

FLEXIBLE OFFICE CONDOS

2741 CAMPUS WALK AVE

Units 100, 200, 300, 400
Durham, NC 27705



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PROPERTY SUMMARY

PROPERTY DESCRIPTION

Within walking distance to both the Duke University Campus & Duke University hospital. Strategically positioned within a strong professional corridor, the property offers convenient access to surrounding commercial amenities, workforce population centers, and major transportation routes, supporting both tenant retention and long-term owner-occupant usability.

This 4,000 SF two-story professional office building presents a rare opportunity for both investors and future owner-users seeking flexibility, income stability, and long-term control of their occupancy strategy. The property is legally configured as four separately entitled commercial condominium units (zoned O&I), currently combined and leased to a single tenant through December 2026, providing near-term income with multiple future repositioning options.

Upon lease expiration, a buyer may elect to occupy the entire building, occupy a portion while leasing remaining units, or reposition the property as a multi-tenant office investment. The existing condominium structure creates a unique opportunity to sell units individually in the future, enhancing liquidity and exit flexibility compared to traditional single-parcel office ownership.

The building is professionally built out for office use across two floors and supports a variety of professional, medical-adjacent, or service-based users (see table of permitted uses) seeking a scalable footprint with long-term ownership upside. This configuration is especially attractive to businesses planning future expansion while benefiting from interim rental income.

This offering represents a compelling combination of in-place income, separate unit entitlements, and future occupancy optionality—a profile rarely available in small-format office assets.

HIGHLIGHTS

- o 4000 SF total
- o 4 Individually Titled Condos
- o Walking Distance to Duke University & Duke University Hospital
- o Investment or Future Owner-User Options
- o Income Producing



AREA OVERVIEW

3.4 Miles to Downtown Durham



1 Mile to Duke University



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AREA OVERVIEW



1.3 Miles to I85

0.8 Miles to FWY 147

3.4 Miles to Downtown Durham

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DEMOGRAPHICS

3 miles

Population

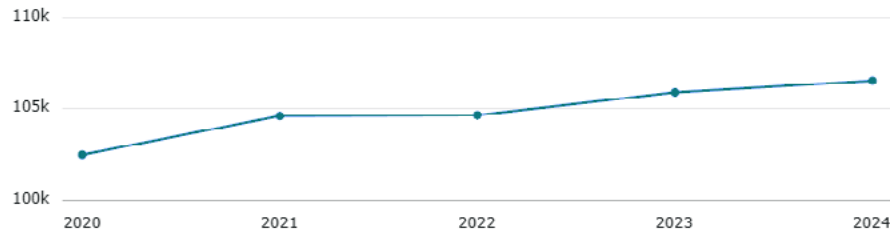
106.5k

0%

Compared to 105.9k in 2023

↑ 3%

Compared to 102.5k in 2020



Household Income

\$74.9k

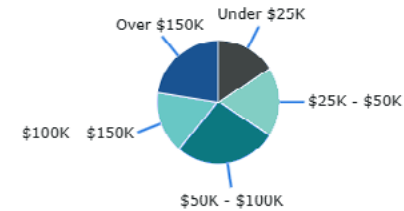
Median Income

\$88.3k

2029 Estimate

↑ 18%

Growth Rate



Age Demographics

34

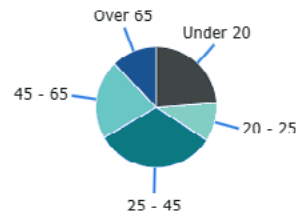
Median Age

33

2029 Estimate

↓ 3%

Growth Rate



Number of Employees

88.4k

Top Employment Categories

Management, business, s...

Educational services, and ...

Professional, scientific, an...

Retail trade

Housing Occupancy Ratio

9:1

10:1 predicted by 2029

Occupied

Vacant

Renter to Homeowner Ratio

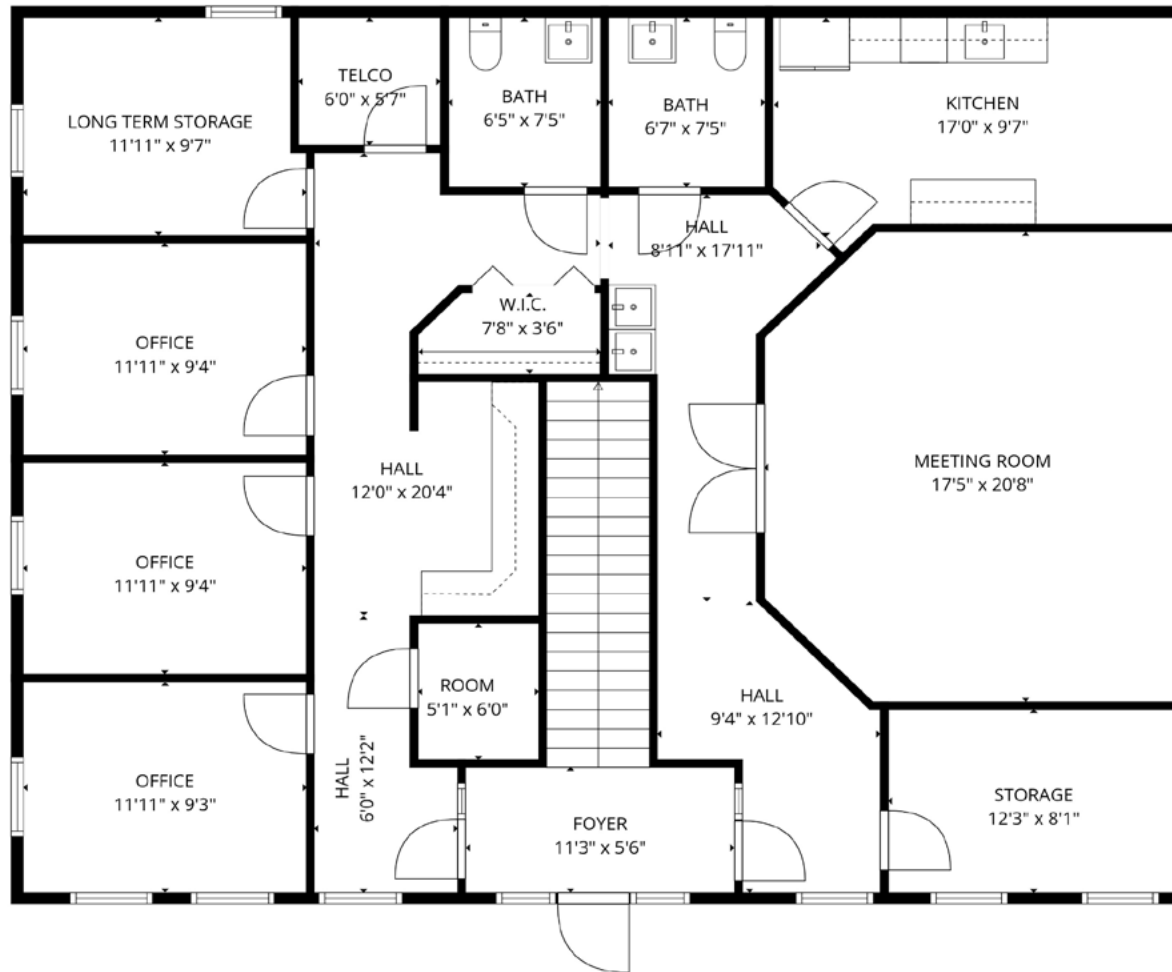
1:1

2:1 predicted by 2029

Renters

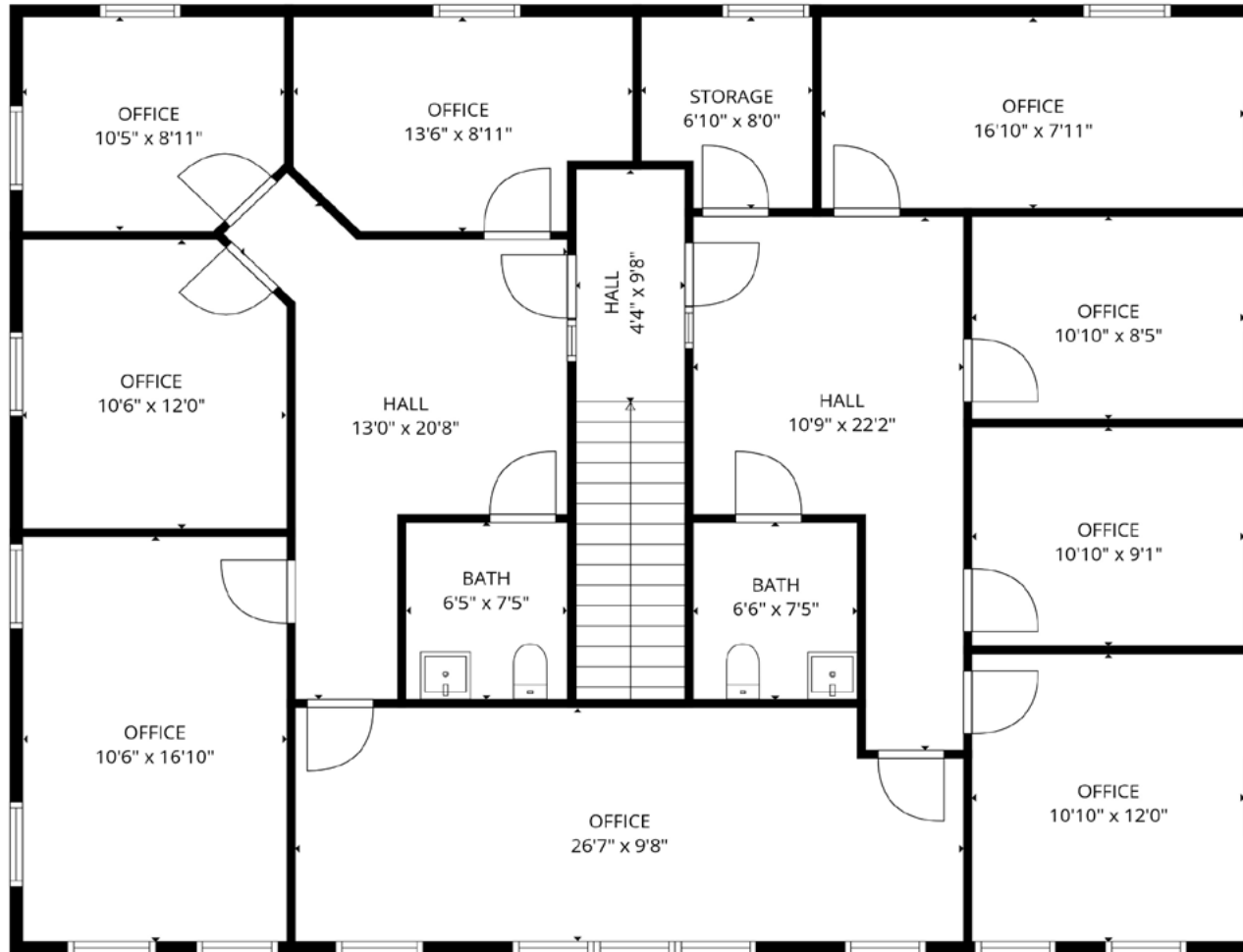
Homeowner

FLOOR PLANS: FIRST FLOOR



TOTAL LIVING AREA: 3,977 sq. ft
FLOOR 1: 1,996 sq. ft | FLOOR 2: 1,981 sq. ft

FLOOR PLANS: SECOND FLOOR



TOTAL LIVING AREA: 3,977 sq. ft
FLOOR 1: 1,996 sq. ft | FLOOR 2: 1,981 sq. ft

INTERIOR



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EXTERIOR



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FOR SALE OR LEASING INQUIRIES, CONTACT:

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