

OFFICE CONDO FOR SALE

±2,080 SF OFFICE CONDO | UNIVERSITY OFFICE PARK

411 Andrews Rd, STE 110 & 120, Durham, NC 27705



OFFERING SUMMARY

Sale Price:	\$422,000
Available SF:	2,080 SF
Building Size:	10,000 SF
Lot Size:	1.1 Acres
Year Built:	1984
Zoning:	OI
Market:	Raleigh-Durham
Submarket:	University Office Park

PROPERTY OVERVIEW

Own your address instead of renting it. Suites 110 & 120 at University Office Park are offered at \$422,000: a single-story office condominium at 411 Andrews Rd in Durham, already built out with seven private perimeter offices, a large conference room, a bullpen/seminar room, reception and entry vestibule, kitchen, and two private in-suite restrooms. No demising, no build-out to finance. The two suites convey together as one unit.

University Office Park was built in 1984, totals 10,000 SF on 1.10 acres, and provides 55 shared surface parking spaces at a 5.5/1,000 SF ratio. Zoned OI (Office & Institutional), suiting medical, professional, and institutional users. Signage available by request to the HOA. Also offered for lease at \$18.00 PSF - TICAM Included, giving a growing practice the choice between occupying and owning.

PROPERTY HIGHLIGHTS

- Ground-floor office condo with dedicated entry
- Seven private perimeter offices, all with windows
- Large conference room plus bullpen/seminar room
- Two private in-suite restrooms and kitchen
- 55 surface parking spaces (5.5/1,000 SF ratio)
- Zoned OI – Office & Institutional use
- Signage available at University Office Park
- Available For Sale or For Lease – owner-user ready

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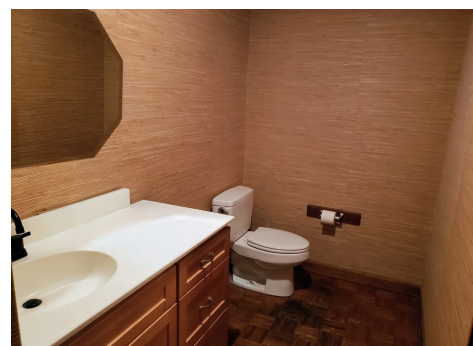
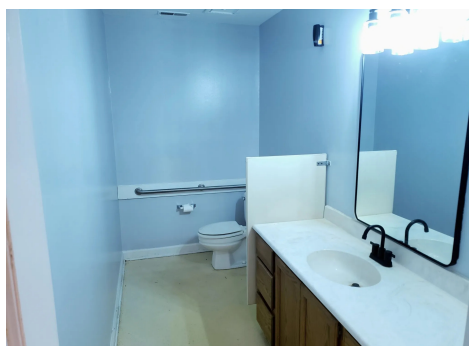
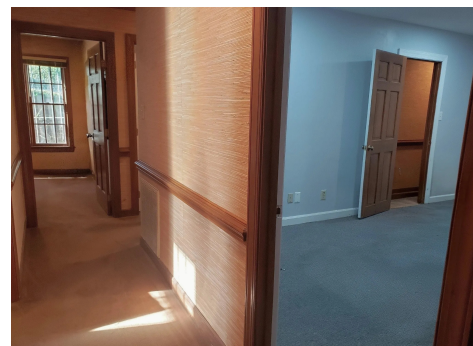
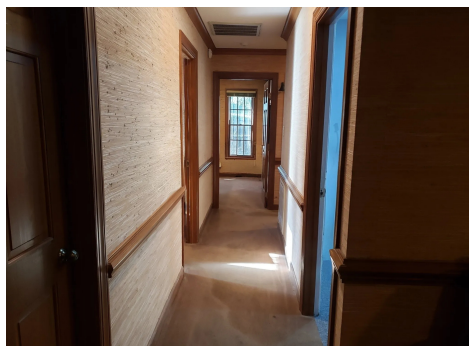
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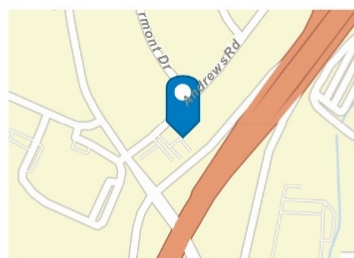
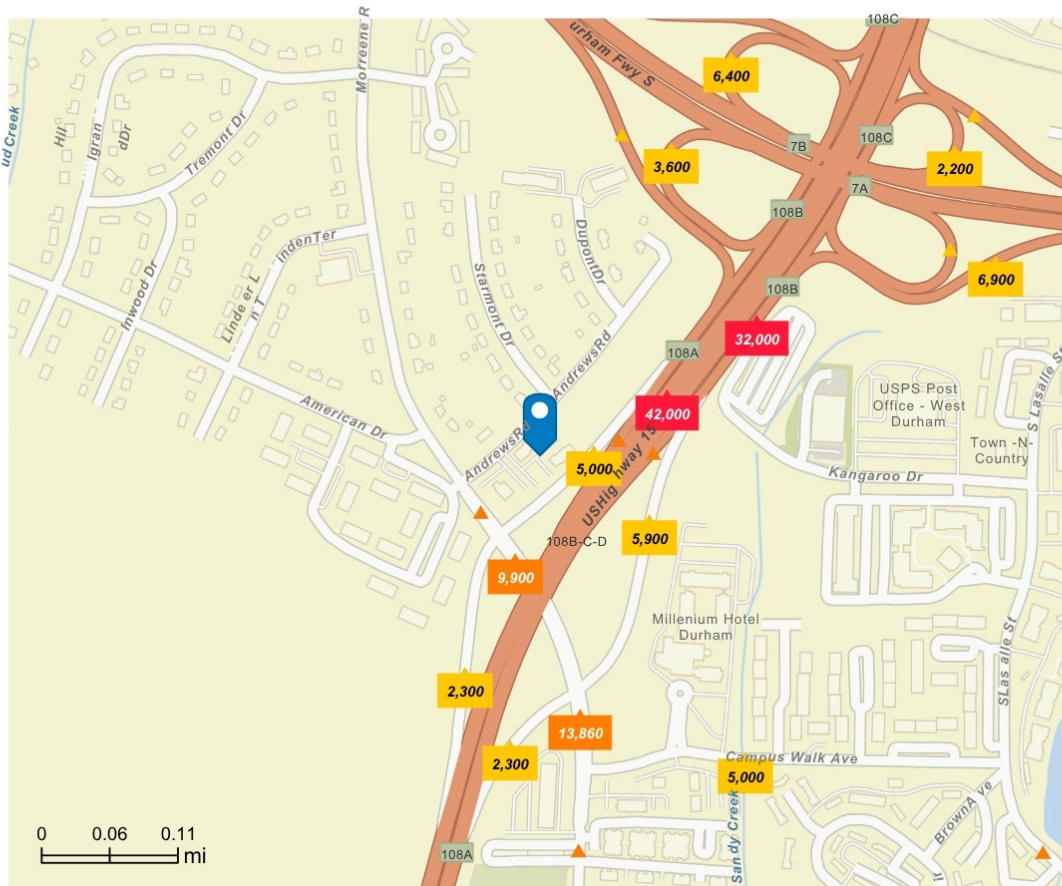
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Rings: 1, 3, 5 mile radii



- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



 Source: Traffic Counts (2026)

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	1 MILE	3 MILES	5 MILES	
2026 Estimated Population	10,837	62,845	161,792	 POPULATION
2031 Projected Population	11,162	65,642	168,640	
2026 Estimated Household	5,911	27,995	69,311	 HOUSEHOLD
2031 Projected Household	6,140	29,965	74,063	
2031 Estimated Owner Occupied Housing	819	11,161	29,030	 HOUSING
2031 Estimated Renter Occupied Housing	5,321	18,803	45,032	
2026 Estimated Total Business	449	2,924	6,864	 BUSINESS
2026 Estimated Total Employees	8,526	37,342	82,218	 EMPLOYEES

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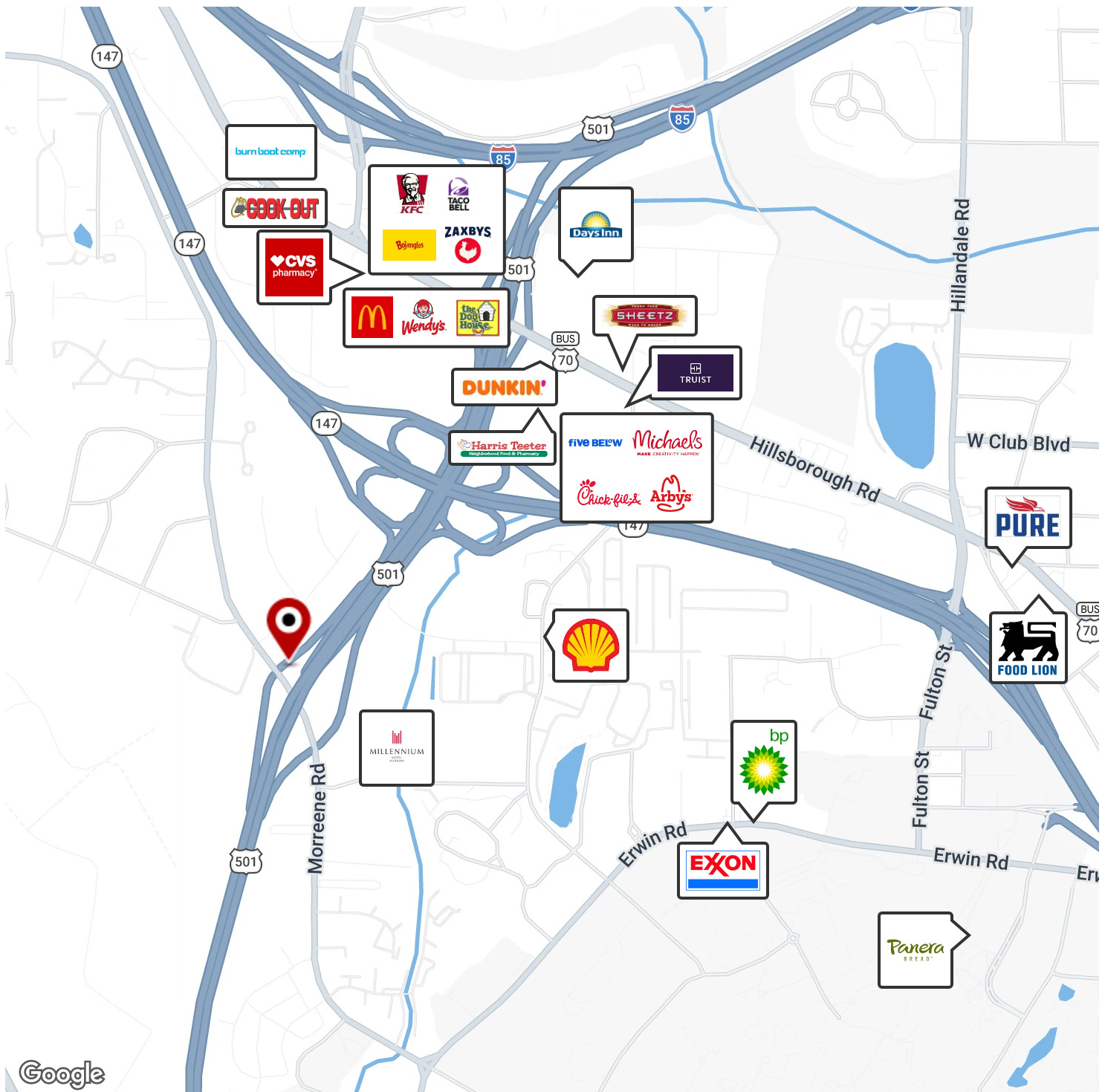
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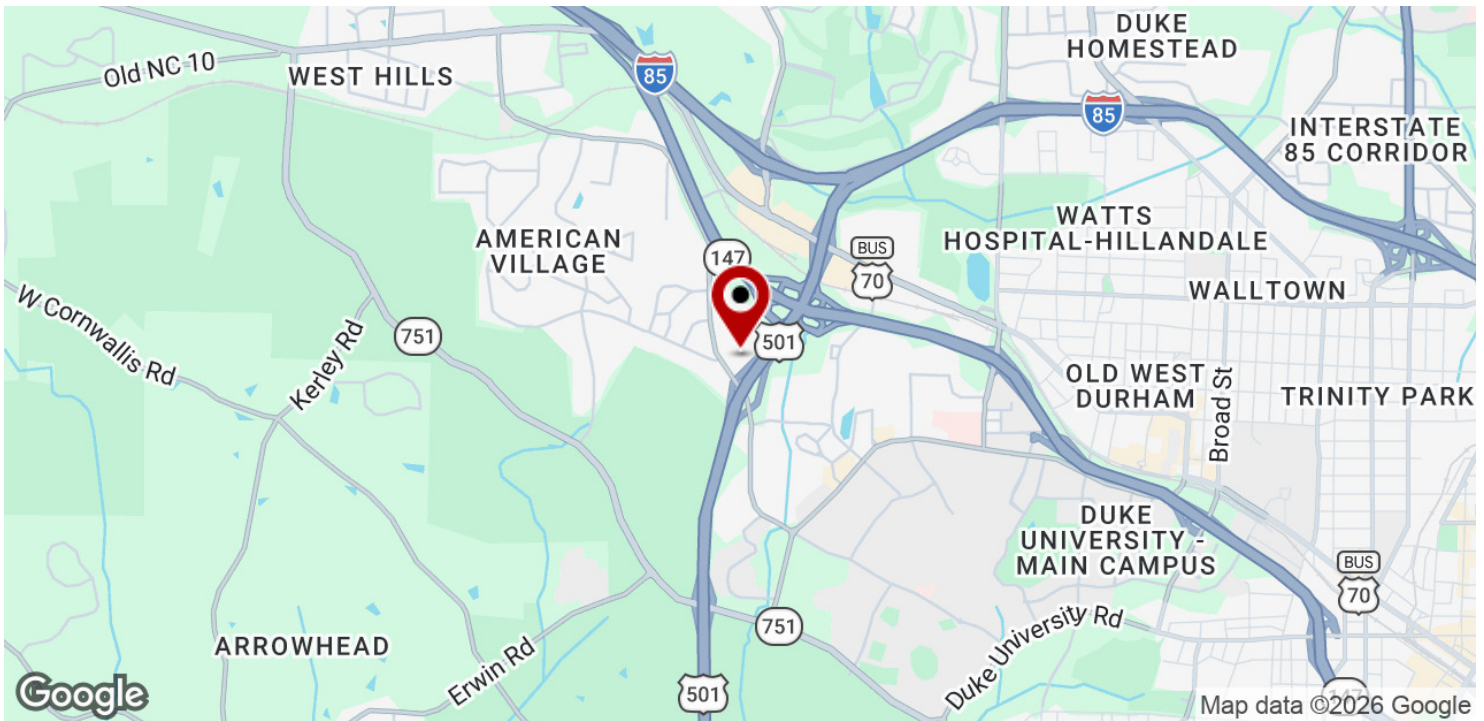
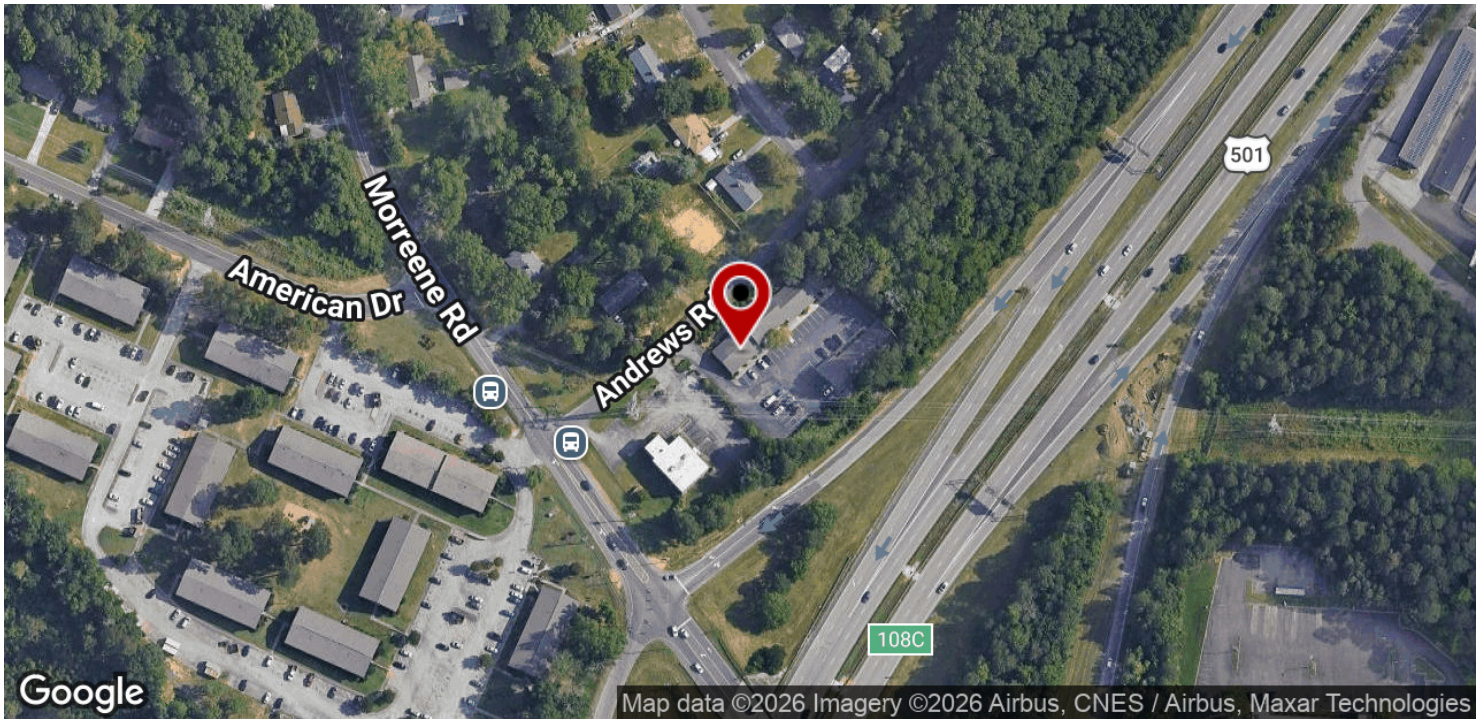
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