

**MEDICAL / PROFESSIONAL
OFFICE SUITE
FOR LEASE**
AVAILABLE IMMEDIATELY!

**SOUTHPOINT PROFESSIONAL CENTER
BUILDING 1**
249 E. HWY 54 DURHAM, NC

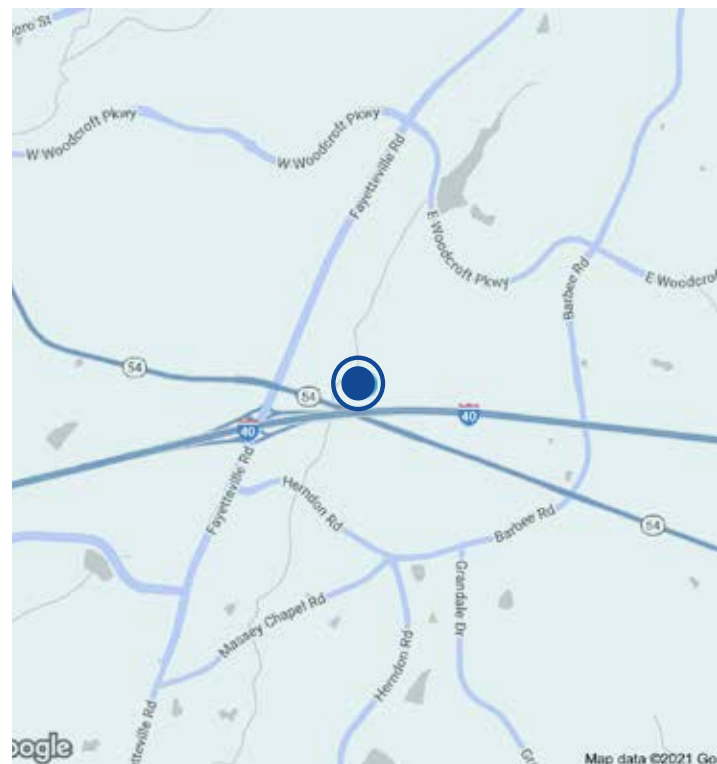


SPACE HIGHLIGHTS

- Suite 110: 2,712 RSF - Ground floor
- \$18.50/SF, NNN Water included
- TICAM estimated at \$6/SF
- Generous TIA with long term lease
- Second Generation Medical Space
- Private Exterior entry/exit to rear parking lot
- Five Exam Rooms, Lab & Flex room
- Two offices
- Equipment Room

LOCATION HIGHLIGHTS

- High visibility signage available
- Excellent location at the intersection of NC-54, Fayetteville Road and I-40. Walking distance to Duke Medical Center
- Ample Parking - 5:1
- Public Transportation: GoDurham, GoTriangle Bus
- Onsite Amenities: Showers, Dining, Bike Racks & Paths



ABOUT SOUTHPPOINT PROFESSIONAL CENTER

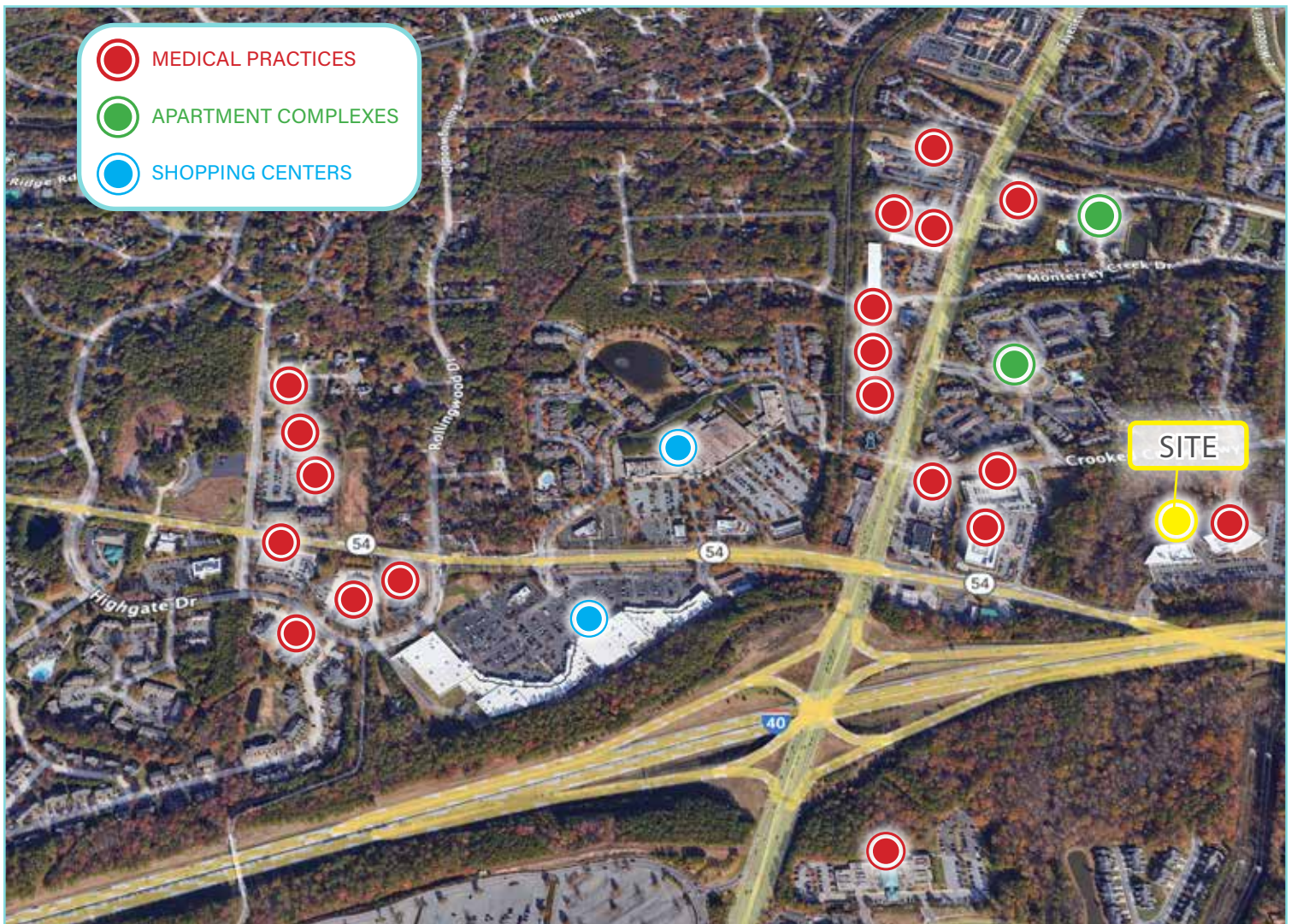
Only minutes from Raleigh, Chapel Hill, Hillsborough and Research Triangle Park, Southpoint Professional Center is positioned in an unparalleled location. With close proximity to Raleigh-Durham International Airport and other key access points along the Interstate 40 corridor, tenants, owners and visitors will be thrilled with their commutes and ability to access the best dining, shopping and services that the area has to offer.

POPULATION	1-MILE	3-MILE	5-MILE
2021	9,787	58,796	128,874

BACHELOR DEGREE OR HIGHER	1-MILE	3-MILE	5-MILE
2021	4,646 (63.9%)	27,678 (64.2%)	55,050 (59.5%)

AVERAGE HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILE
2021	\$95,372	\$105,459	\$100,825

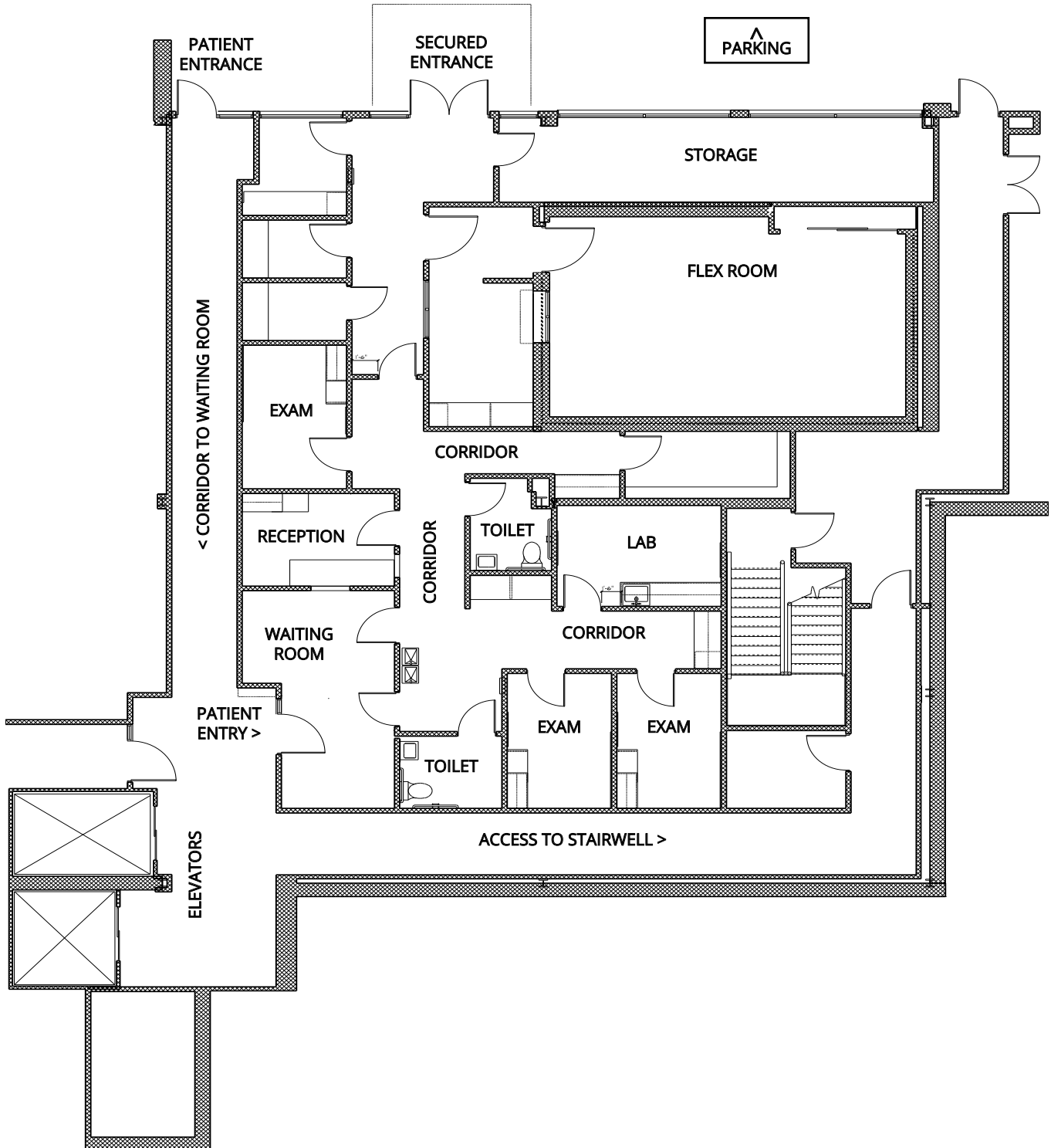
MEDIAN HOME VALUE	1-MILE	3-MILE	5-MILE
2021	\$262,840	\$274,674	\$284,238



LOCATION MAP



SUITE 110 - FLOOR PLAN



SUITE 110 PHOTOS



SUITE 110 PHOTOS

