

Emilee Collins, CCIM  
emilee@pickettsprouse.com  
919-730-7040

Matthew Morton  
matthew@pickettsprouse.com  
919-864-0864

**PICKETT  
SPROUSE**  
COMMERCIAL  
REAL ESTATE

# Durham Professional Office Suite For Lease

105 Newsom Street, Suite 104, Durham, NC 27704



Professional Office

Pickett Sprouse Commercial Real Estate

# PROPERTY OVERVIEW



Well-appointed first-floor suite located within a thriving medical community, featuring a private entryway, welcoming reception and waiting area, plus three versatile treatment rooms or private offices.

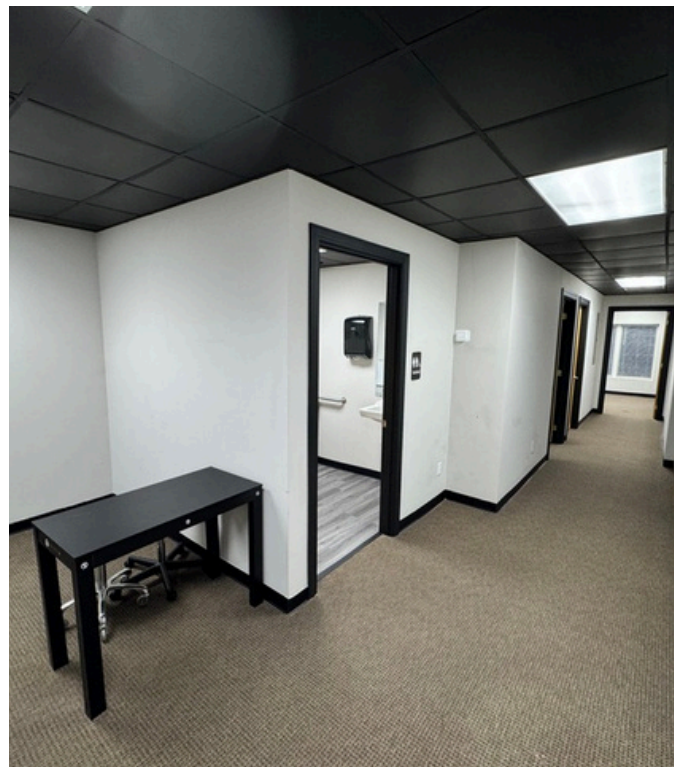
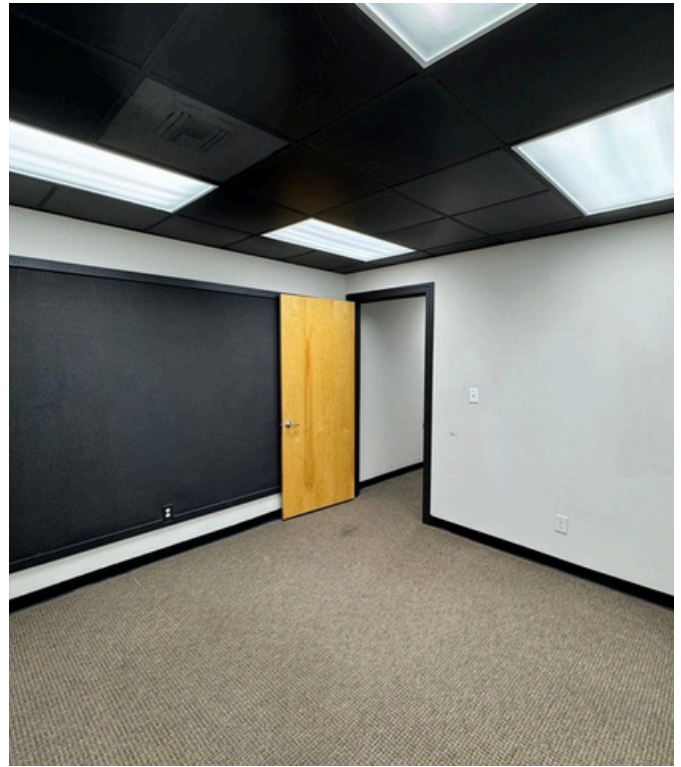
Ideally situated with convenient access to I-85, Duke medical centers, and nearby shopping and dining, this location offers both accessibility and visibility. Well suited for medical or wellness users - including mental health, holistic health, massage, or chiropractic practices - as well as professional service providers. Ample shared parking provides added convenience for clients and staff.

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<b>RENTABLE SQUARE FOOTAGE</b>	±692
<b>PARCEL</b>	0823934862.003
<b>COUNTY</b>	Durham
<b>MONTHLY RENT</b>	\$1,465/Month
<b>ZONING</b>	OI (Office Institutional)
<b>HIGHEST &amp; BEST USE</b>	Medical office, Professional Office

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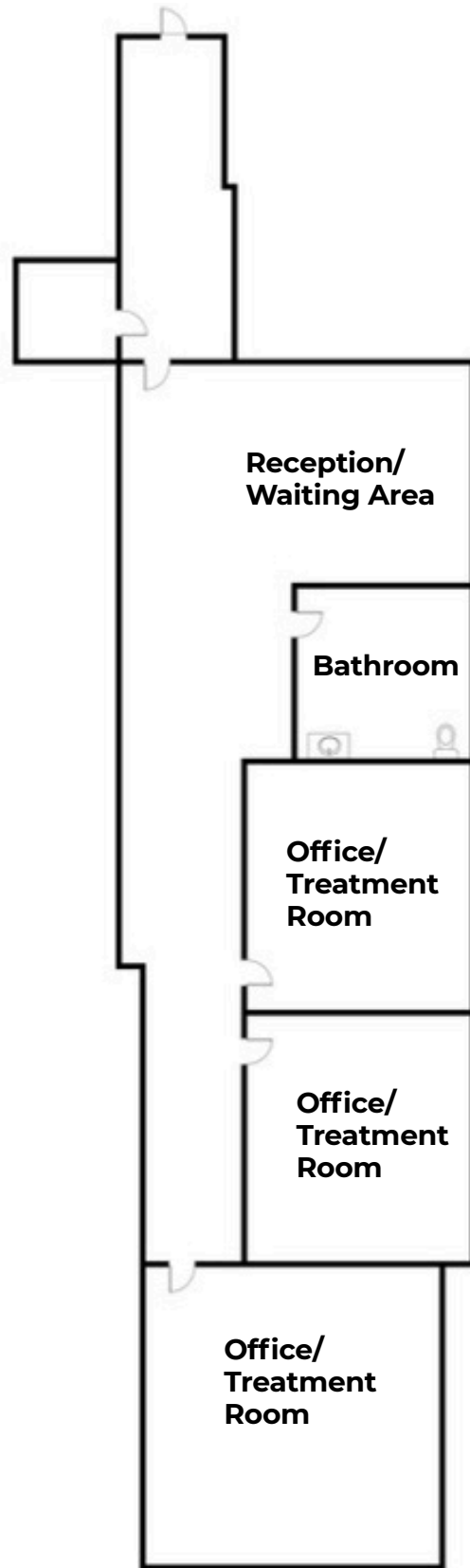
**105 NEWSOM STREET, SUITE 104, DURHAM, NC 27704**



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# FLOORPLAN



692 SF

**SUBJECT**

**TO DOWNTOWN  
DURHAM &  
DUKE REGIONAL**



**ROXBORO STREET  
18,500 VPD**



**E CARVER STREET  
13,300 VDP**



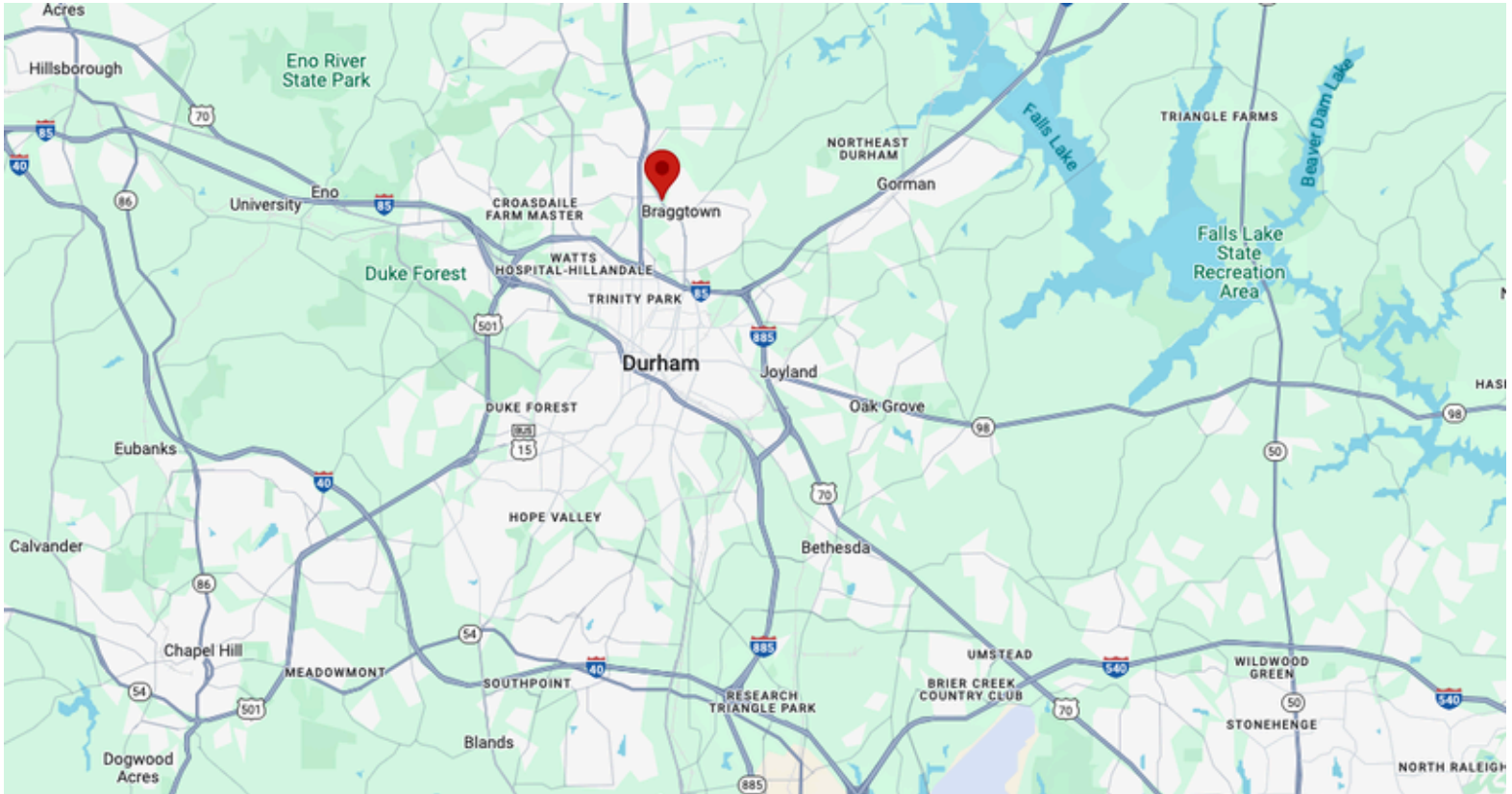
**FIVE GUYS**



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