



**1904 FRONT ST**  
DURHAM, NC 27705

**FOR LEASE**

**LISTING BROKER:**

**KHARMIKA ALSTON, CCIM**

**919.645.1431 (D) | 919.672.4905 (M)**

**KALSTON@TRADEMARKPROPERTIES.COM**

**THREE EXECUTIVE  
OFFICES OR  
ENTIRE SUITE  
AVAILABLE**

**1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605  
TRADEMARKPROPERTIES.COM | 919-782-5552**

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## PROPERTY HIGHLIGHTS

- » One-story office condominium featuring five executive suites that are ideal for small businesses or professional offices
- » Individual offices or entire suite available
  - » Availability
    - » Suite A - 187 sq ft
    - » Suite D - 144 sq ft
    - » Suite E - 181 sq ft
- » Prime location in Durham's thriving business district
- » Convenient access to I-85, US RTE 501 and NC-HWY 147
- » Minutes from Downtown Durham and Durham Central Park, Durham Bulls Athletic Park, Durham Performing Arts Center (DPAC), and American Tobacco Campus
- » Conveniently located near the Durham Convention Center for meetings and conferences
- » Easy access to Northgate Mall, Research Triangle Park and nearby shopping and dining centers



**LEASE RATE: \$850/MONTH  
OR \$25/SF FOR ENTIRE SUITE**

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## FLOOR PLAN - EXECUTIVE OFFICES OR ENTIRE SUITE AVAILABLE



SUITE	SIZE	RENT	AVAILABLE
A	187 SF	\$850/Month	Immediately
D	152 SF	\$850/Month	Immediately
E	189 SF	\$850/Month	Immediately
Entire Suite	1,706 SF	\$25/SF	Immediately

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**CROASDILE  
COUNTRY CLUB**

**NORTH POINTE  
SHOPPING CENTER**

**HILLANDALE  
GOLF COURSE**

**NORTHGATE  
MALL**

**DUKE  
HOSPITAL**

**DUKE  
UNIVERSITY**

**DOWNTOWN  
DURAHM**

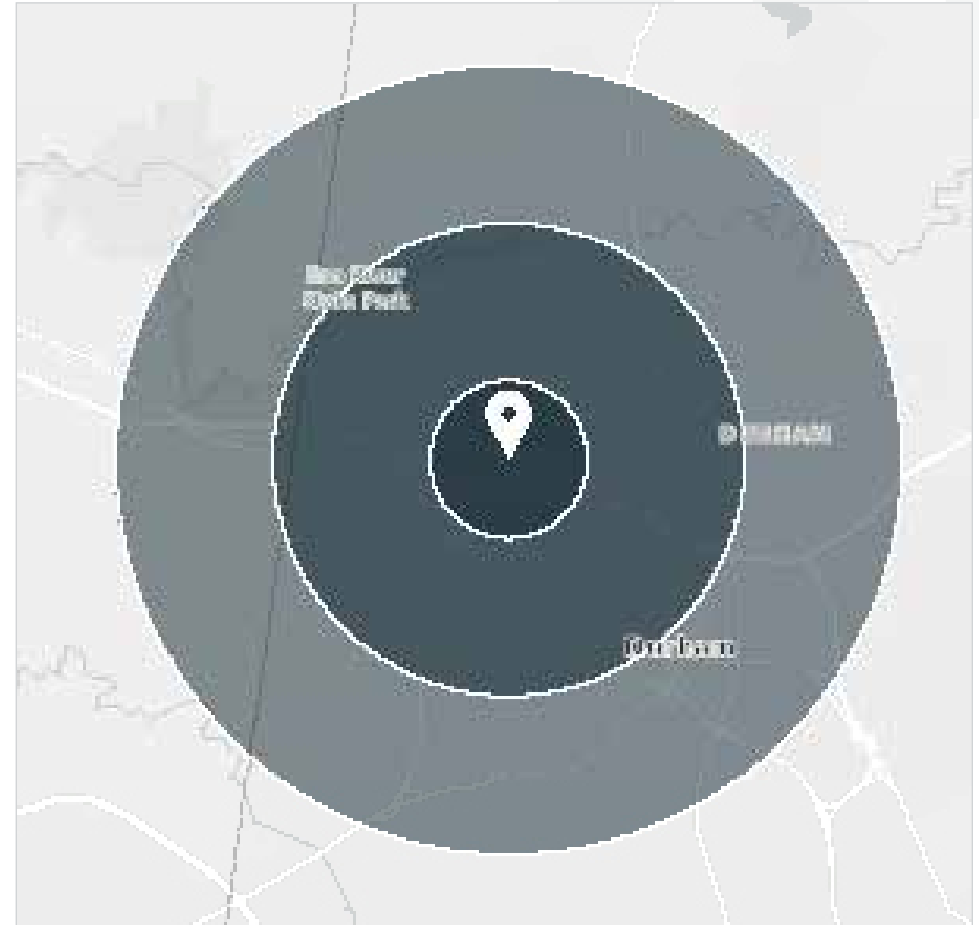
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## DEMOGRAPHICS

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
2025 population	5,411	75,666	161,051
2030 population (Projected)	5,932	77,626	166,185
2025 Households	2,478	32,615	65,951
2030 Households (Projected)	2,729	34,199	69,519
Owner-Occupied Housing Units	1,218	12,176	28,797
Renter-Occupied Housing Units	1,260	20,439	37,154
2025 Average Household income	\$133,745	\$105,896	\$108,072
2030 Avg Household income (Projected)	\$149,957	\$118,958	\$121,223



EXCLUSIVE BROKER:

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**TRADEMARK**  
PROPERTIES

**THIS IS OUR TRADEMARK**

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