

1502 W NC Hwy 54, Durham, NC 27707

# New Hope Court Office Condo

FOR LEASE

## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Available SF:	1,635 SF
Lease Rate:	\$18.35 SF/yr (MG)
Sale Price:	\$310,000
Year Built:	2001
Zoning:	Office/Institutional

## PROPERTY OVERVIEW

Located in SW Durham and less than a minute to I-40 and Chapel Hill line, this office condo is ideal for a professional service firm that values an open floor plan with 4 private and 2 open offices. The ±1,635 SF light-filled, open space is designed with an entry lobby, conference room, private offices, private bathroom and work room. Enjoy ample parking and convenient access to Downtown Durham, Chapel Hill, RTP and RDU! This space is available for Lease or Sale.

## PROPERTY HIGHLIGHTS

- Available for Lease or Sale
- Tenant pays utilities and janitorial
- Ample parking
- Well kept Landscaping
- Open floor plan, 4 private offices
- Quick access to I-40

### JOHNNY WEHMANN

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[ADDITIONAL PHOTOS](#)



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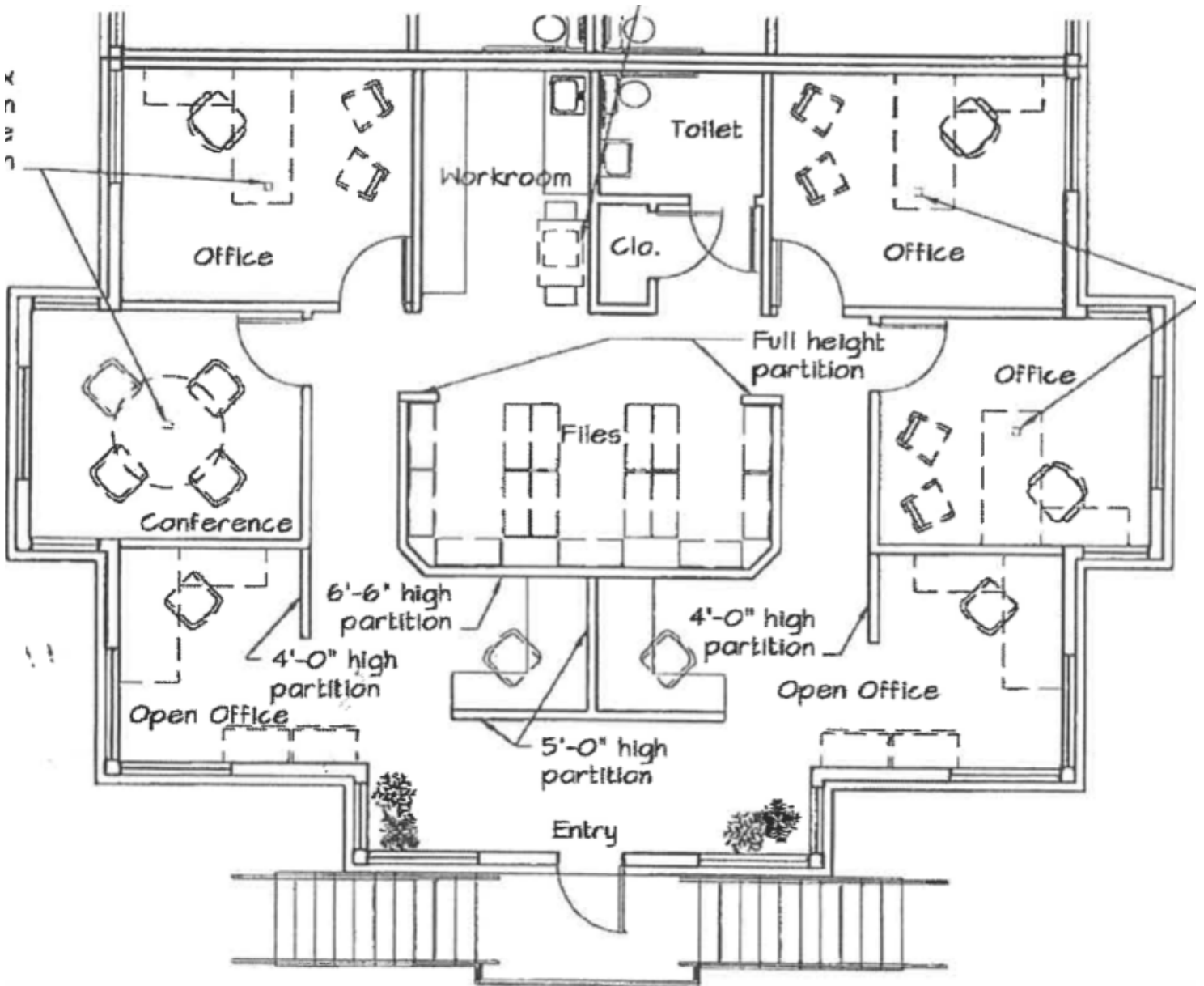


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FLOOR PLANS



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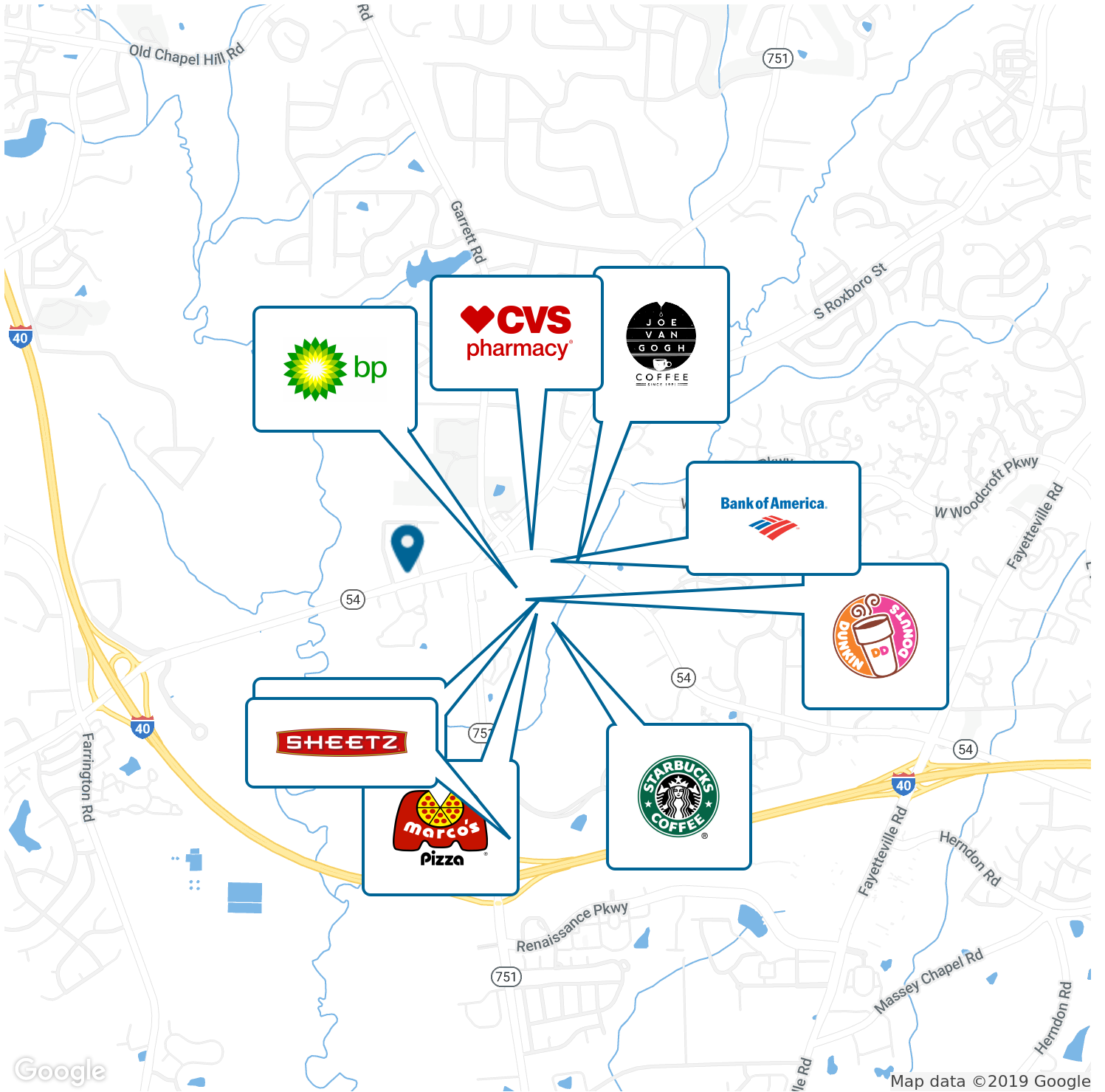
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RETAILER MAP



**JOHNNY WEHMANN**

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ADVISOR BIO 1



## JOHNNY WEHMANN

Vice President - Brokerage

jwehmann@realestateassoc.com

**Direct:** 919.287.2128 | **Cell:** 919.259.3618

## PROFESSIONAL BACKGROUND

Hometown: Chapel Hill, North Carolina

Johnny Wehmann brings a 13-year background of diverse real estate experience to Real Estate Associates. While Johnny practices commercial brokerage throughout the Triangle, he has found a niche working in Chatham, Durham and Orange Counties. Before joining REA, Johnny was working as a commercial real estate broker with Sperry Van Ness. Prior to that he was at Meridian Realty in Winston-Salem where he worked in commercial property management with a focus on retail and office properties; his clients ranging from local landlords to private equity fund managers. Johnny also spent several years as a Property Manager/Broker-in-Charge focusing on Multi-Family housing with developer/owner, Ticon Properties.

Outside of work, Johnny enjoys spending time with friends and family. He can regularly be found at local music venues and sporting events. He especially loves going on outdoor adventures with his wife Catherine, daughter Laney, and their two dogs, Dash and Emmie.

## EDUCATION

- Bachelors of Science Degree in Economics, East Carolina University
- Graduate, NC Realtors® Leadership Academy

## MEMBERSHIPS

- Licensed Real Estate Broker, North Carolina
- Rising Star Award, Orange-Chatham Association of Realtors®
- Member, Triangle Commercial Association of Realtors®
- Member, Orange-Chatham Association of Realtors®
- Member, Chapel Hill-Carrboro Chamber of Commerce
- Member, Chapel Hill Young Professionals
- Member, Bull City Business Leaders
- Volunteer, Mental Health Association of the Triangle

### REAL ESTATE ASSOCIATES

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