

# Presidential Park West

2330 Presidential Drive, Durham, NC 27703

## COMING SOON

## 55,590 SF Flex Space



### NOW PRE-LEASING FLEX SPACE FIRST QUARTER 2020 ANTICIPATED DELIVERY

- From 3,400 - 55,590 Square Feet
- Numerous restaurants within walking distance
- Close proximity to RDU airport & Research Triangle Park
- Convenient to Durham Freeway, I-40 and I-540
- Sprinklered
- Docks & Drive-Ins
- Possible uses include: service, distribution, & life sciences



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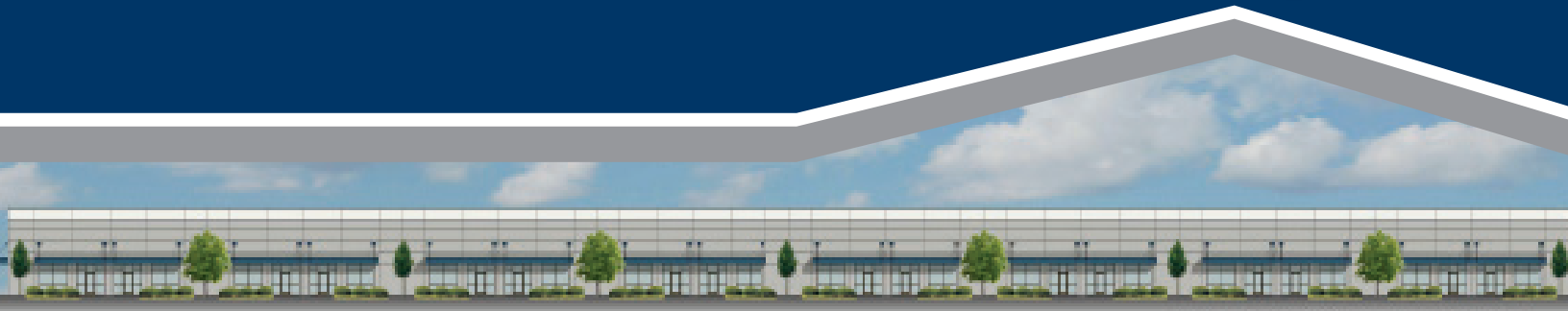
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# PRE-LEASING

# Flex Space



## BUILDING FEATURES

**Building Size:** 55,590 sf

**Column Spacing:** 31'5" x 36'

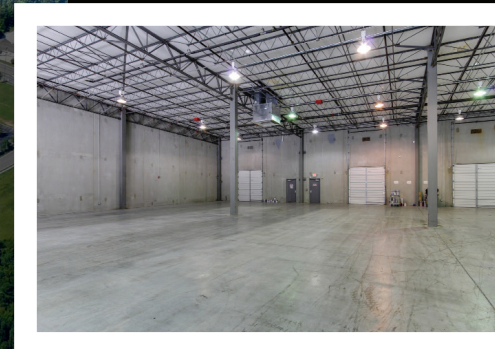
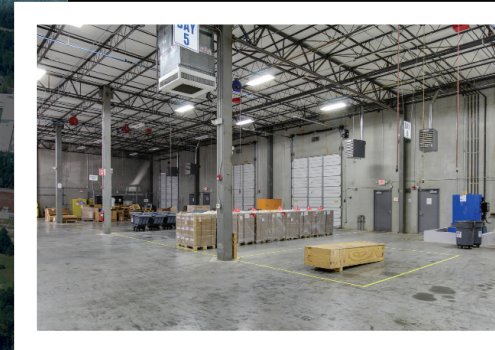
**Ceiling Height to joist to deck:** 22' to joist & 24' to deck

**Parking:** 2.3 per 1,000 sf

**Fire Protection:** Wet system

**Electrical Service:** 3 phase 120/20 volt - Duke Energy supplies 300/500 KVA

**Floor Thickness:** 5"



### From Presidential Park West, To:

Raleigh-Durham International Airport (RDU):	8 miles/12 minutes
Research Triangle Park (RTP):	1 mile/2 minutes
Brier Creek Shopping Center:	4.5 miles/9 minutes
Durham Freeway (Highway 147):	1.5 miles/4 minutes
Interstate 40:	4.5 miles/8 minutes
Interstate 540:	4.5 miles/8 minutes

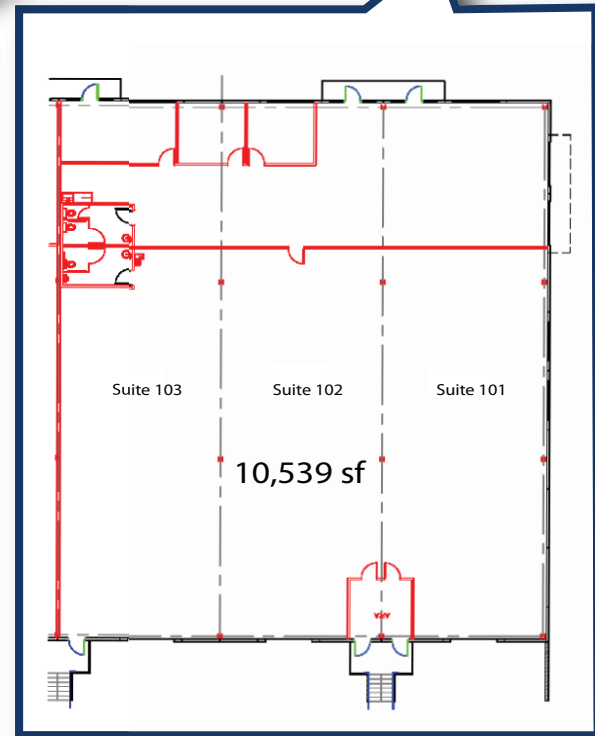
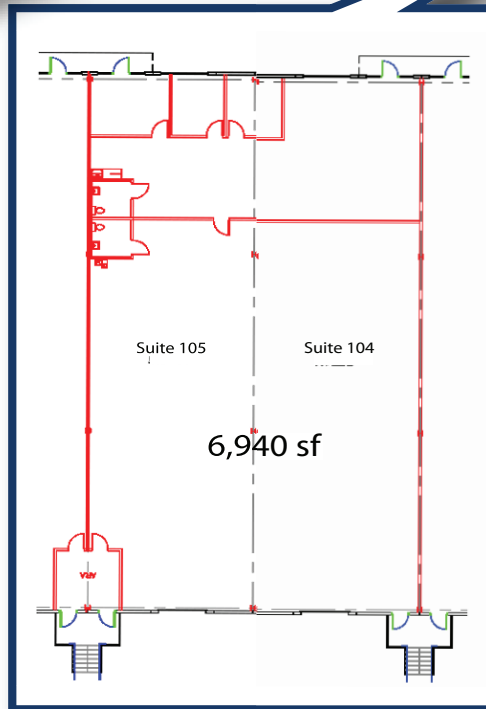
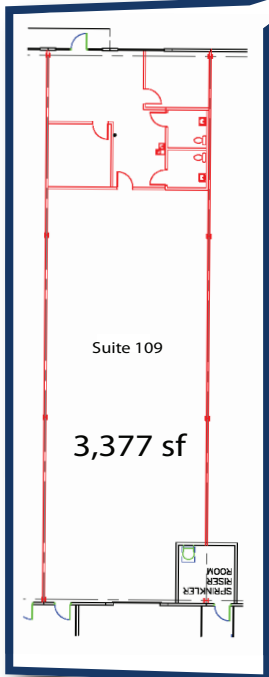
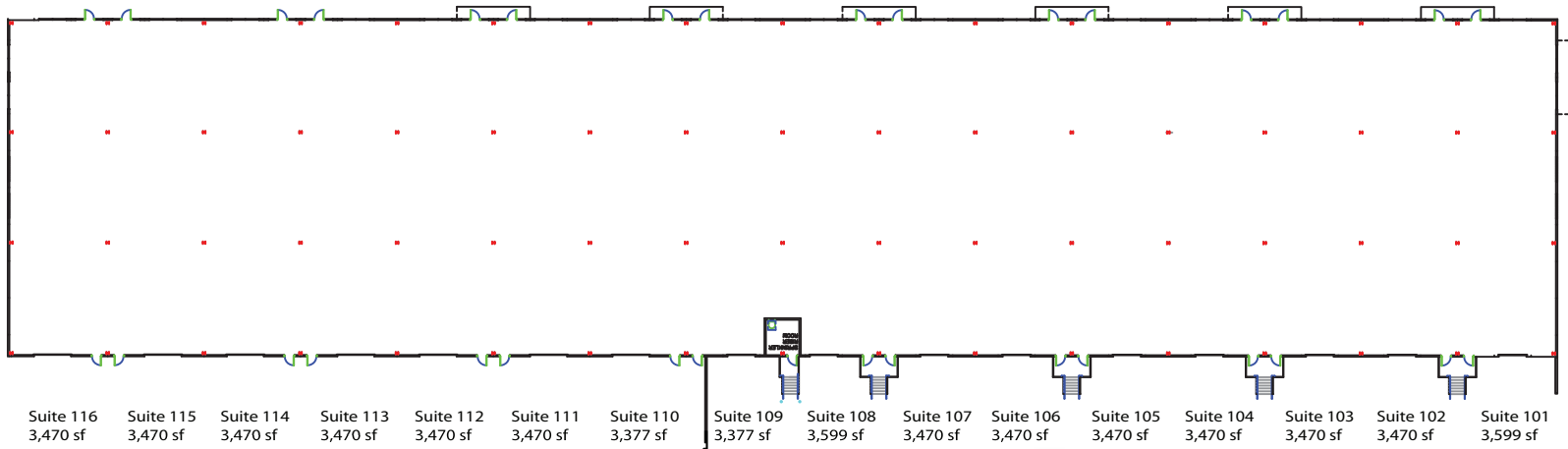
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### Floorplan layout



\* Floorplans are for illustrative purposes only & are not to scale

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Demographics	1 Mile	3 Miles	5 Miles
2019 Population	1,555	30,659	115,918
Households	579	12,993	49,043
Average Age	34.90	35.80	36.20



Traffic Counts	Vehicles Per Day
South Miami Boulevard/ Presidential Drive	29,314
T.W. Alexander Drive/ Presidential Drive	22,226