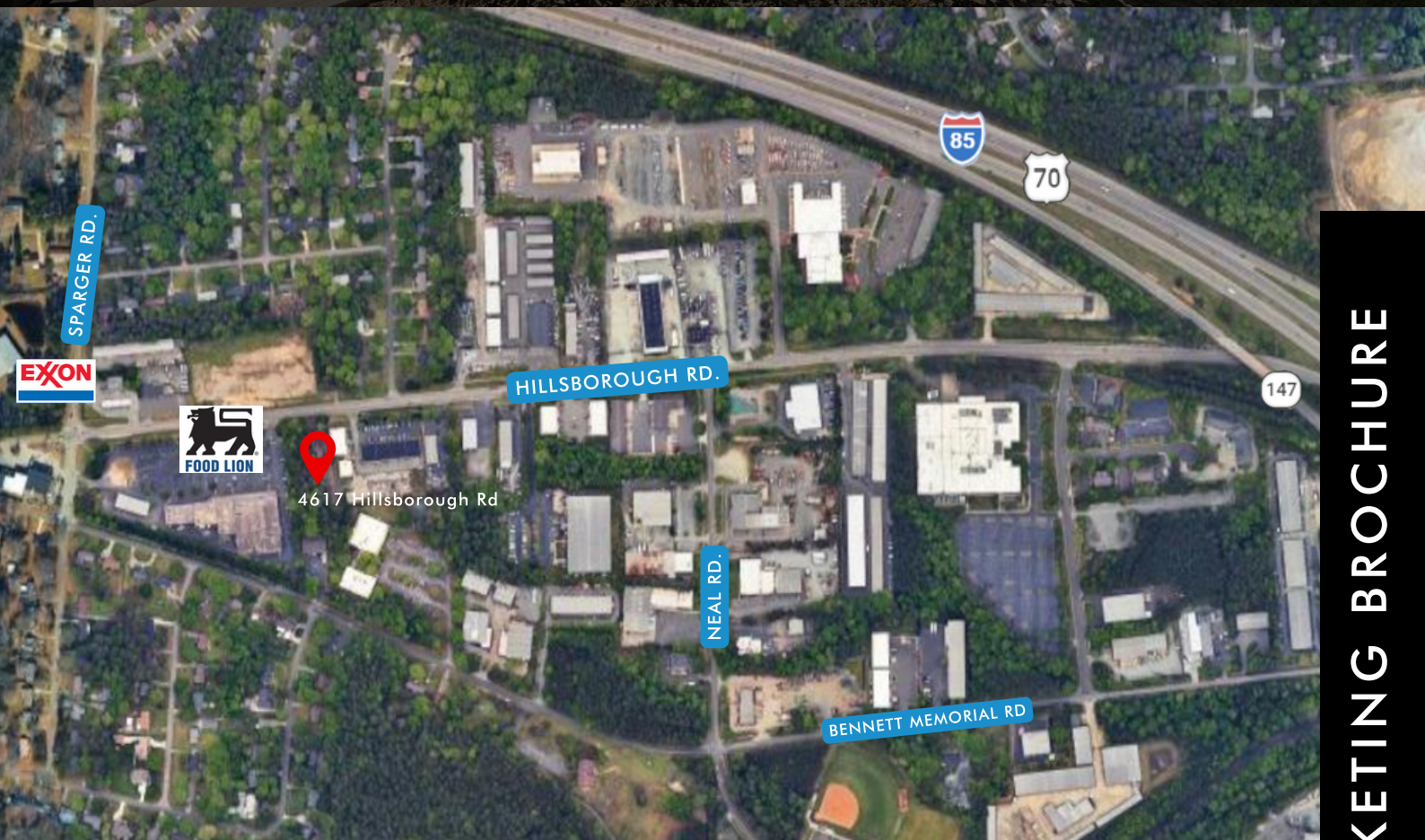


DURHAM FLEX/WAREHOUSE FOR LEASE 1,250 SF



4617 HILLSBOROUGH RD, DURHAM STE 400



50051 GOVERNORS DRIVE
CHAPEL HILL, 27517
BOLDCRE.COM



LISTING AGENT
BRIE LOPEZ
919.408.6785
BRIE@BOLDRE.COM

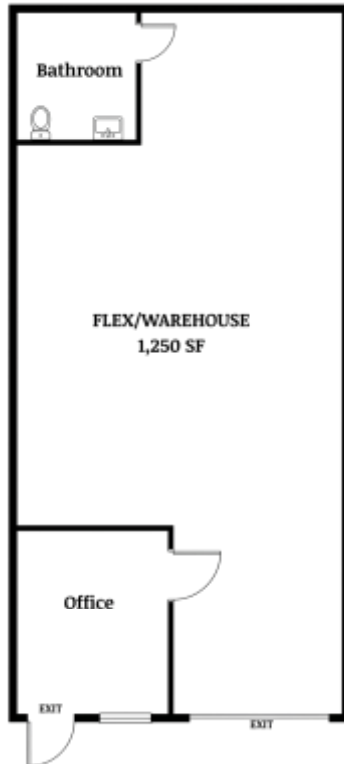
MARKETING BROCHURE

PROPERTY OVERVIEW

Located near the intersection of Hillsborough Road and Sparger Road in Durham, this 1,250 square foot end-unit flex/warehouse space offers a move-in-ready opportunity with excellent visibility and accessibility. The space features a windowed front office with a glass door entry, providing a professional welcome for clients and staff, plus an open warehouse area with a drive-in garage door and a bathroom. Two split HVAC units are installed throughout. Natural light flows into the office through a window and glass door, creating a bright and inviting work environment. Situated adjacent to Food Lion with monument signage at the entrance, the property enjoys high visibility along Hillsborough Road with easy access to I-85 and NC-147 making it a convenient hub for both Chapel Hill and Durham.



PROPERTY FEATURES & FLOOR PLAN

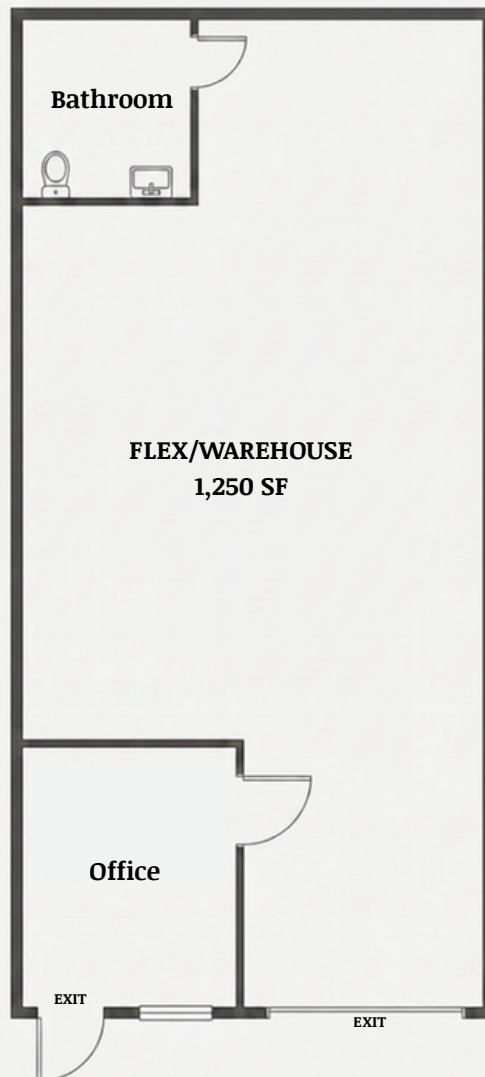


ADDRESS	4617 Hillsborough Rd. Ste. 400 Durham, NC 27705
BUILDING SIZE	1,250 SF Flex/Warehouse Building
SPACE FEATURES	• 1,250 SF • Rate includes TICAM and water/sewer services • Storefront Office w/ window & glass door entry • 1 Bathroom • 18 parking spaces • Monument signage at entrance • 2 Split HVAC units
LOCATION	• Adjacent to Food Lion • Easy access to I-85, NC-147 & US 15-501



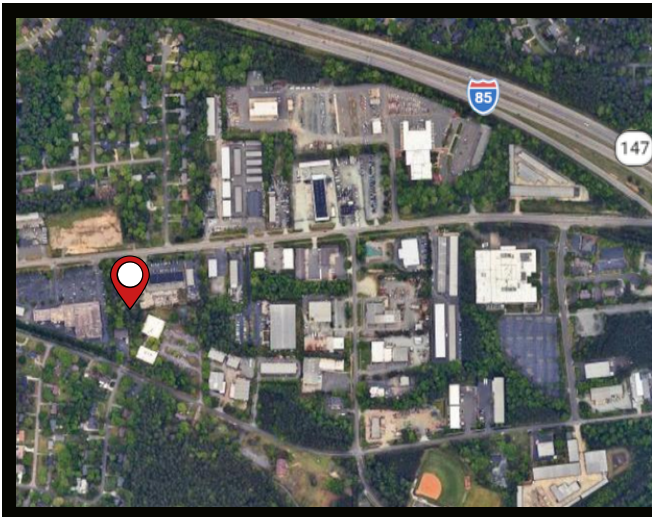
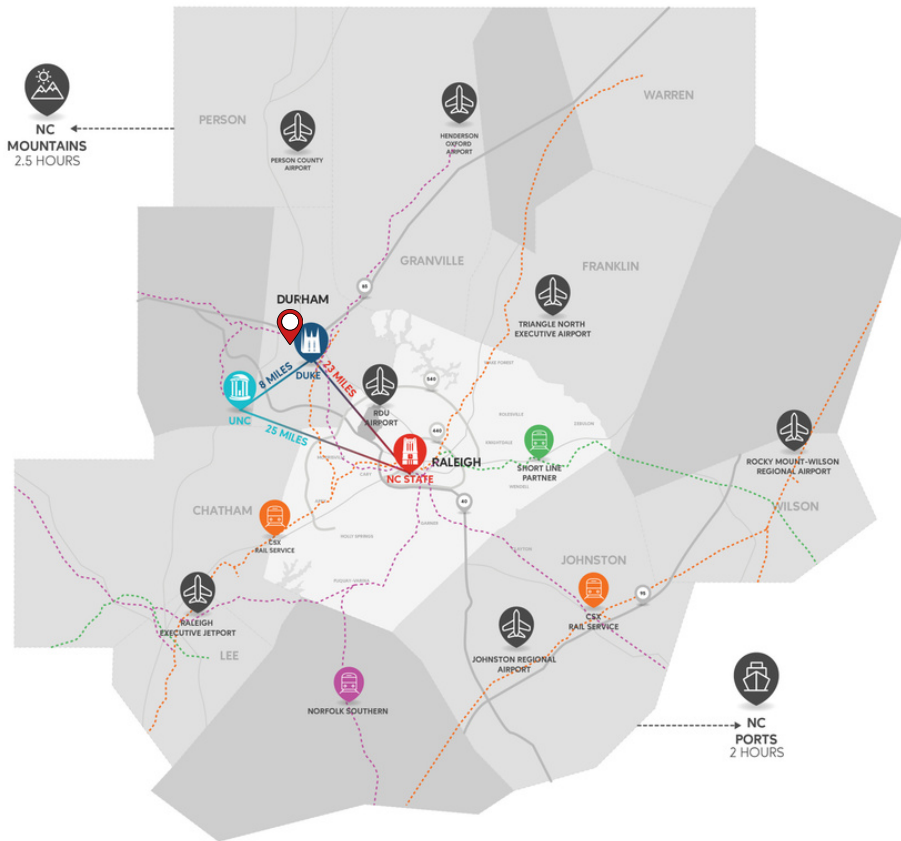
FLEX/WAREHOUSE FLOORPLAN

FOR LEASE 1,250 SF
4617 HILLSBOROUGH RD, DURHAM STE 400



*Floor plan and layout is not to scale. For space configuration purposes only.

PROPERTY LOCATION



- West Durham near Chapel Hill border
- One block from the intersection of Spager Rd. and Hillsborough Rd.
- Adjacent to Food Lion anchored shopping center.
- 5 minutes from I-85, NC-147 & US 15-501
- 11 minutes from I-40
- 19 minutes from Research Triangle Park
- 22 minutes from RDU Airport
- 10 minutes from Duke University & Duke University Hospital

PHOTOS





Why Durham?

WE love it here...

- We're home to Duke University and Duke University Hospital, anchoring a highly educated workforce and a stable, resilient regional economy.
- Ranked No. 2 nationally in a 2026 "Geography of Prosperity" index measuring long-term economic readiness and future growth potential.
- Known as the "Foodiest City in the South" by Southern Living, Bon Appétit, and the New York Post.
- More than 40% of North Carolina's biotech companies call Durham home, and these industries employ nearly 30% of the county's workforce.



#2

150 Best Places to
Live in the US

#1

Top Growth Cities of
2019 in the US

#4

Best Cities for
Women in Tech

#12

Duke University

Ranked University
in the Nation

YOU will love it here, too...

- You want access to top quality talent **and** a high quality of life.
- You want to get to the airport **and** have a great place to land.
- You want high-end offices **and** low-key places to relax after work.
- You want great spaces for client dinners **and** fun places for families.

We'd love to show you some office spaces & special places in Durham.

durhameconomicdevelopment.com



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