

FLEX **FOR** LEASE

ADDRESS

2224 Page Road, Unit C-107 & C-108
Durham, NC 27703



± 3,750 SF



Renovated



4 Offices



Fully
Conditioned

Leasing
Agent

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Lease Rate

\$18.50 PSF

Features

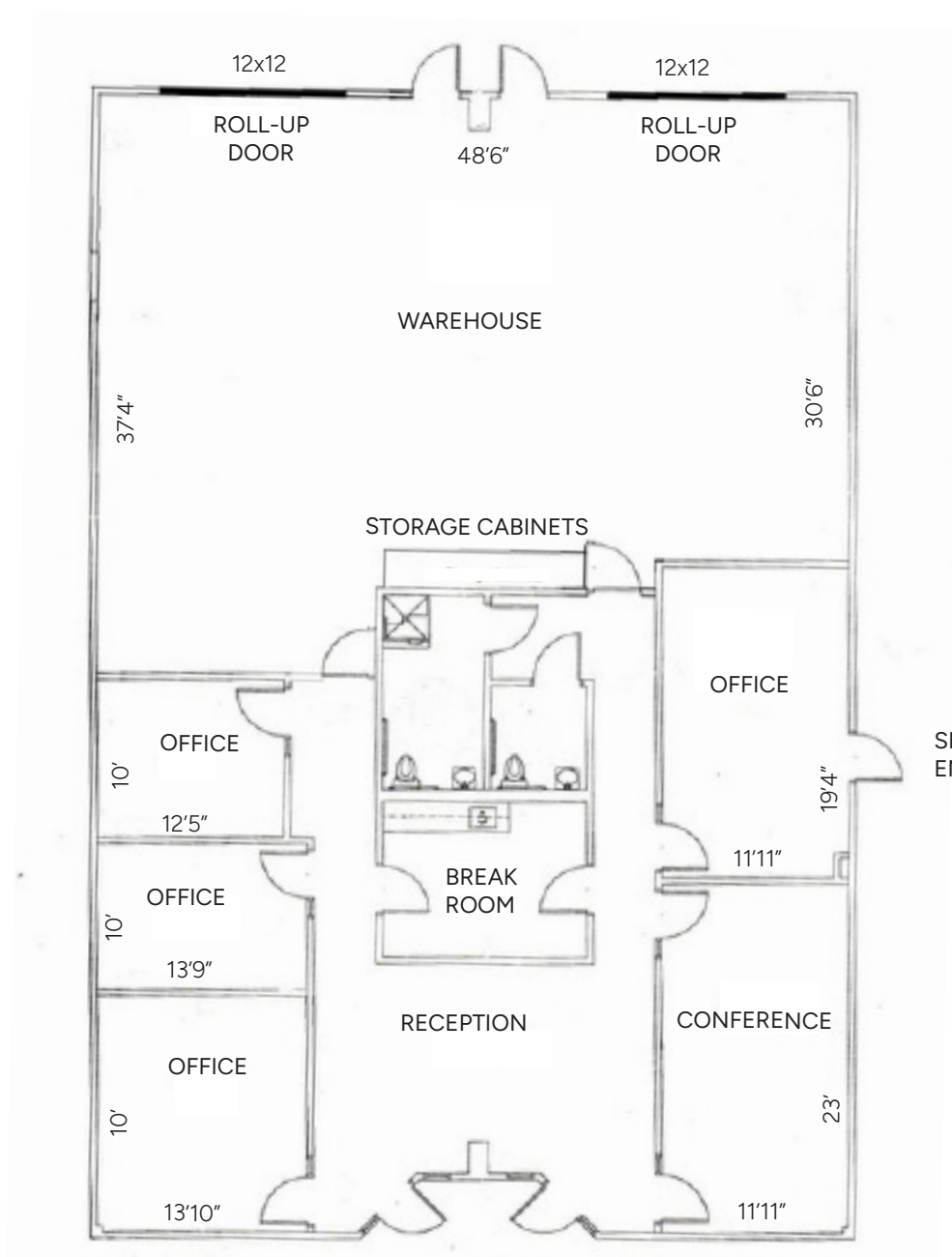
This ± 3,750 SF building features a welcoming reception area, four private offices, a conference room, kitchenette, two restrooms, and a shower - ideal for a range of business uses. The conditioned warehouse offers 16' clear heights, three-phase power, and two 12'x12' roll-up doors.

■ **Unite C-107 & C-108**
\$18.50 PSF NNN | \$4.42 TICAM

■ Move-in ready

■ Recently updated with fresh paint and new flooring

■ Zoning: IL(D)

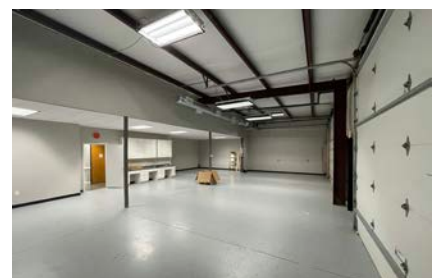
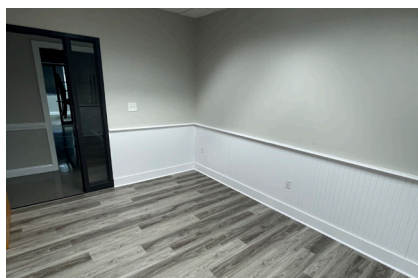
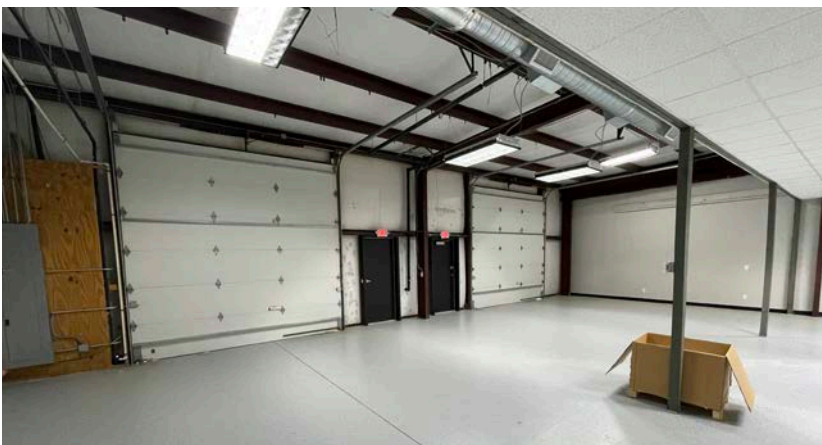


Area Amenities

Positioned close to Research Triangle Park, RDU International Airport, and Brier Creek Commons, this location provides seamless connectivity for businesses. 2224 Page Road is surrounded by a thriving hub of retail, dining, and key amenities.



Interior Photos



City of Durham

Durham is one of the Southeast's fastest-growing business markets and a key part of North Carolina's renowned Research Triangle. Home to Duke University and a highly educated workforce, the city offers access to leading talent in technology, life sciences, healthcare, and advanced manufacturing. The area's strong economic growth, business-friendly environment, and expanding population contribute to making Durham an ideal location for businesses seeking long-term growth.

Demographics

June 2026

[2224 Page Road] [Durham, NC]		1 mi radius	3 mi radius	5 mi radius
POPULATION	2026 Estimated Population	5,854	48,829	110,815
	2031 Projected Population	6,856	53,986	119,906
	2020 Census Population	5,886	41,668	96,787
	2010 Census Population	4,123	22,421	66,523
	Projected Annual Growth 2026 to 2031	3.4%	2.1%	1.6%
	Historical Annual Growth 2010 to 2026	2.6%	7.4%	4.2%
	2026 Median Age	35.9	37.9	35.9
HOUSEHOLDS	2026 Estimated Households	3,001	24,083	49,751
	2031 Projected Households	3,462	26,521	53,735
	2020 Census Households	2,788	19,312	41,486
	2010 Census Households	1,901	10,379	27,384
	Projected Annual Growth 2026 to 2031	3.1%	2.0%	1.6%
	Historical Annual Growth 2010 to 2026	3.6%	8.3%	5.1%
INCOME	2026 Estimated Average Household Income	\$162,148	\$158,190	\$142,862
	2026 Estimated Median Household Income	\$104,207	\$110,835	\$105,890
	2026 Estimated Per Capita Income	\$83,124	\$78,049	\$64,159
EDUCATION	2026 Estimated Elementary (Grade Level 0 to 8)	1.9%	1.9%	3.2%
	2026 Estimated Some High School (Grade Level 9 to 11)	5.7%	2.0%	2.6%
	2026 Estimated High School Graduate	9.8%	12.0%	14.1%
	2026 Estimated Some College	10.3%	13.5%	14.0%
	2026 Estimated Associates Degree Only	6.2%	7.6%	7.3%
	2026 Estimated Bachelors Degree Only	34.1%	36.5%	33.9%
	2026 Estimated Graduate Degree	32.0%	26.4%	24.9%
BUSINESS	2026 Estimated Total Businesses	194	2,144	5,958
	2026 Estimated Total Employees	1,177	26,657	76,473
	2026 Estimated Employee Population per Business	6.1	12.4	12.8
	2026 Estimated Residential Population per Business	30.2	22.8	18.6