

# 1502 W. NC HWY. 54

OFFICE CONDO FOR LEASE/SALE



TRI PROPERTIES

NAL Carolantic Realty

# 1502 W. NC HWY. 54

ADDRESS	1502 W. NC Hwy. 54, Durham, NC 27713
AVAILABLE SPACE	Suite 103 2,272 SF
RENTAL RATE	\$20.75/SF, NNN
SALE PRICE	\$440,000
EXTERIOR CONSTRUCTION	Brick and vinyl
FEATURES	<ul style="list-style-type: none"><li>-End cap condominium with windows in every office</li><li>-New Hope Court complex offers a serene setting</li><li>-Strategically located in the heart of the Triangle on Hwy. 54</li><li>-Minutes from I-40</li><li>-Easy access to numerous amenities</li></ul>

CONTACT  
HUNT WYCHE | 919.740.4406 | [hwyche@naicarolantic.com](mailto:hwyche@naicarolantic.com)

TRI PROPERTIES | **NAI** Carolantic Realty



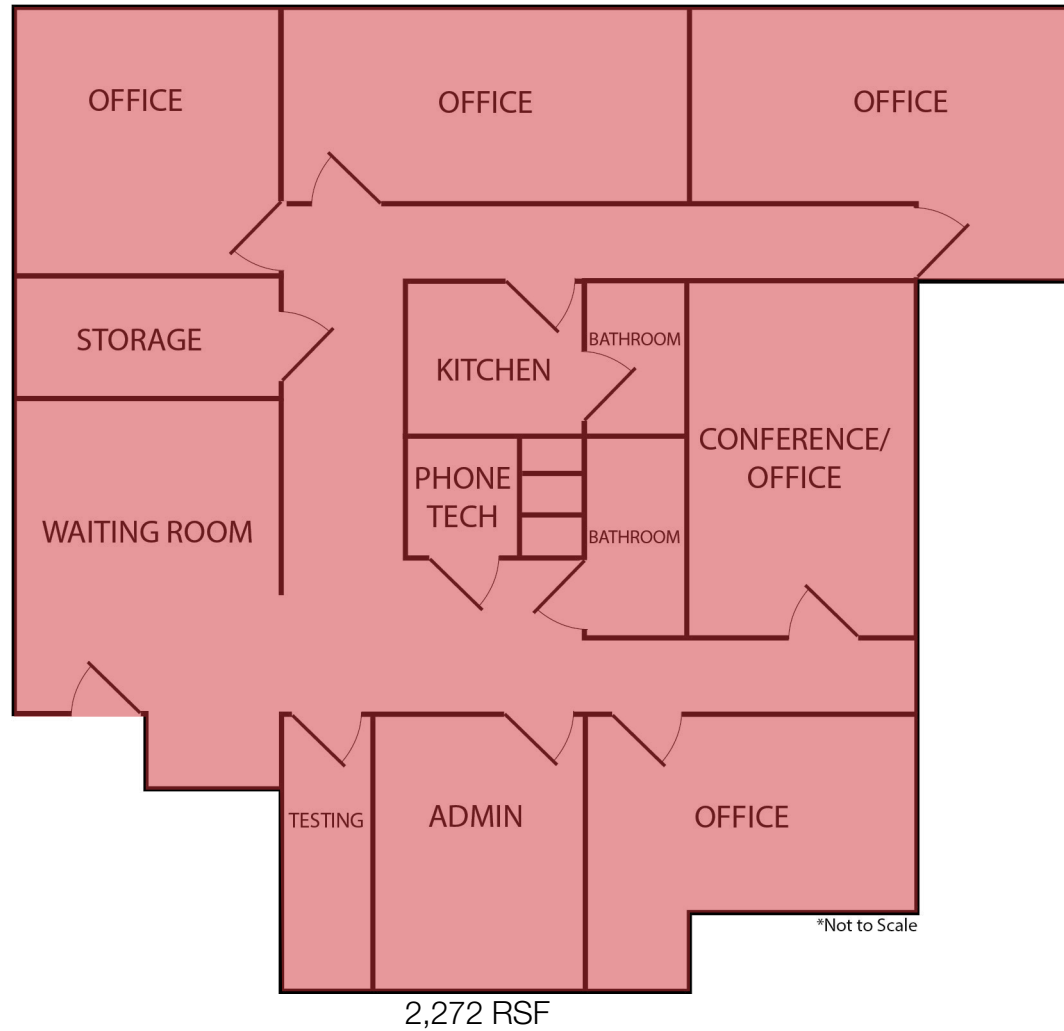
PROPERTY  
OVERVIEW

FLOOR  
PLAN

AREA  
INFORMATION

PROPERTY  
PHOTOS

# FLOOR PLAN



PROPERTY OVERVIEW

FLOOR PLAN

AREA INFORMATION

PROPERTY PHOTOS

## CONTACT

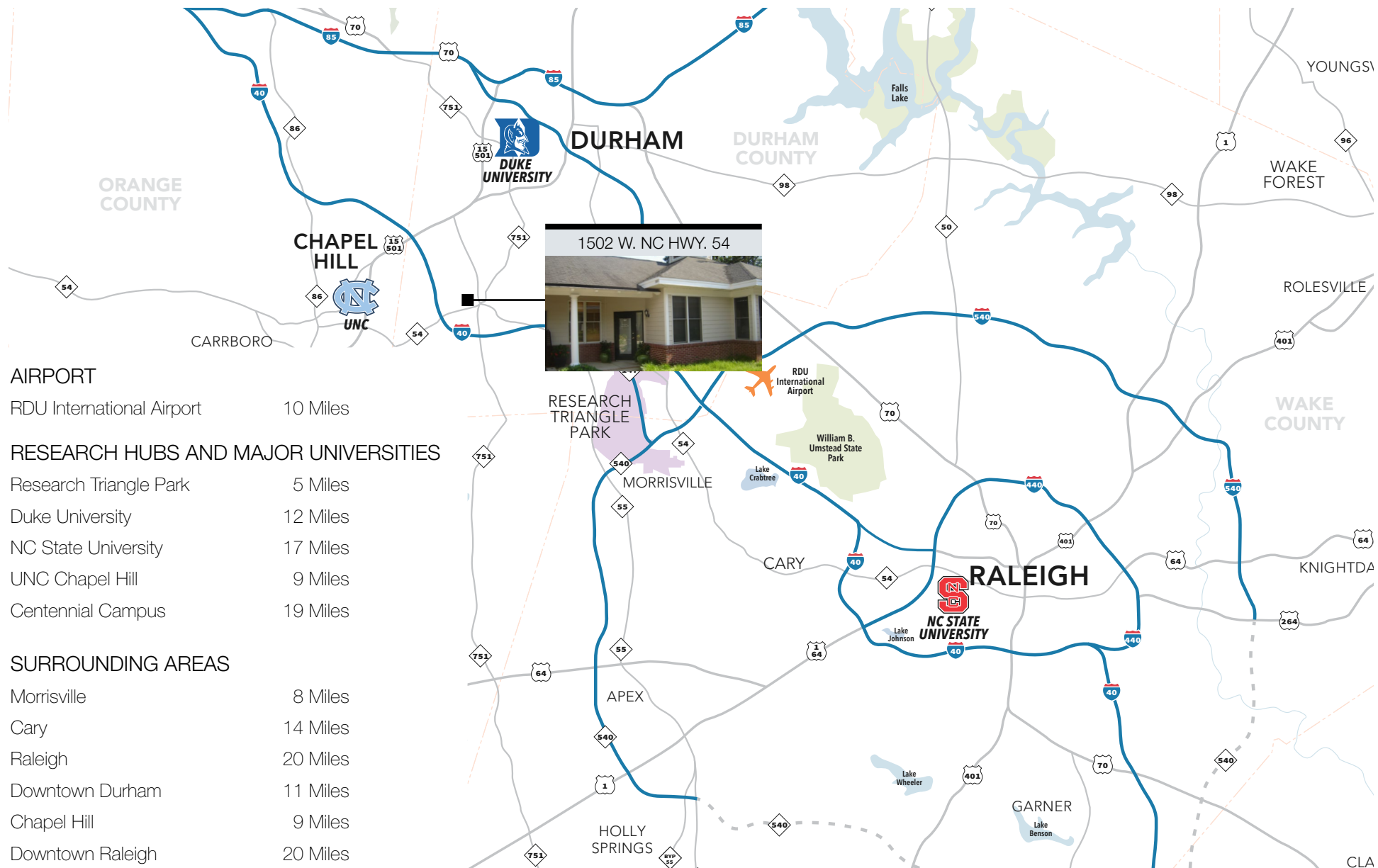
HUNT WYCHE | 919.740.4406 | [hwyche@naicarolantic.com](mailto:hwyche@naicarolantic.com)

All information provided herein is from sources deemed reliable. However, all information is subject to verification. Tri Properties | NAI Carolantic does not independently verify nor warrant the accuracy of the information.

TRI PROPERTIES

NAI Carolantic Realty

# THE TRIANGLE AREA



## AIRPORT

RDU International Airport 10 Miles

## RESEARCH HUBS AND MAJOR UNIVERSITIES

- Research Triangle Park 5 Miles
- Duke University 12 Miles
- NC State University 17 Miles
- UNC Chapel Hill 9 Miles
- Centennial Campus 19 Miles

## SURROUNDING AREAS

- Morrisville 8 Miles
- Cary 14 Miles
- Raleigh 20 Miles
- Downtown Durham 11 Miles
- Chapel Hill 9 Miles
- Downtown Raleigh 20 Miles

## CONTACT

HUNT WYCHE | 919.740.4406 | hwyche@naicarolantic.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. Tri Properties | NAI Carolantic does not independently verify nor warrant the accuracy of the information.

TRI PROPERTIES

NAI Carolantic Realty

PROPERTY OVERVIEW

FLOOR PLAN

AREA INFORMATION

PROPERTY PHOTOS



PROPERTY OVERVIEW

FLOOR PLAN

AREA INFORMATION

PROPERTY PHOTOS

CONTACT

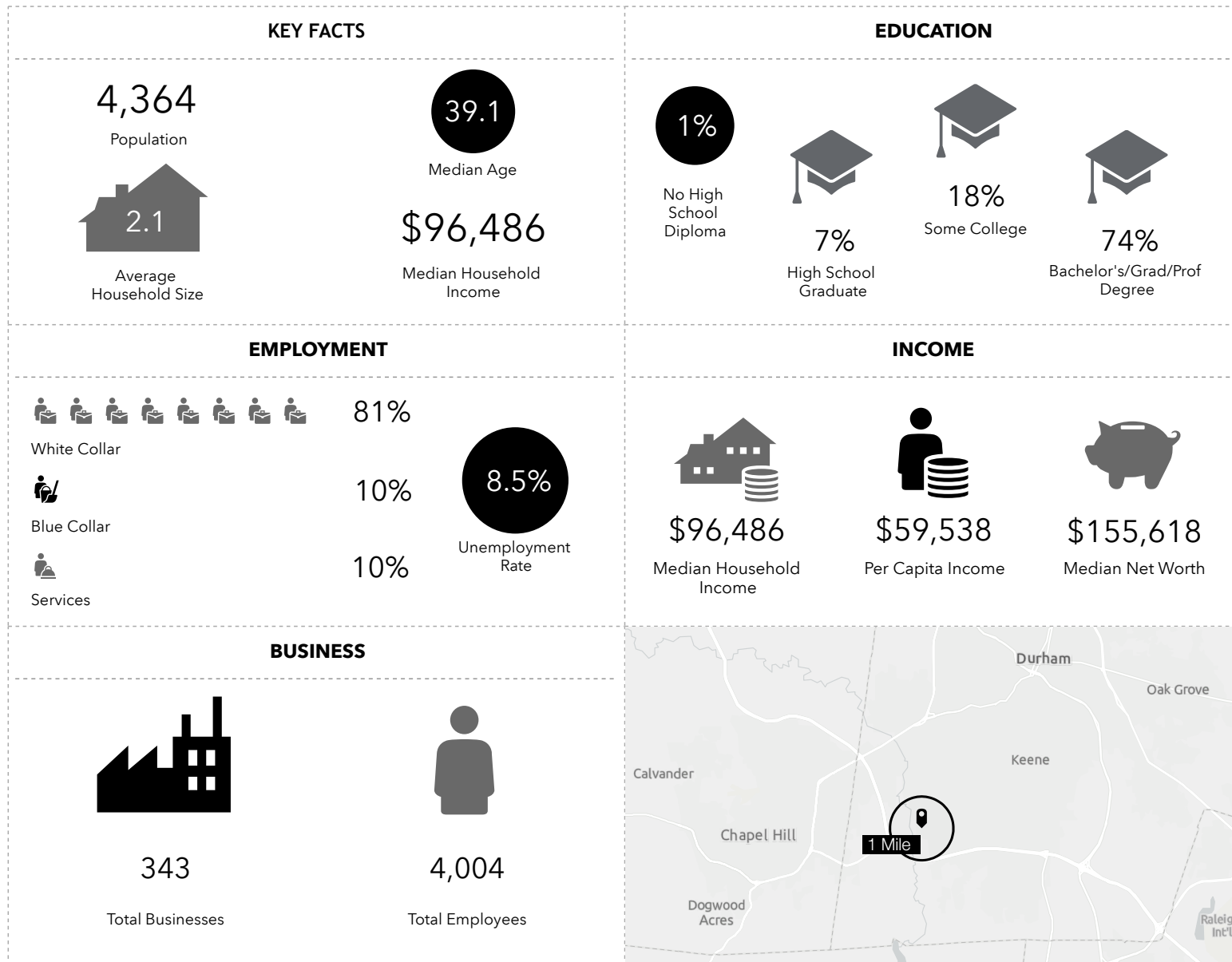
HUNT WYCHE | 919.740.4406 | hwyche@naicarolantic.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. Tri Properties | NAI Carolantic does not independently verify nor warrant the accuracy of the information.

TRI PROPERTIES

NAI Carolantic Realty

# DEMOGRAPHICS



PROPERTY OVERVIEW

FLOOR PLAN

AREA INFORMATION

PROPERTY PHOTOS

## CONTACT

HUNT WYCHE | 919.740.4406 | hwyche@naicarolantic.com

TRI PROPERTIES

NAI Carolantic Realty

All information provided herein is from sources deemed reliable. However, all information is subject to verification. Tri Properties | NAI Carolantic does not independently verify nor warrant the accuracy of the information.



PROPERTY OVERVIEW

FLOOR PLAN

AREA INFORMATION

PROPERTY PHOTOS

## CONTACT

HUNT WYCHE | 919.740.4406 | [hwyche@naicarolantic.com](mailto:hwyche@naicarolantic.com)

All information provided herein is from sources deemed reliable. However, all information is subject to verification. Tri Properties | NAI Carolantic does not independently verify nor warrant the accuracy of the information.

TRI PROPERTIES

NAI Carolantic Realty



PROPERTY  
OVERVIEW

FLOOR  
PLAN

AREA  
INFORMATION

PROPERTY  
PHOTOS

## CONTACT

HUNT WYCHE | 919.740.4406 | [hwyche@naicarolantic.com](mailto:hwyche@naicarolantic.com)

All information provided herein is from sources deemed reliable. However, all information is subject to verification. Tri Properties | NAI Carolantic does not independently verify nor warrant the accuracy of the information.

TRI PROPERTIES

NAI Carolantic Realty