

# OFFICE FOR LEASE ERWIN TERRACE II

2812 Erwin Rd, Durham, NC 27705



COMMERCIAL REAL ESTATE SERVICES  
RALEIGH DURHAM



## PROPERTY DESCRIPTION

Erwin Terrace is a Class A mixed-use development adjacent to Duke University and Duke University Medical Center. The two buildings contain over 118,000 square feet of luxury apartments, offices, and street and ground-level retail. This rapidly growing area also includes a new 141-key AC Hotel by Marriott, 155 luxury apartment units under construction with an additional 90 planned, and a 793-unit Extra Space Self Storage under construction.

## PROPERTY HIGHLIGHTS

- Suite 206 - ±2,550 RSF office available
- Lobby directory and suite signage available
- Development has beautiful outdoor area
- Ample surface and structured parking
- Daytime population within a one-mile radius is 36,000+
- Traffic counts in excess of 20,000 vehicles per day

Karah Jennings McConnell  
kjennings@lee-associates.com  
O: 919.576.2502  
C: 919.817.0705

Christina Coffey  
ccoffey@lee-associates.com  
O: 919.591.2273  
C: 919.522.9915

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.  
No liability of any kind is to be imposed on the broker herein.

## LOCATION DESCRIPTION

The property is located in Durham within easy walking distance of Duke University and Duke University Hospital. The location is convenient to US 15-501 and NC 147/Durham Freeway.

## OFFERING SUMMARY

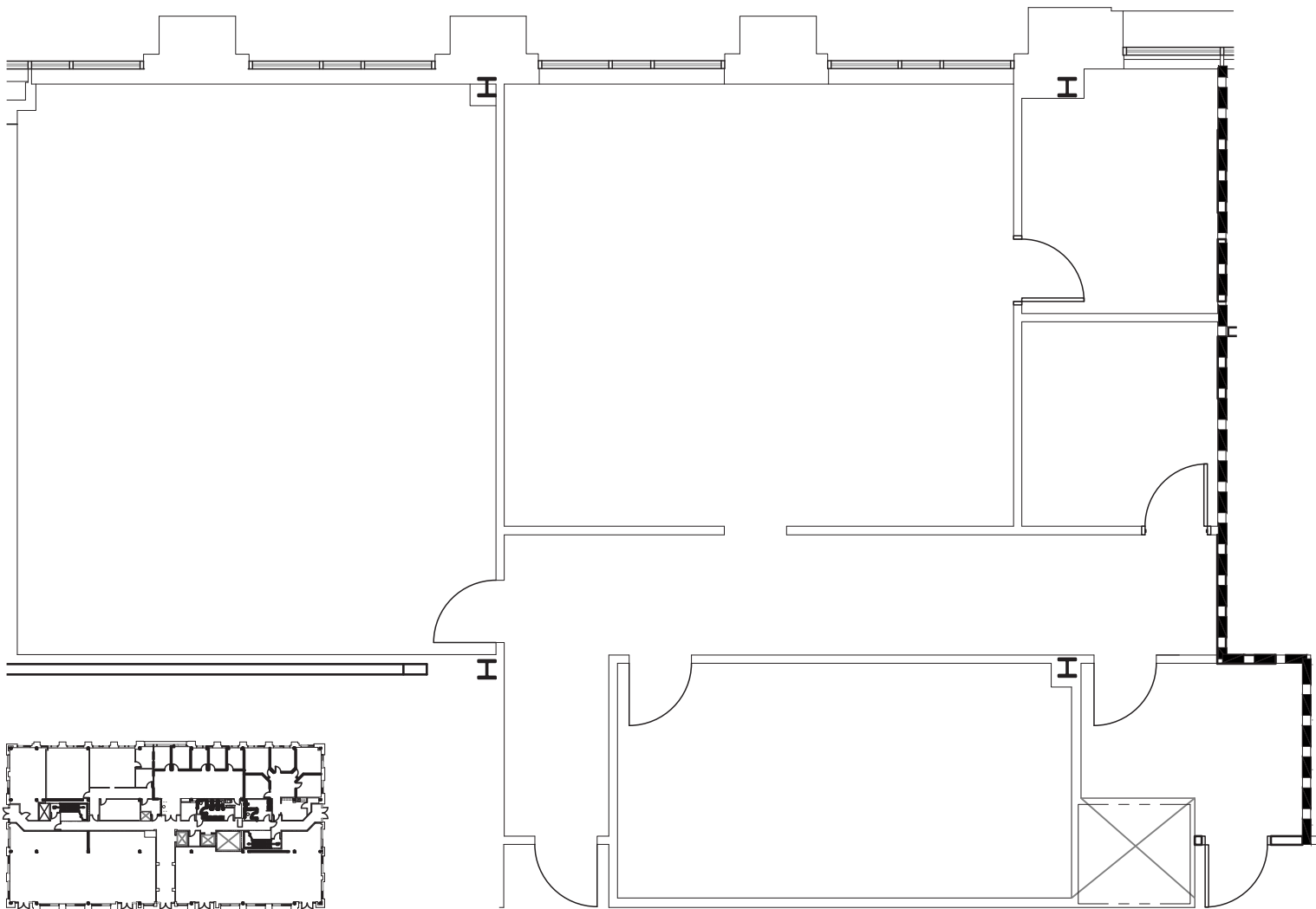
Lease Rate:	\$25.00 SF/yr (Full Service)
Available SF:	2,550 SF

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LEE &  
ASSOCIATES  
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KEY PLAN- 2,550 RSF

**SUITE 206**  
2,550 RSF

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### DISTANCES

Cameron Indoor Stadium	1.1 miles
Duke Chapel	0.9 miles
US 15-501	1.0 mile
Durham Freeway/NC 147	1.1 miles

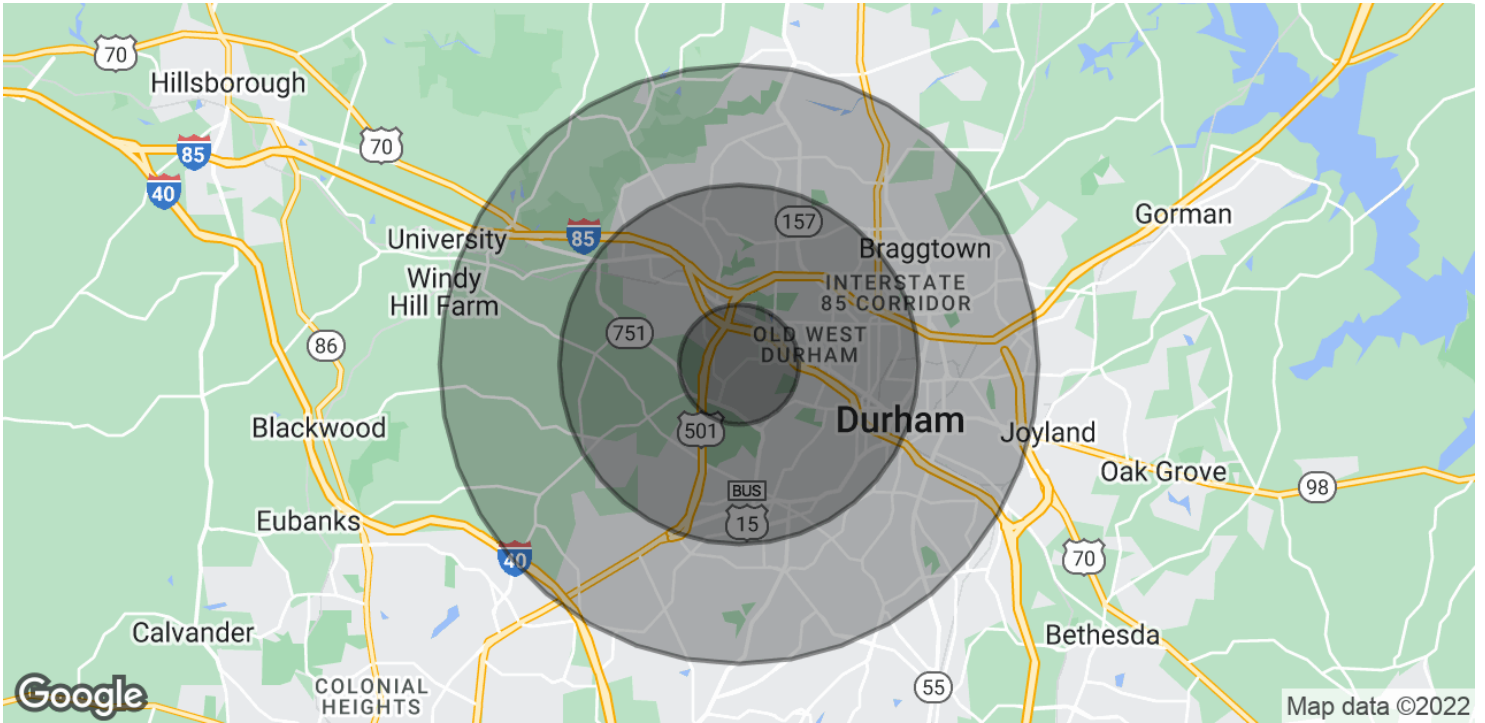
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,093	57,636	145,309
Average Age	26.9	33.7	35.2
Average Age (Male)	26.8	32.8	34.2
Average Age (Female)	26.4	35.1	36.1

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,122	26,894	65,961
# of Persons per HH	2.4	2.1	2.2
Average HH Income	\$38,902	\$75,338	\$72,260
Average House Value	\$175,083	\$332,785	\$276,022

\* Demographic data derived from 2020 ACS - US Census

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