

4119 CAPITOL STREET

MEDICAL OFFICE FOR LEASE OR SALE



CENTRAL CAROLINA
FOOT & ANKLE ASSOCIATES

DR. GARY LIAO
DR. MELISSA S. HILL

DR. ALAN E. SOTELO

TRI PROPERTIES

NAI Carolantic Realty

4119 CAPITOL STREET

FOR LEASE OR SALE

ADDRESS	4119 Capitol Street, Durham, NC 27704 Independence Park
BUILDING SIZE	Approximately 3,095 SF, Vacant as of January 31, 2021
YEAR BUILT	1991
ACREAGE	0.988 (double lot)
SALE PRICE/LEASE RATE	\$775,000.00 Vacant \$18.25 PSF, NNN
PIN NUMBER	083301060588
EXTERIOR CONSTRUCTION	Masonry
PARKING RATIO	4.68 spaces per 1,000 SF
FEATURES	<ul style="list-style-type: none">-Easy access to Hwy 501, I-85, and Downtown Durham-Close proximity to Durham Regional Hospital-Easy entrance and egress-Unique opportunity for ownership in established Independence Park
EXPANSION	Land will accommodate doubling building with associated parking
RECENT IMPROVEMENTS	Roof replaced May 2016 HVAC - 7.5 Ton Unit (Replaced 2020) HVAC - 2.5 Ton Unit (Replaced 2016)

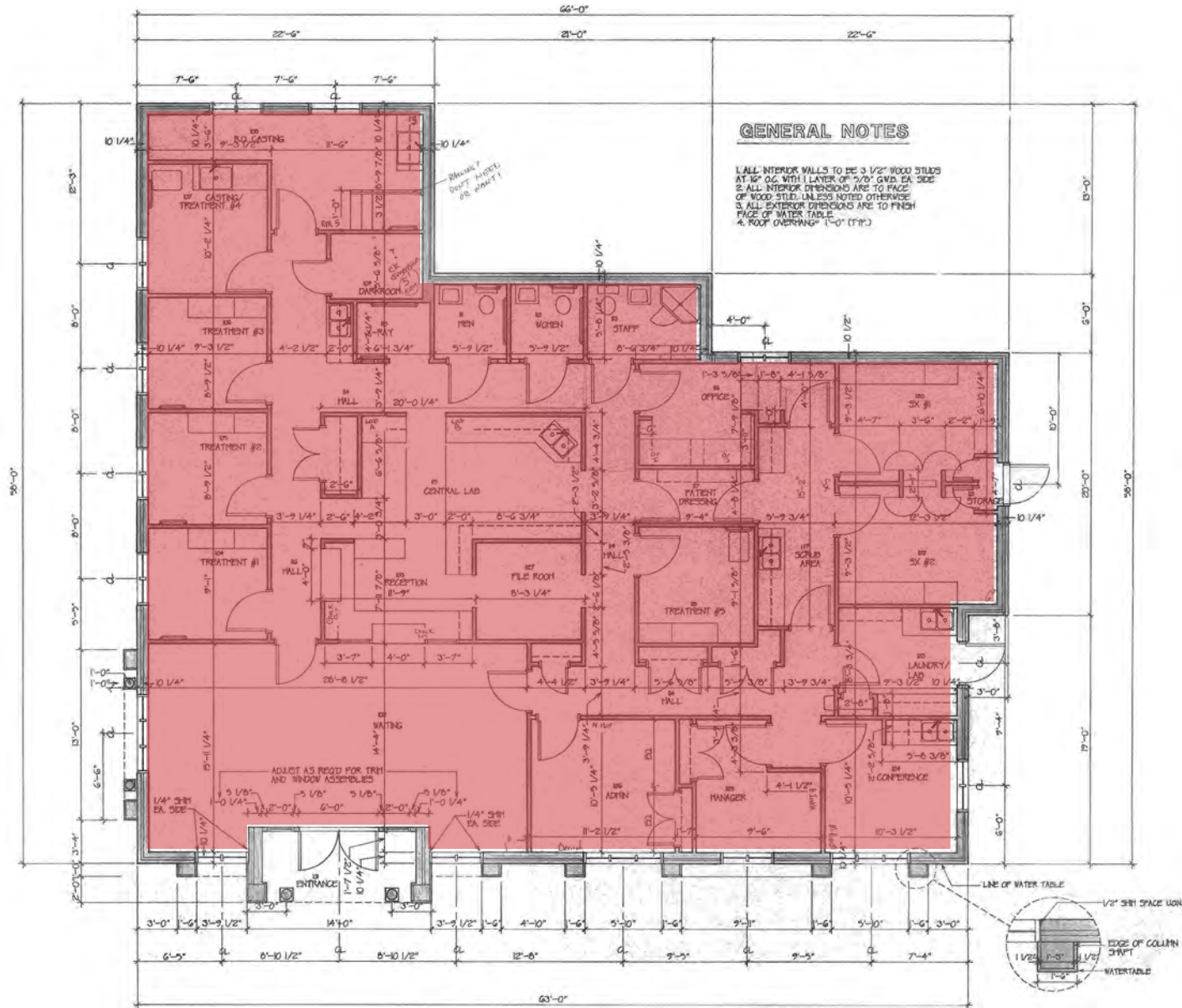
CONTACT

PAMELA S. MICHAEL | 919.369.1264 | pmichael@triprop.com

MICHAEL WALLACE | 919.219.1112 | mwallace@naicarolantic.com



FLOOR PLAN



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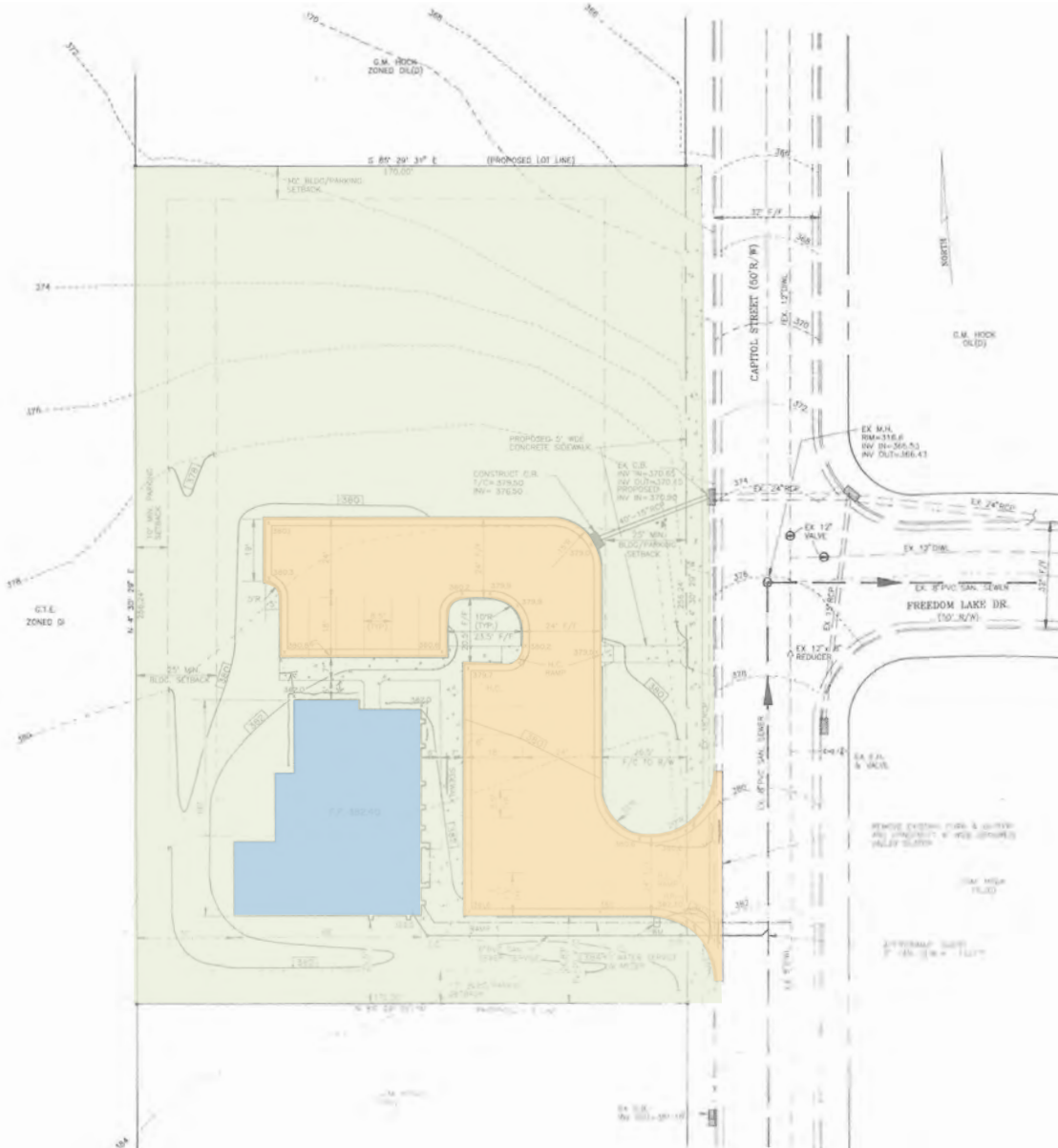
PROPERTY OVERVIEW

FLOOR PLAN

SITE PLAN

AREA INFORMATION

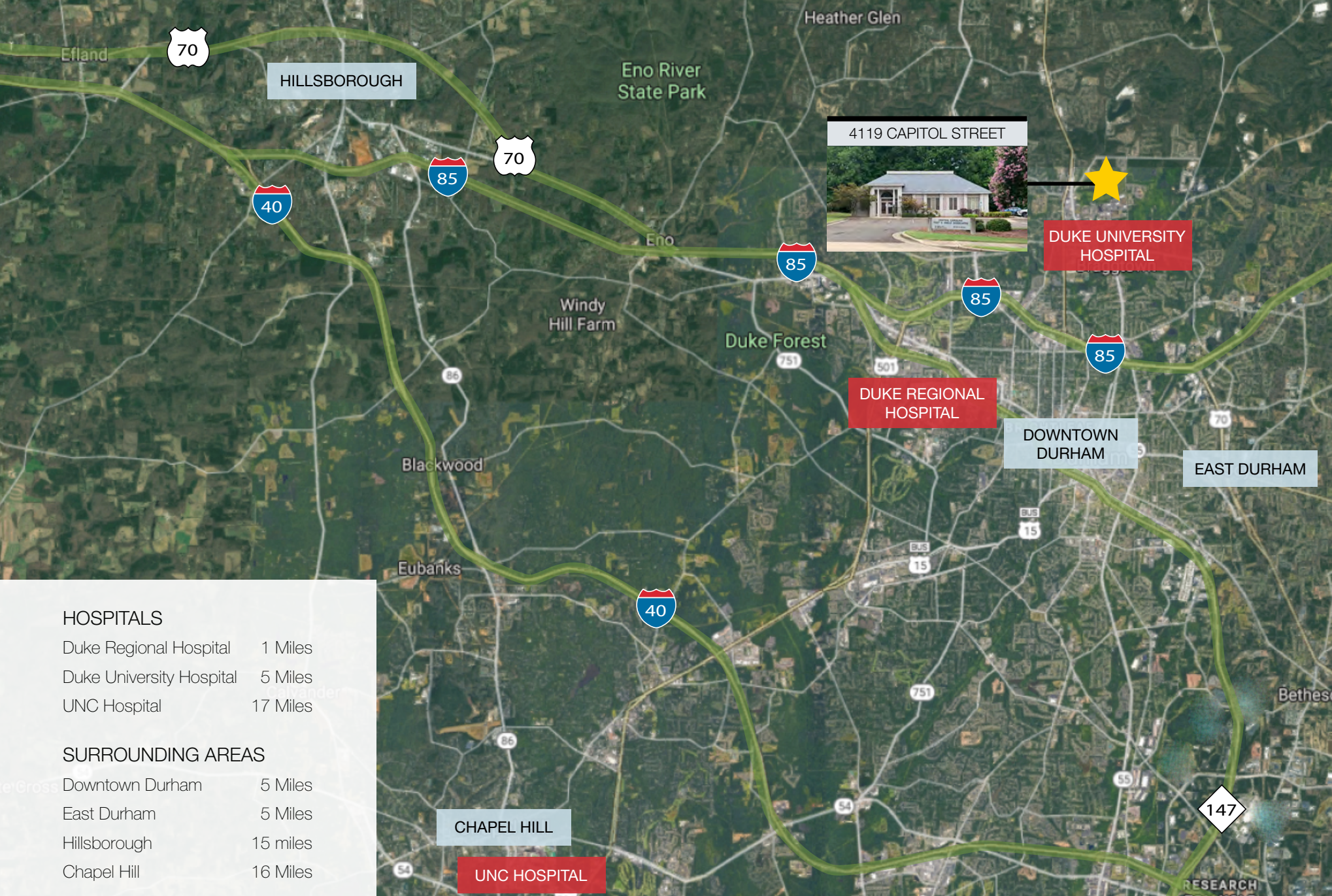
SITE PLAN



- LOT
- BUILDING
- PARKING

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PROPERTY OVERVIEW

FLOOR PLAN

SITE PLAN

AREA INFORMATION

HOSPITALS

- Duke Regional Hospital 1 Miles
- Duke University Hospital 5 Miles
- UNC Hospital 17 Miles

SURROUNDING AREAS

- Downtown Durham 5 Miles
- East Durham 5 Miles
- Hillsborough 15 miles
- Chapel Hill 16 Miles

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Ben Franklin Blvd

INDEPENDENCE PARK

501

BUS 501

W Carver St

DUKE REGIONAL HOSPITAL

N Roxboro St

Old Oxford Rd

RTP
DOWNTOWN DURHAM
CHAPEL HILL
RDU INTERNATIONAL AIRPORT
DOWNTOWN RALEIGH



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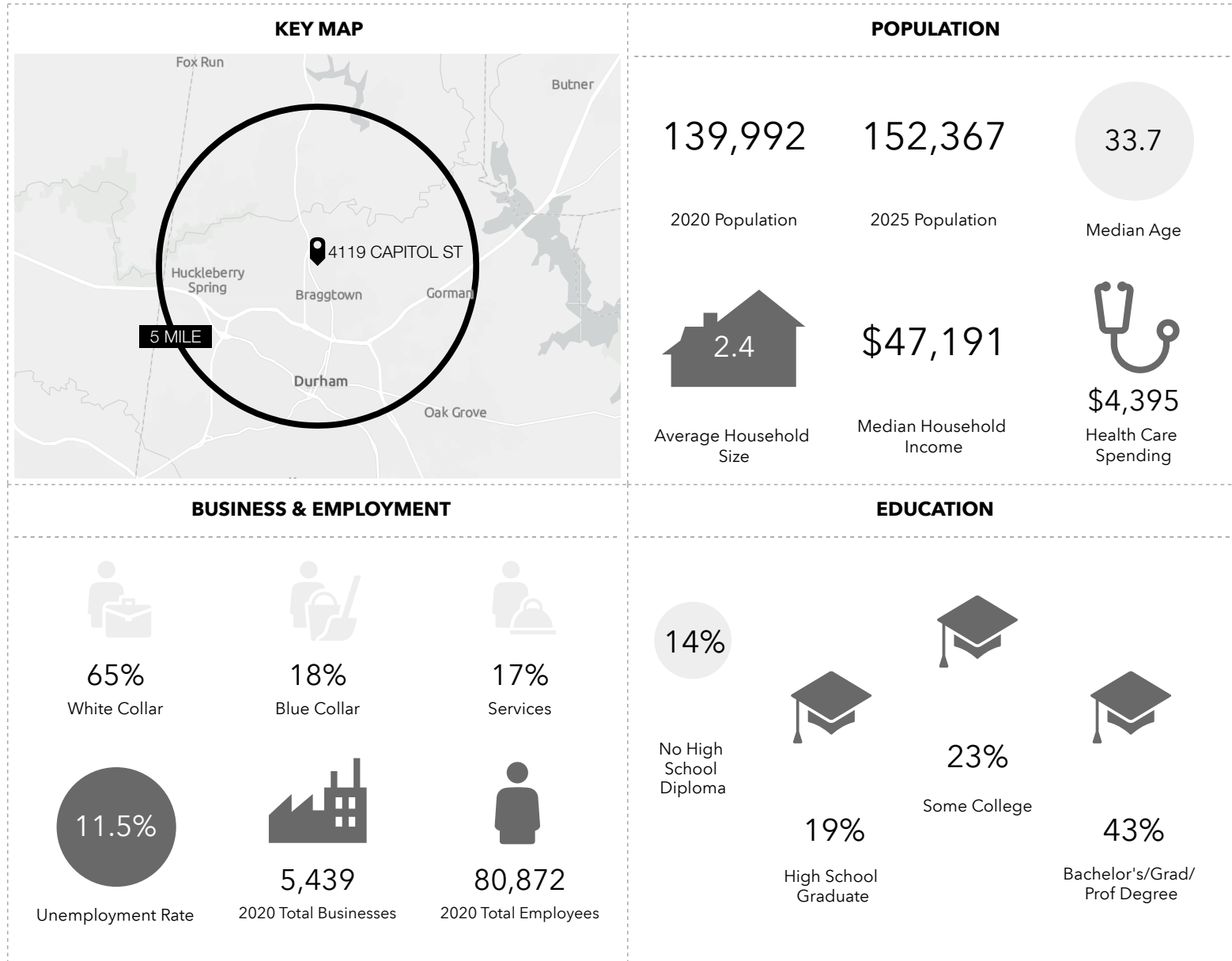
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DEMOGRAPHICS



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