



P. 919.809.6400 F. 919.809.6401
PO BOX 90393 • RALEIGH, NC 27675
WWW.GENESISCRE.COM

FOR LEASE

±1,069 sq/ft - First Floor
Class A Office Building

VALLEY VIEW

3511 SHANNON ROAD
DURHAM, NC 27707

LEASE RATE: \$21.00/SF



Conveniently located at the signalized intersection of Martin Luther King Jr. Parkway and Shannon Road in the South Durham submarket of the Triangle region. Easy access to Durham, Chapel Hill, RTP, Raleigh via US 15-501, Hwy 751, Hwy 147, I-85 I-40



PLEASE CONTACT US TO SET UP A TOUR OR TO LEARN MORE ABOUT THIS LISTING:

LEASING: JEFF WEATHERSPOON • MOBILE: 919.754.7170 • JNW@GENESISCRE.COM

HIGHLIGHTS:

- ±1,069 SF First floor second generation office space available
- Conveniently located at the signalized intersection of Martin Luther King Jr. Parkway and Shannon Road
- Easy access to Durham, Chapel Hill, RTP, Raleigh via US 15-501, Hwy 751, Hwy 147, I-85 I-40

PROPERTY FEATURES:

Total Space Available:
First Floor: ±4,059 SF

Year Built: 2001
Parking Spaces: 192 / 3.5 PSF
Building Size: 54,240 SF
Lot Size: 2.4 AC

Lease Rate: \$21.00/SF Full Service
Tenant Improvement Allowance:

DEMOGRAPHICS:

	1 MILE	3 MILES	5 MILES
2017 POPULATION	9,960	51,919	117,513
2022 PROJECTED POPULATION	10,875	57,212	127,485
2017 AVERAGE HOUSEHOLD INCOME	\$40,015	\$62,067	\$43,981
2022 PROJECTED AVERAGE HOUSEHOLD INCOME	\$45,797	\$71,632	\$50,212

TRAFFIC COUNTS:

SHANNON ROAD

7,520

VEHICLES PER DAY

MARTIN-LUTHER KING PARKWAY

13,920

VEHICLES PER DAY

US 15-501

51,000

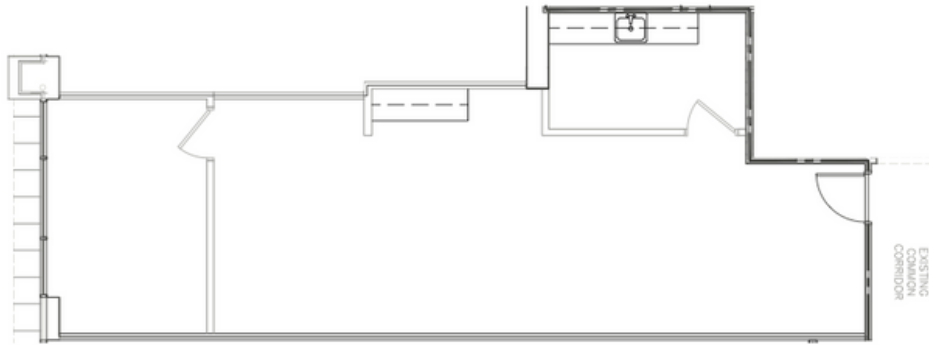
VEHICLES PER DAY

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FIRST FLOOR:

RSF: ±1,069



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