



4015 University Dr. Durham, NC 27707

BB&T Plaza | Office & Retail

Retail suites available in retail center. Anchored by BB&T bank and Neo-China.

Great South Durham location at University Drive and Shannon Road. Close proximity to 15-501, NC-751, Hope Valley, Target, Sam's Club and more!

Click on property photos to be redirected to more images and a panoramic view of the building.

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Lease Rate:  
**\$16.95**  
PSF NNN

Est. TICAM:  
**\$4.20**  
PSF NNN



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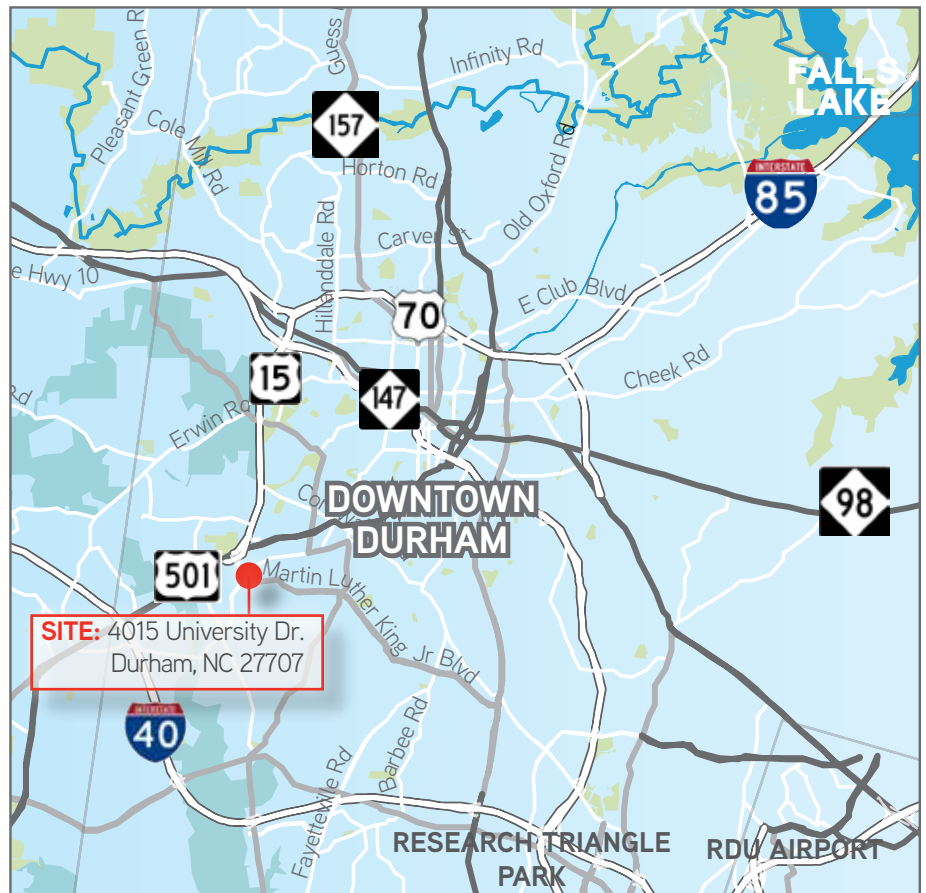
## BB&T Plaza | Office & Retail



### PROPERTY FEATURES

- › Lease Rate: \$16.95 PSF NNN
- › Est. TICAM: \$4.20 PSF
- › Total Shopping Center SF: 26,426 SF
- › Less than three miles from Duke Hospital & Duke University
- › Within a 3 mile radius of ~43,392 professional employees
- › Frontage on University Drive with 18,000 Avg. Annual Daily Traffic. 52,000 AADT on 15-501 and 23,000 on MLK Jr. Pkwy.
- › Neighboring Tenants include: Kennon Craver Law Firm, BB&T, NeoChina, etc. bringing numerous professional tenants and patrons to the property daily.
- › Parking Ratio: 4.28 per 1,000

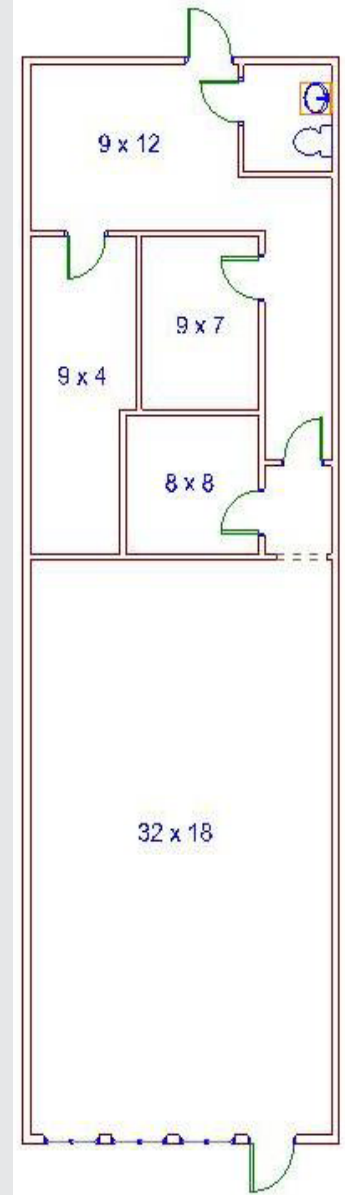
### LOCATION MAP



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SUITE B-1 - ±1,186 SF



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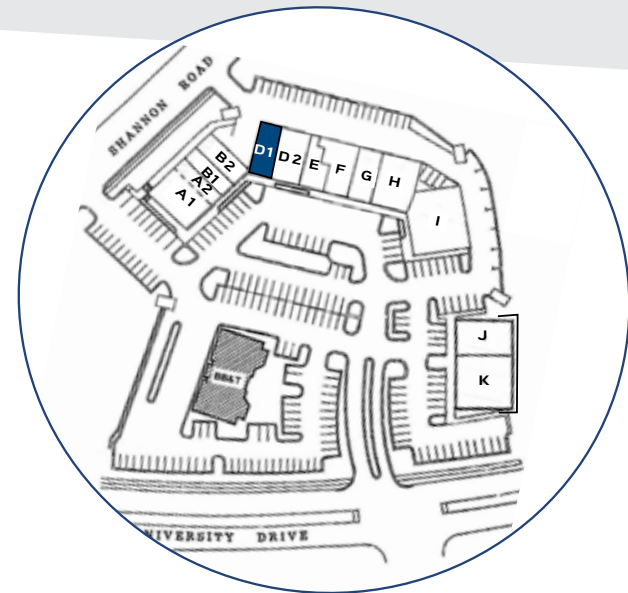
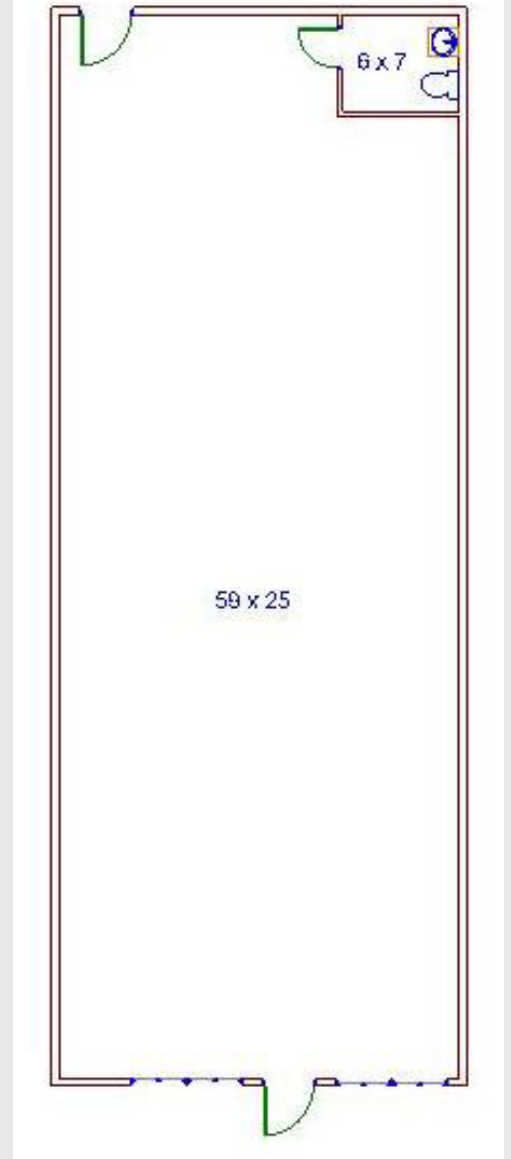
**SUITE B-2 - ±1,575**  
*Available with 30 days notice*



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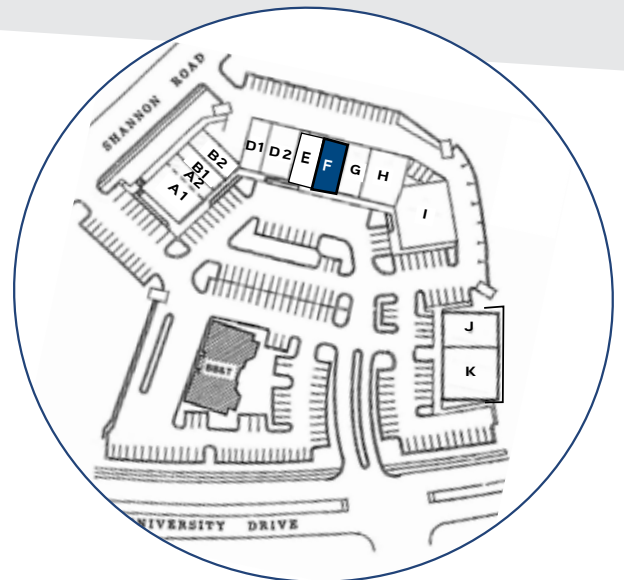
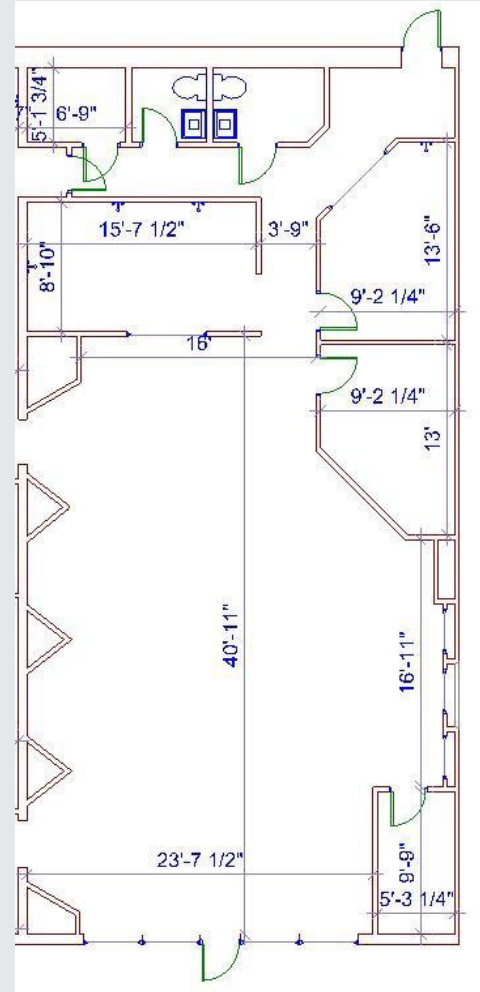
SUITE D-1 - ±1,615 SF



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# BB&T Plaza | Office & Retail

SUITE F - ±1,750 SF





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### TOP 10 DURHAM EMPLOYERS

| Top 10 Durham Employers               |           |
|---------------------------------------|-----------|
| Employer                              | Employees |
| Duke University & Health System       | 34,863    |
| IBM                                   | 10,000    |
| Durham Public Schools                 | 4,600     |
| GlaxoSmithKline                       | 3,700     |
| Blue Cross & Blue Shield of NC        | 3,200     |
| Durham City Government                | 2,437     |
| Fidelity Investments                  | 2,400     |
| Quintiles Transitional Corp.          | 2,300     |
| Research Triangle Institute (RTI)     | 2,300     |
| Veteran's Affairs (VA) Medical Center | 2,162     |

### 2017 DEMOGRAPHICS - 5 MILES



**Current Population**  
179,193



**Projected Population (2020)**  
195,267



**Average Household Income**  
\$76,687



**Total Households**  
75,469

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Duke University Hospital



Duke University



Durham Performing Arts Center



South Square Shopping Center



American Tobacco Campus



North Carolina Central University



### BB&T PLAZA...

is located within 5 miles of many of the major economic drivers of Durham including:

- > Duke University Hospital,
- > Duke University,
- > DPAC,
- > American Tobacco Campus,
- > NC Central University.

The heart of Downtown Durham, which is realizing a tremendous redevelopment boom, is easily accessed by 15-501 and just 15 minutes away.

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Duke University Hospital has been recognized as one of the world's great health care providers by such publications as TIME and U.S. News & World Report.

A full-service tertiary and quaternary care hospital, Duke University Hospital is licensed for 938 acute care beds and 19 adult psychiatry beds.

> #1 IN NORTH CAROLINA

> #1 IN RALEIGH-DURHAM

> NATIONALLY RANKED HOSPITAL

> 2ND LARGEST PRIVATE EMPLOYER IN NC

> \$2.539 BILLION, OPERATING REVENUES

Duke University Hospital in Durham, NC is ranked nationally in 13 adult and 9 pediatric specialties. It was also high-performing in 1 adult specialty, as shown below. It scored

high in patient safety, demonstrating commitment to reducing accidents and medical mistakes. Duke University Hospital is a 819-bed general medical and surgical facility with 37,698 admissions in the most recent year reported. It performed 16,966 annual inpatient and 21,368 outpatient surgeries. Its emergency room had 70,086 visits. Duke University Hospital is a teaching hospital with 98 buildings on 201 acres, 16,318 employees.

**Adult Specialties:** This hospital was among 144 facilities—roughly 3 percent of the 4,743 analyzed for the latest Best Hospitals rankings—to be ranked in even one of the 16 specialties.

**Pediatric Specialties:** This hospital was one of 89 facilities that were ranked in at least one of 10 specialties in the 2014-15 Best Children's Hospitals.

**Patient Satisfaction:** Under a federal program, most U.S. hospitals now sample recently discharged patients and ask them about their stay. In a year's worth of surveys, here's how this hospital's patients responded to a key question, along with averages within the state and nationally.





Younger than most other prestigious U.S. research universities, Duke University and graduates consistently ranks among the very best. Duke's home campus is situated on nearly 9,000 acres in Durham, N.C, a city of more than 200,000 people. Duke also is active internationally through the Duke-NUS Graduate Medical School in Singapore, Duke Kunshan University in China and numerous research and education programs across the globe. More than 75 percent of Duke students pursue service-learning opportunities in Durham and around the world through DukeEngage and other programs that advance the university's mission of "knowledge in service to society".

Duke Athletics, part of the Atlantic Coast Conference, fields teams in 26 NCAA Division I varsity sports. The Blue Devils have won national championships in men's basketball, lacrosse and soccer, and women's golf and tennis.

Duke Medicine integrates patient care with the clinical, training and research programs of the Duke University Health System, Duke University School of Medicine and Duke University School of Nursing. Duke University Hospital is the flagship of the broader Health System, which also includes two community hospitals (Durham Regional Hospital and Duke Raleigh Hospital) and more than 200 ambulatory care clinics.

## **DUKE BY THE NUMBERS:**

- > **14,600 Students Enrolled**
- > **8,280 Campus Employees**
- > **171 Buildings & Systems on 201 Acres**
- > **Campus Spans 8,722 Acres**
- > **\$2.35 Billion Operating Revenue**

## **DUKE RANKINGS:**

- > **#2 College in the South**
- > **#13 Research University**
- > **#22 Private College**
- > **#23 University Overall**

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