

2309 & 2315 Sparger Rd

2309 & 2315 Sparger Rd, Durham NC 27705

Unique Office Space For Lease



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THE SPACE

| | |
|---------------|---|
| Location | 2309 & 2315 Sparger Rd, Durham, NC, 27705 |
| COUNTY | Durham |
| APN | 0803-04-51-2101 |
| Cross Street | Hillsborough Road |
| Traffic Count | 9500 |

HIGHLIGHTS

- Two buildings: 2309 & 2315 Sparger Road, Durham, NC
- Located on the corner of Hillsborough and Sparger Roads
- 5.08 Acres - Main building is ±14,264 SF - fully conditioned
- Zoned OI(D) "Office Institutional with Development plan"
- Previous use was for fitness/wellness center | Comprehensive Plan calls for Commercial Zoning
- Virtual Tour: <https://player.vimeo.com/video/583194237>



POPULATION

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 2,615 | 28,293 | 99,396 |



AVERAGE HOUSEHOLD INCOME

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| \$108,406 | \$87,861 | \$88,017 |



NUMBER OF HOUSEHOLDS

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 1,070 | 13,123 | 40,989 |

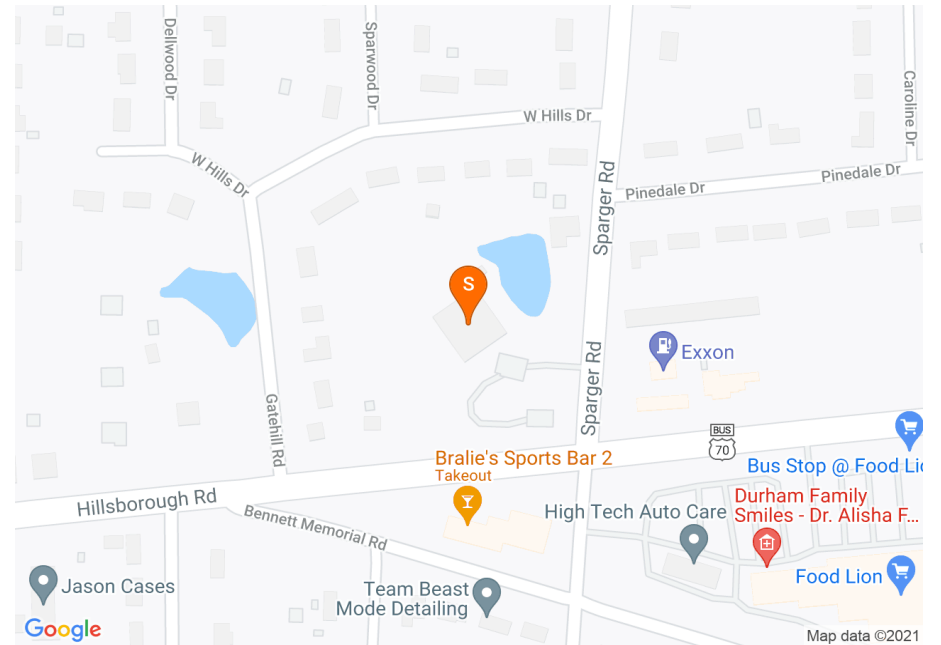
2309 SPARGER RD

- This building was previously a ±14,264 SF existing Health/Fitness center built in 1994. The property includes: lobby, office space, 6 clinical exam rooms (could be used as offices), conference room, gym, two locker rooms, indoor ADA accessible pool and whirlpool (needs modern finishes). Clear peak height 21+ feet Exterior wall 17+ feet.
- \$12.00 PSF + utilities and janitorial

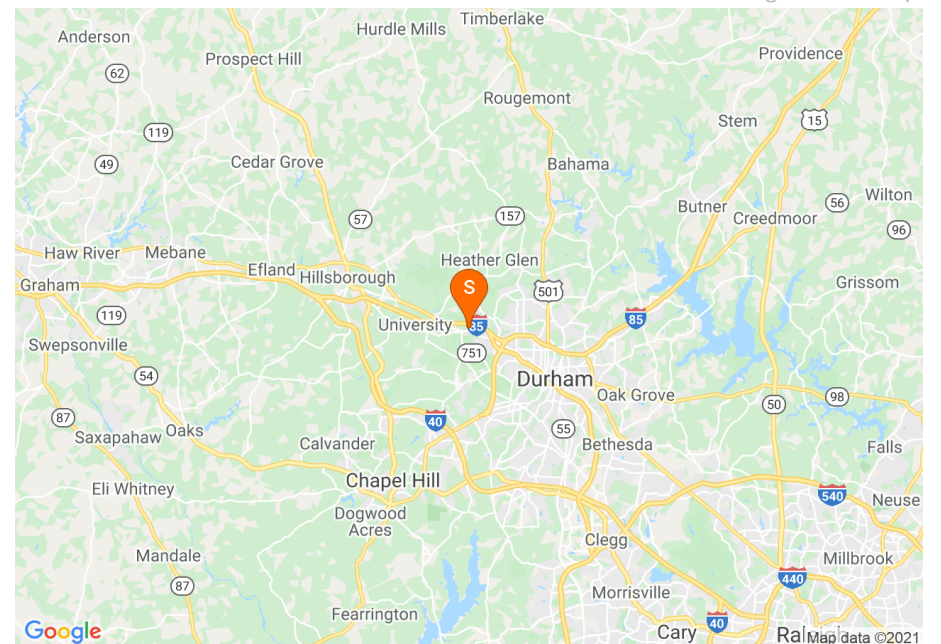
2315 SPARGER RD

- This ±3,106 SF office space built in 1954, but recently renovated in 2020. With lots of natural light and large windows, it could make for a beautiful office space.
- \$15.00 PSF + utilities and janitorial

Locator Map



Regional Map





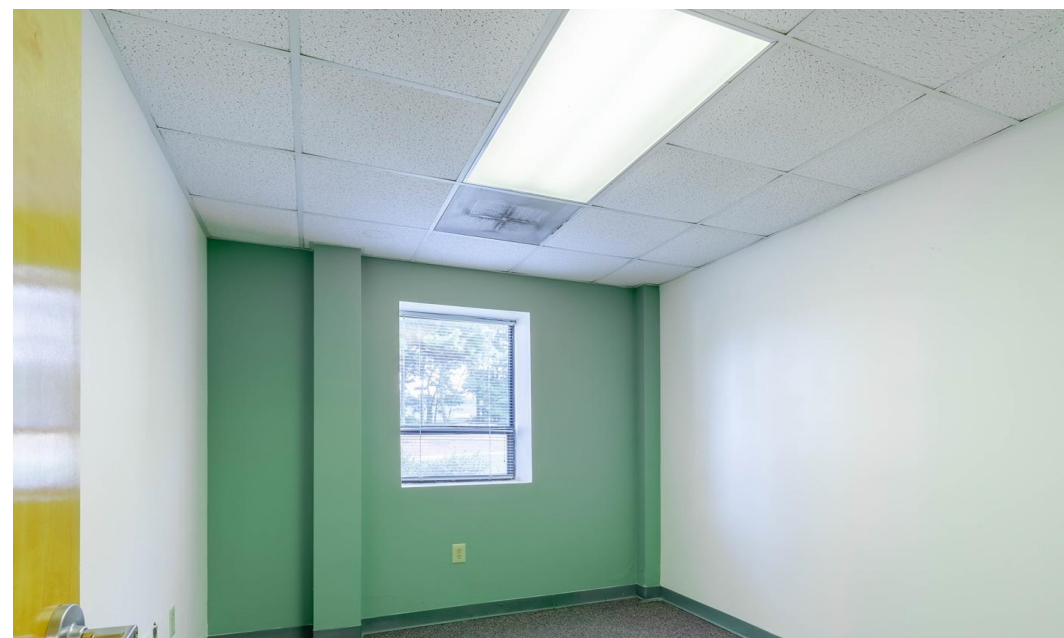
2309 Sparger Rd



Former Fitness Facility



Two Large Locker Rooms



Multiple Offices



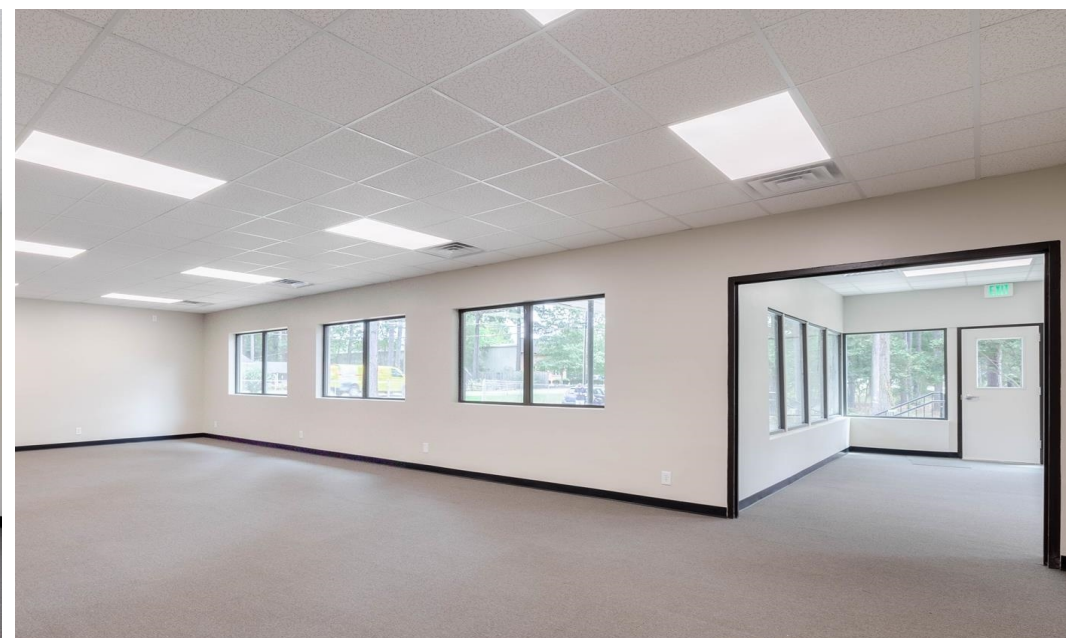
2315 Sparger Rd



Lots of Natural Light



Front Reception Area



Large Open Space

2309 & 2315 Sparger Rd

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Exclusively Marketed by:



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