



INVESTMENT OPPORTUNITY | FULLY LEASED MULTI-TENANT OFFICE BUILDING + 2 ADJACENT LAND PARCELS

FOREST CREEK BLDG. + LAND

4220 NC HWY 55, DURHAM, NORTH CAROLINA 27713

> THE OFFERING

Trinity Partners is pleased to serve as the exclusive advisor on behalf of the owner of Forest Creek Office Park, an office building in Durham, North Carolina, and for the sale of two adjacent land parcels. While the building and land parcels are being packaged together, they can be purchased together or separately. The 30,648 square foot office building is fully leased to seven tenants including MindPath Support Services, Inc., DispatchHealth Management LLC, NC Virtual Academy, and Families & Communities Rising. Land parcels are ideally suited for office, flex, or retail development (± 11.7 acres fronting NC Hwy. 55) and multi-family development (4.6 acres fronting Carpenter Fletcher Road).

> INVESTMENT HIGHLIGHTS

- Rare stabilized office investment opportunity, 100% leased
- Prominent Durham location on Hwy. 55, adjacent to Meridian Corporate Center and in the path of development
- Parcel A*, 11.7 acres fronting NC Hwy. 55, ideally suited for office, flex, or retail development (*subject to a recombination of ± 4.7 acres, as illustrated by dotted line, with 7-acre tract fronting Hwy. 55)
- Parcel B, 4.6 acres fronting Carpenter Fletcher Road, ideally suited for multi-famly development

> INVESTMENT SUMMARY

RENTABLE AREA	30,648 SF
PROPERTY	Multi-tenant office building, full-service lease structure + 2 adjacent land parcels
% LEASED	100%
TENANTS	7, including MindPath Support Services, Inc., DispatchHealth Management LLC, NC Virtual Academy, and Families & Communities Rising
AVG. LEASE TERM	5.5 years
NOI	\$295,775
SALE PRICE	<i>Under Contract</i> Building: \$4,750,000
	Parcel A: \$4,070,000 (± 11.7 acres)
	Parcel B: \$1,300,000 (4.6 acres)

CONTACT

SAM DIFRANCO, CCIM, SIOR, CEA
Partner, Brokerage Services
O: 919.674.3683 M: 919.604.2140
| sdifranco@trinity-partners.com

ESTHER AUSTIN
Director, Brokerage Services
O: 919.674.3695 M: 919.618.5484
eaustin@trinity-partners.com

