

For Lease

4020 N Roxboro St.

Durham, NC 27704



Medical Office Space For Lease

Executive Summary



Second-generation medical office space is available for lease at 4020 N Roxboro Street, a professional medical office building situated within North Durham's established medical office submarket and approximately two miles from Duke Regional Hospital. The property fronts N Roxboro Street, a primary north-south corridor leading to downtown Durham carrying roughly 17,500 vehicles per day, offering excellent visibility and direct access for patients and staff.

The building is anchored by an established mix of healthcare providers including family and internal medicine, pediatrics, pediatric therapy, and dental practices creating a built-in referral environment and steady patient traffic. Recent capital improvements include a new building HVAC system, resurfaced parking lots, renovated common corridors and restrooms, a renovated elevator, and refreshed building exterior, positioning the asset as a modern, move-in-ready home for a medical or healthcare tenant.

With a 6:1,000 parking ratio plus available building and monument signage, the space is well suited to practices seeking a convenient, high-visibility location in one of Durham's most active medical nodes.

Address	4020 N Roxboro St, Durham, NC 27704
Lease Rate	\$26.50 PSF , NNN
TICAM	\$7.15 PSF
Building SF	41,588
Year Built	1984/Renovated 2024
Parking Ratio	6:1,000
Floors	2
Elevators	One Passenger
Signage	Building + Monument
HVAC	2024
Roof Age	2017 TPO
Zoning	OI

CAPITAL IMPROVEMENTS

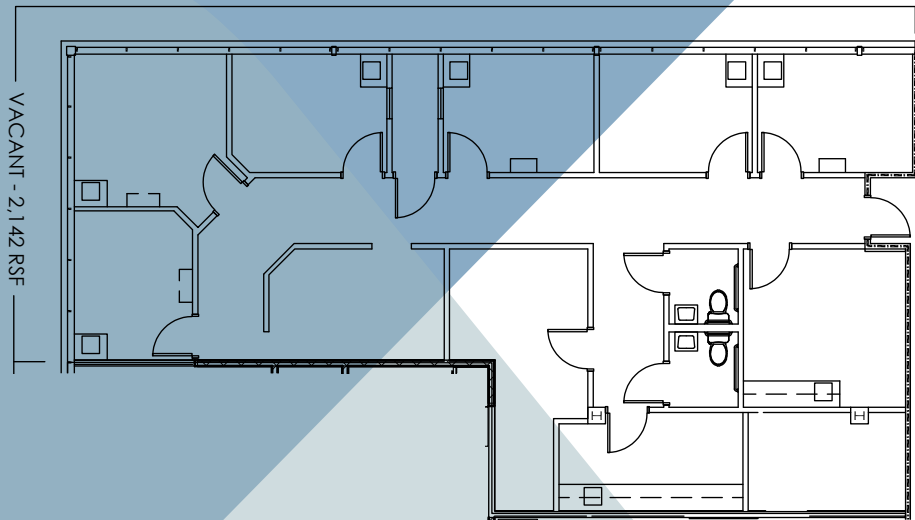
- Modernized Common Corridors
- Modernized Elevator
- New Building Systems
- New Parking Lots
- New Building HVAC
- Updated Signage

Property Photos

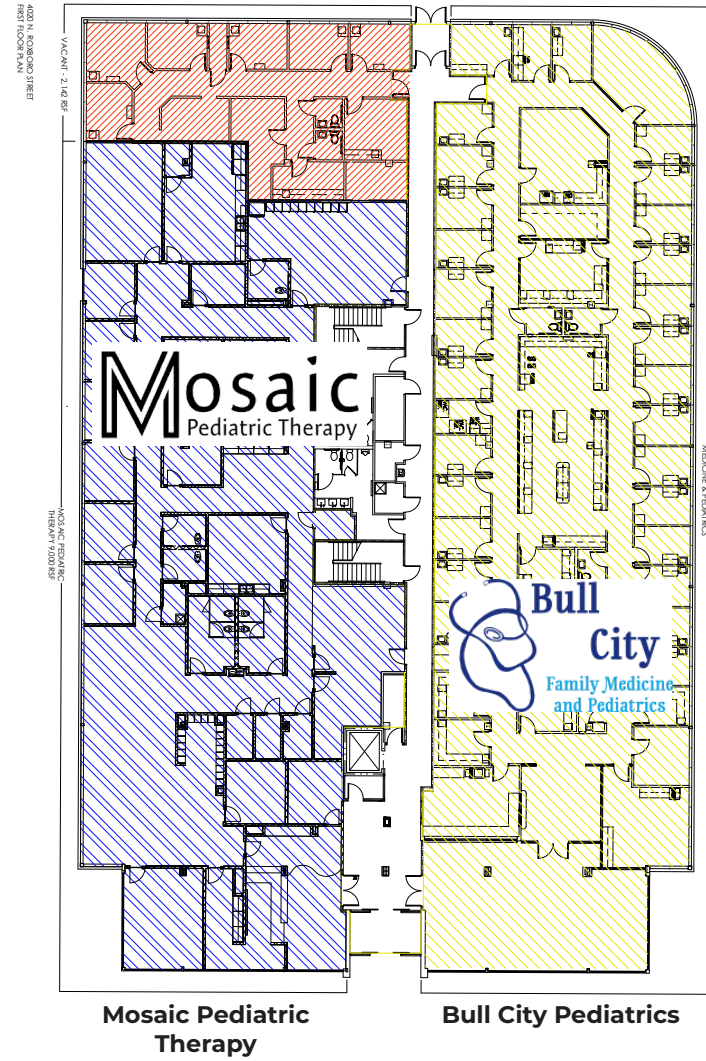


Availability | Floor Plans

First Floor:
Suite 175: 2,142 SF



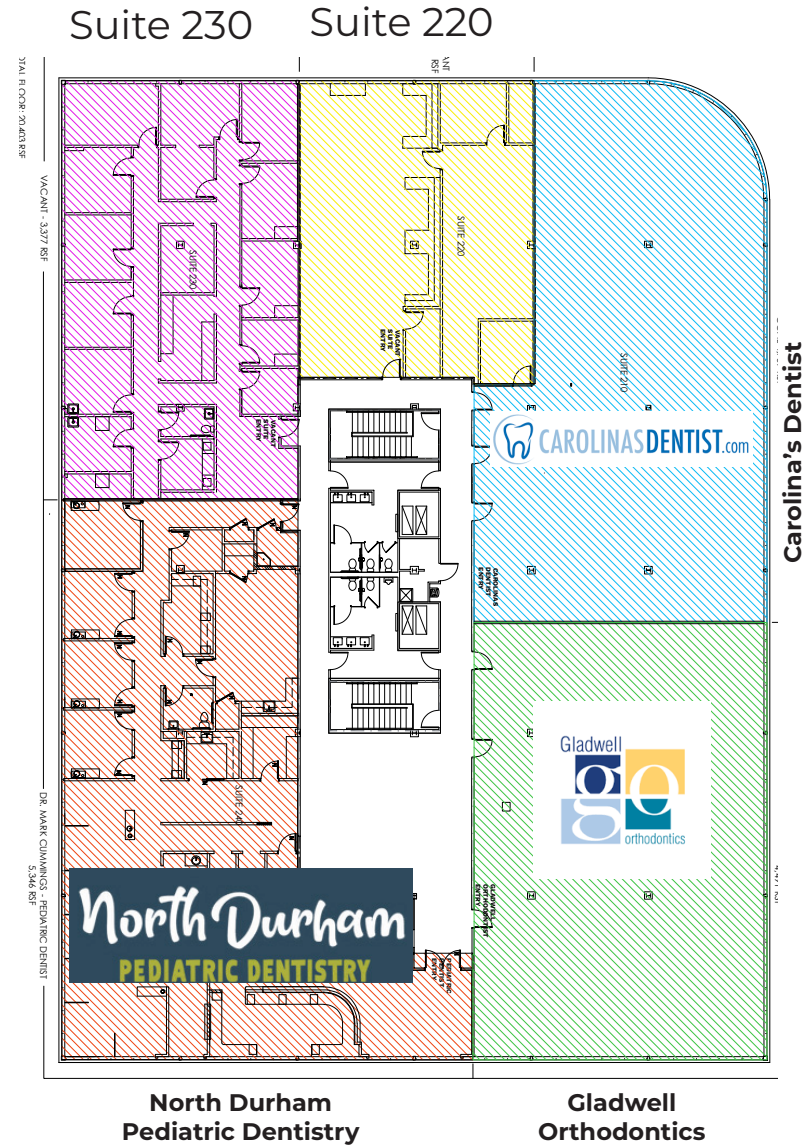
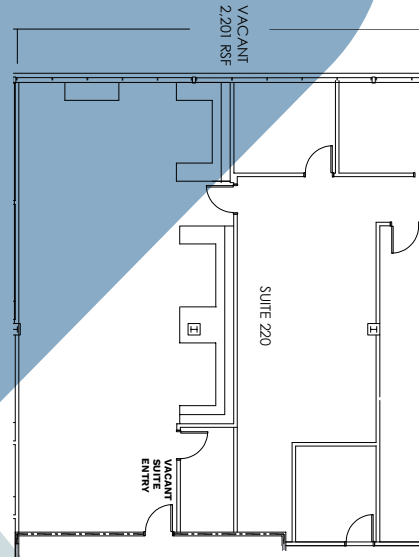
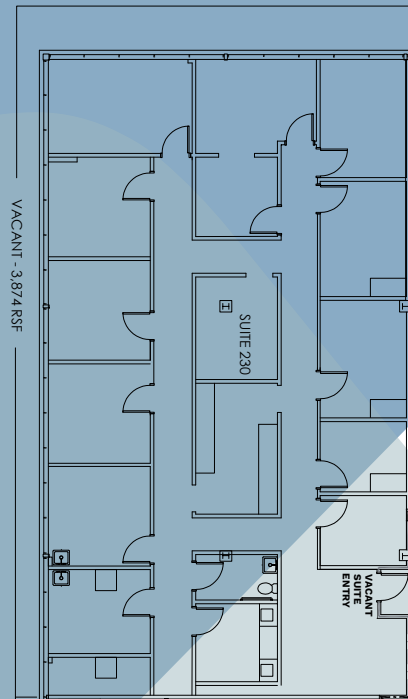
Suite 175



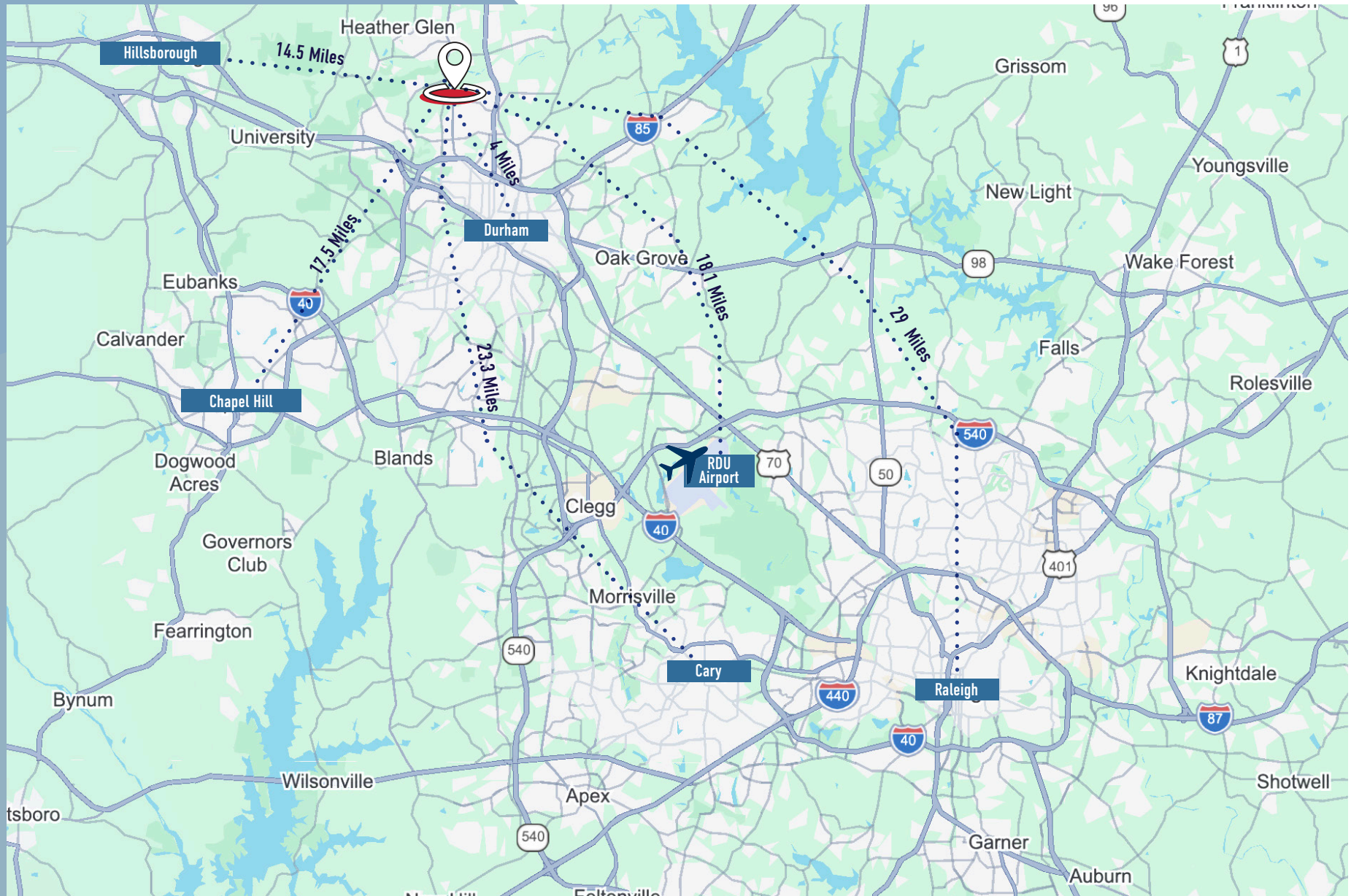
Availability | Floors Plans

Second Floor:

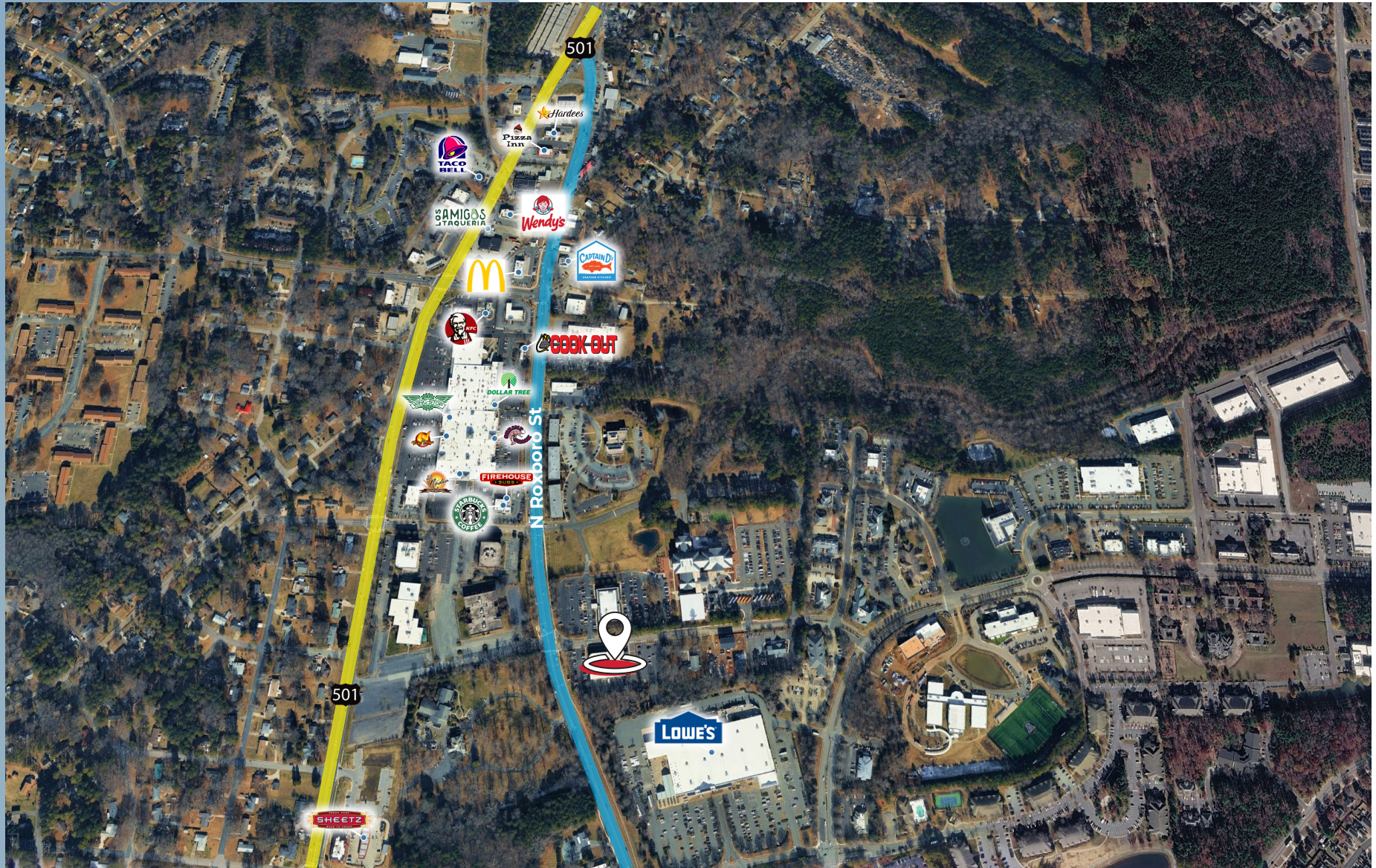
Suite 230: 3,377 SF Suite 220: 2,430 SF



Location Overview



Amenities Overview



Highlights & Demographics

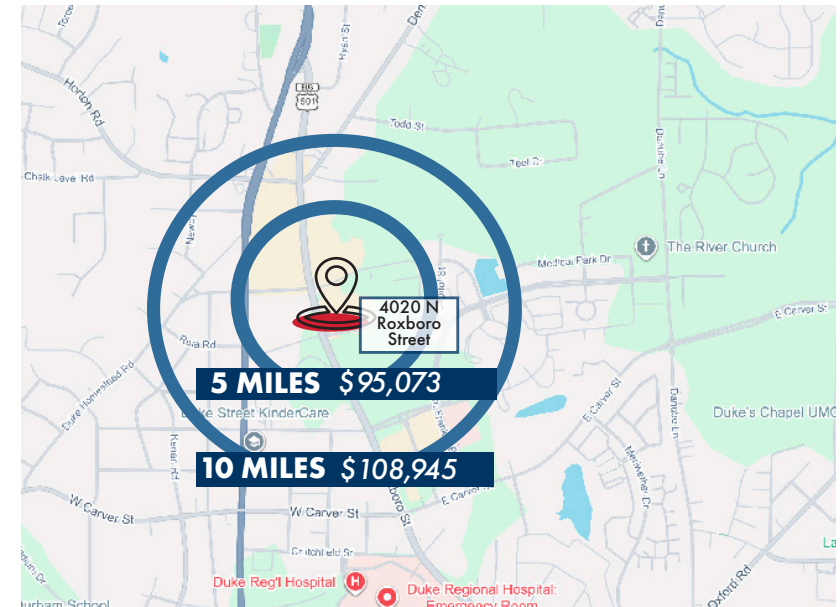
Location & Accessibility

- **Prime Cary Location:** The property is positioned along North Roxboro Street, one of Durham's main thoroughfares carrying roughly 17,500 vehicles per day and leading directly into downtown. The location offers strong visibility and monument signage within an established commercial corridor.
- **Convenient Parking and Walkability:** The building provides generous parking at a 6:1,000 ratio for tenants and visitors. Nearby amenities include three shopping centers within about 0.9 miles, plus restaurants and fuel stations along the corridor.
- **Proximity to Research Triangle Park:** The location benefits from being in the greater Research Triangle area, with easy access to I-85, I-40, and I-540 connecting to Research Triangle Park—one of the largest research parks in the country—as well as RDU International Airport and major regional employment centers.

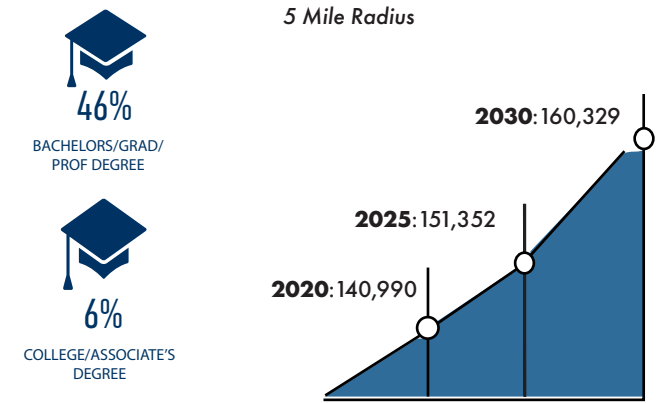
Demographics

	1 MILE	3 MILES	5 MILES
2025 Population	9,053	62,349	151,352
Average Household Income	\$73,194	\$96,745	\$95,073
Median Household Income	\$54,291	\$71,535	\$68,387
Total Households	3,572	26,419	61,675
Median Age	36.9	37.7	36.3

Average Household Income



Large, Rapidly Growing Population



Market Overview

Durham, NC



Durham Submarket

Durham, the anchor of North Carolina's Research Triangle, is one of the region's most dynamic places to live, work, and invest. Known as the "Bull City," Durham is home to Duke University, North Carolina Central University, and the world-renowned Research Triangle Park nearby. The city has built a national reputation as a hub for life sciences, biotechnology, and tech-driven startups, anchored by employers such as Duke University & Health System, IBM, and a fast-growing cluster of more than 700 bioscience companies across the state.



\$76,359

Median
Household
Income



Retail

Durham's retail landscape spans a mix of established regional centers and a rapidly redeveloping urban core. The Streets at Southpoint, the area's premier super-regional mall, anchors south Durham with more than 1.3 million square feet of national and luxury retailers. Downtown's American Tobacco Campus and Brightleaf District pair adaptive-reuse historic buildings with restaurants, breweries, and boutique retail, while new mixed-use towers continue to add ground-floor commercial space. Strong consumer spending power—supported by a highly educated workforce and rising household incomes—keeps demand healthy across both the suburban and downtown retail submarkets.



159,000

Total Employees



20,000 +

Total Businesses



Expansion

Durham's economy continues to expand through strategic investment across life sciences, technology, and downtown redevelopment. Recent announcements include IONNA—an EV charging network founded by major automakers—selecting Durham for its global headquarters with a \$10 million investment and 200+ jobs, and a top-25 global pharmaceutical company committing \$200 million to a 175,000-square-foot gene-therapy production facility. Downtown is being reshaped by nearly 50 active development projects, including the 27-story Novus tower and a large-scale publichousing redevelopment delivering hundreds of new mixed-income units through 2026. Major infrastructure investments and the Durham Rail Trail are further enhancing connectivity across the city and to Research Triangle Park.



RCR
RALEIGH-WILMINGTON

Market Overview

RALEIGH-CARY-DURHAM-CHAPEL HILL RESEARCH TRIANGLE AT A GLANCE

The Research Triangle (the “Triangle”) is distinctly known as a national front runner in economic and population growth. This region in the North Carolina Piedmont incorporates the Raleigh-Cary-Durham-Chapel Hill CBSAs which has grown to over 2.4 million residents. The Raleigh-Cary metro area has experienced remarkable growth of 10.2% since 2020, reaching 1.6 million people, while Durham-Chapel Hill grew 6.6% to approximately 621,000 residents during the same period.

Projections through 2030 indicate the region will continue as one of the nation’s leaders in population growth, with some Triangle counties experiencing a cumulative five-year population change of 56.8%.

The Triangle is best known and aptly named for the triangular proximity of its renowned major universities—University of North Carolina in Chapel Hill, Duke University in Durham and North Carolina State University in Raleigh. As demand for talent escalates, global employers are finding a home in the area to access this professional, highly-educated workforce, but also due to the relative cost savings they can achieve when compared to gateway cities such as New York, Boston, and Washington D.C.

Companies are going to where they can find the best employees for their money, and the Triangle is leading the nation, as evidenced by the fact that the area is one of the nation’s fastest growing “large city” populations in the country. People from all over the country are migrating to the Triangle for the work-life balance and central location with drive times of just two hours to coastal beach fronts and three hours to mountain retreats. The region is home to 7,000+ companies, including 700+ international corporations, with nearly \$3 billion in R&D funding annually and 65,000 bachelor’s degrees awarded each year.

#1	#	#3	#5	#4	#8
Raleigh named Best Large City in America <i>WalletHub (2025)</i>	Raleigh ranks #1 Best City for Recent College DP <i>(2025)</i>	Raleigh is 3rd Happiest City in America <i>SmartAsset (2025)</i>	Raleigh is #5 Among STEM Job Growth Index <i>RCLCO STEMdex (2025)</i>	Raleigh is #4 out of 50 Best Places to Live in the US <i>Money (October 2022)</i>	Raleigh is #8 Safest Large City in the US <i>Far & Wide (2024)</i>



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