

OFFICE FOR LEASE

±1,100 SF OFFICE SUITE NEAR RTP – DURHAM | AMPLE PARKING

1910 Sedwick Rd, BLDG 500, Durham, NC 27713



OFFERING SUMMARY

Lease Rate:	\$1,500 Plus Utilities (MG)
Available SF:	±1,100 SF
Building Size:	22,798 SF
Lot Size:	2.17 Acres
Year Built:	1984
Zoning:	CN
Submarket:	NC - S Durham

PROPERTY OVERVIEW

Secure ±1,100 SF of office space minutes from Research Triangle Park for \$1,500/month plus utilities.

Suite D at Building 500 is currently available and fully built out with hard-walled private offices, a private suite entrance, and windows throughout. No new construction or tenant improvement waiting period—move into an existing professional office layout and get your business operating sooner.

The suite includes access to 20 on-site surface parking spaces, with convenient connections to NC-55, NC-54, and I-40. Dining, banking, and everyday retail are also nearby along the NC-55 corridor.

Ideal for small professional service firms seeking private, dedicated offices rather than an open-plan environment. Schedule a tour and explore the opportunity for immediate occupancy.

PROPERTY HIGHLIGHTS

- Available Immediately – ±1,100 SF Private Office Suite
- \$1,500/Month + Utilities – No Build-Out Required
- 20 On-Site Surface Parking Spaces
- Minutes from Research Triangle Park – Convenient NC-55, NC-54 & I-40 Access
- Hard-Walled Private Offices with Abundant Natural Light
- Fully Built Out & Ready for Occupancy – Move In This Month

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VANDAN GANDHI, CCIM

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245 NC-54 Suite 101
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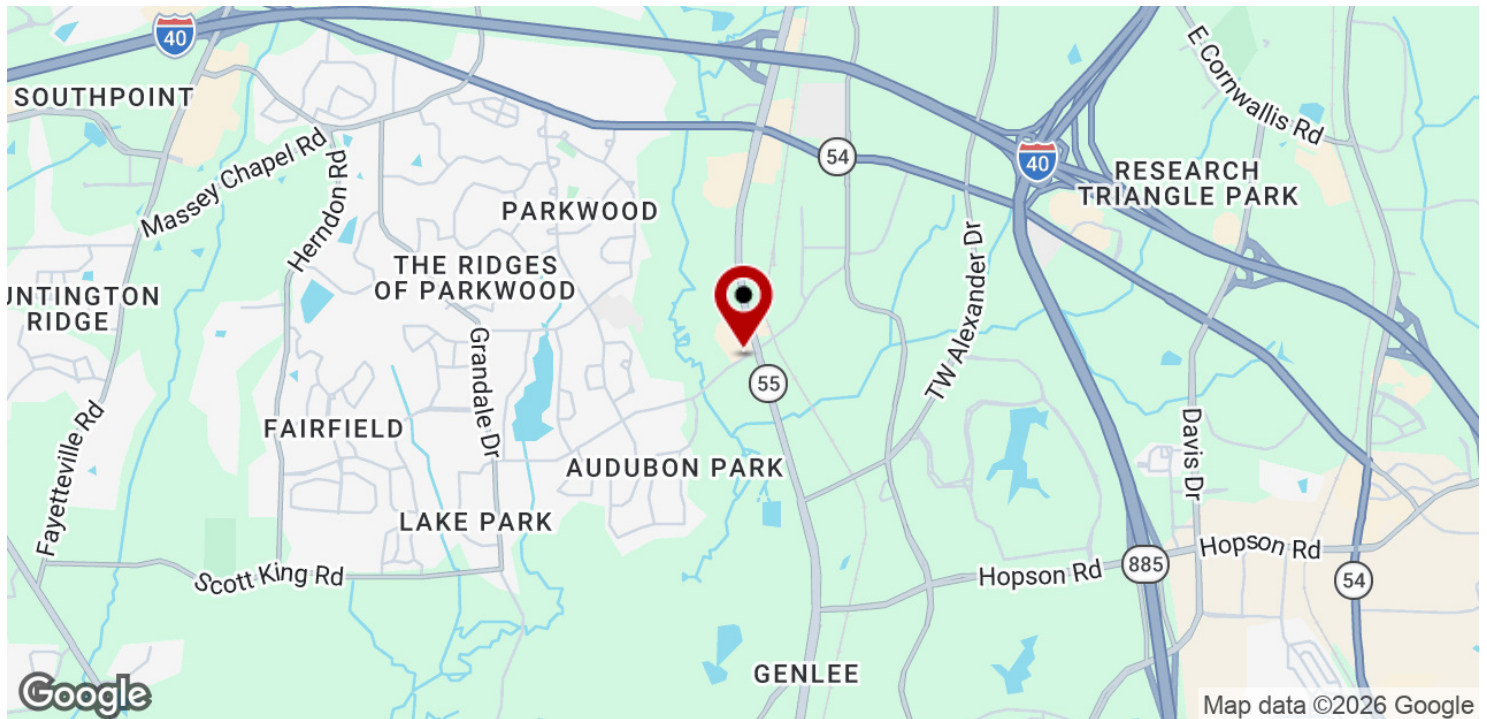
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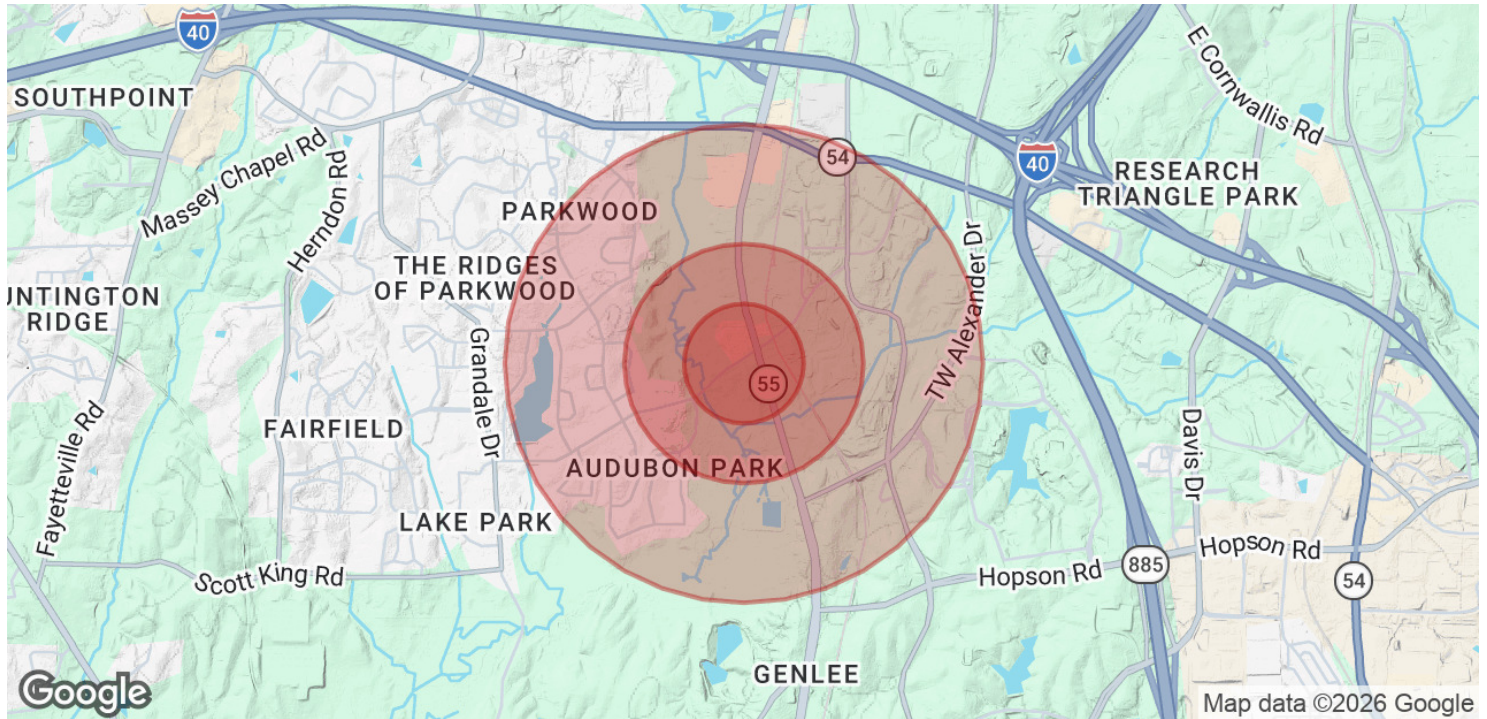
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	138	695	3,143
Average Age	30.5	35.1	40.2
Average Age (Male)	22.1	29.6	37.5
Average Age (Female)	32.2	36.0	39.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	75	357	1,557
# of Persons per HH	1.8	1.9	2.0
Average HH Income	\$52,063	\$76,036	\$90,197
Average House Value	\$357,373	\$333,948	\$322,596

2023 American Community Survey (ACS)

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