

FOR LEASE



# HOCK PLAZA II

615 Douglas Street | Durham, NC 27705



CAPITAL  
ASSOCIATES®

# HOCK PLAZA II

615 Douglas Street | Durham, NC 27705

<b>PROPERTY TYPE</b>	General Office or Medical Outpatient Uses
<b>BUILDING SIZE</b>	86,400 SF
<b>AVAILABLE SF</b>	57,600 SF
<b>LEASING RATE</b>	Contact Broker
<b>LEASE TYPE</b>	Full Service
<b>YEAR BUILT</b>	2005
<b>COUNTY</b>	Durham
<b>LOCATION</b>	Durham, NC
<b>FLOORS</b>	3
<b>PARKING</b>	Surface: 60 Covered: 312



**BRET MULLER**  
919.523.4200  
bmuller@capitalassociates.com

**WES JOHNSON**  
919.422.4853  
wjohnson@capitalassociates.com

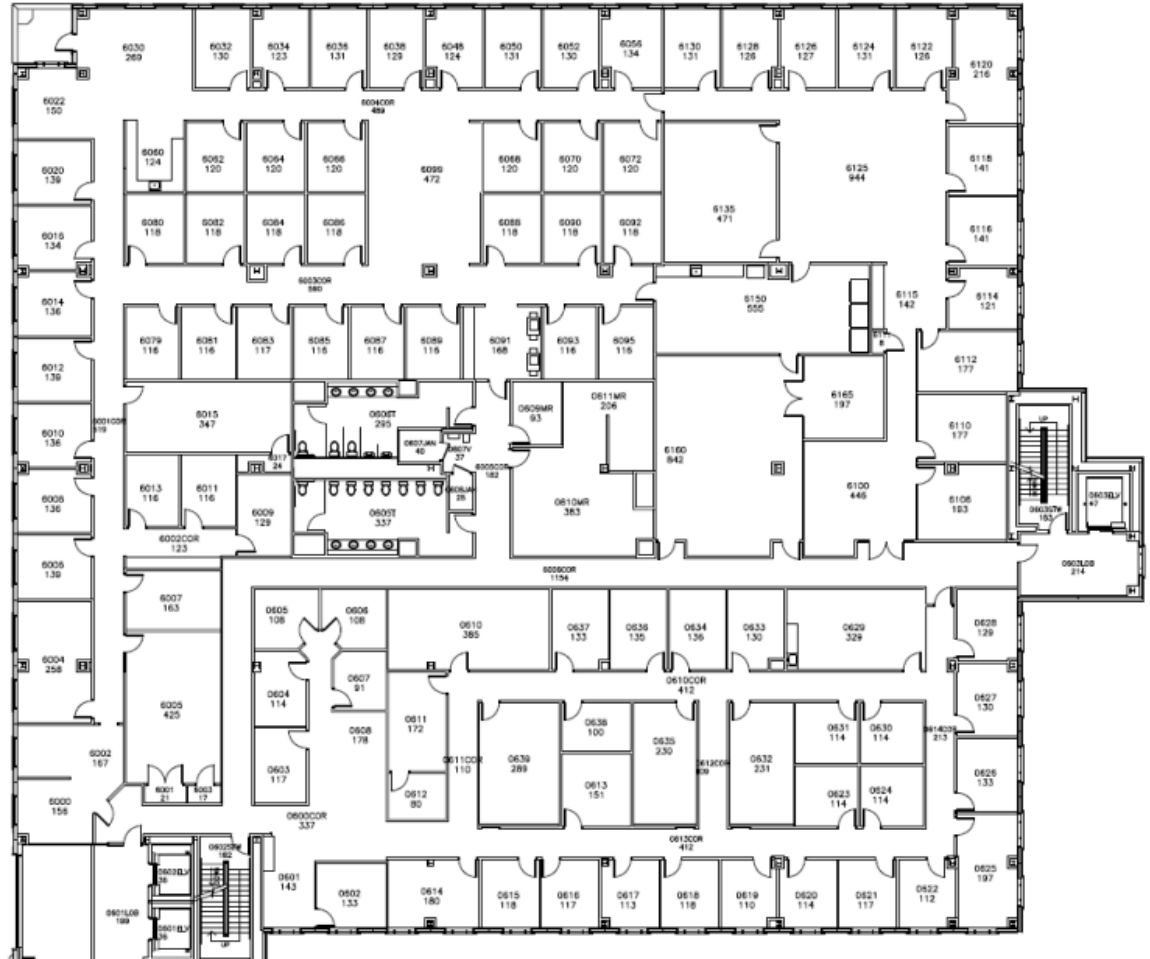


# HOCK PLAZA II

615 Durham Street | Durham, NC 27705

**AVAILABLE**

Sixth Floor  
28,800 SF



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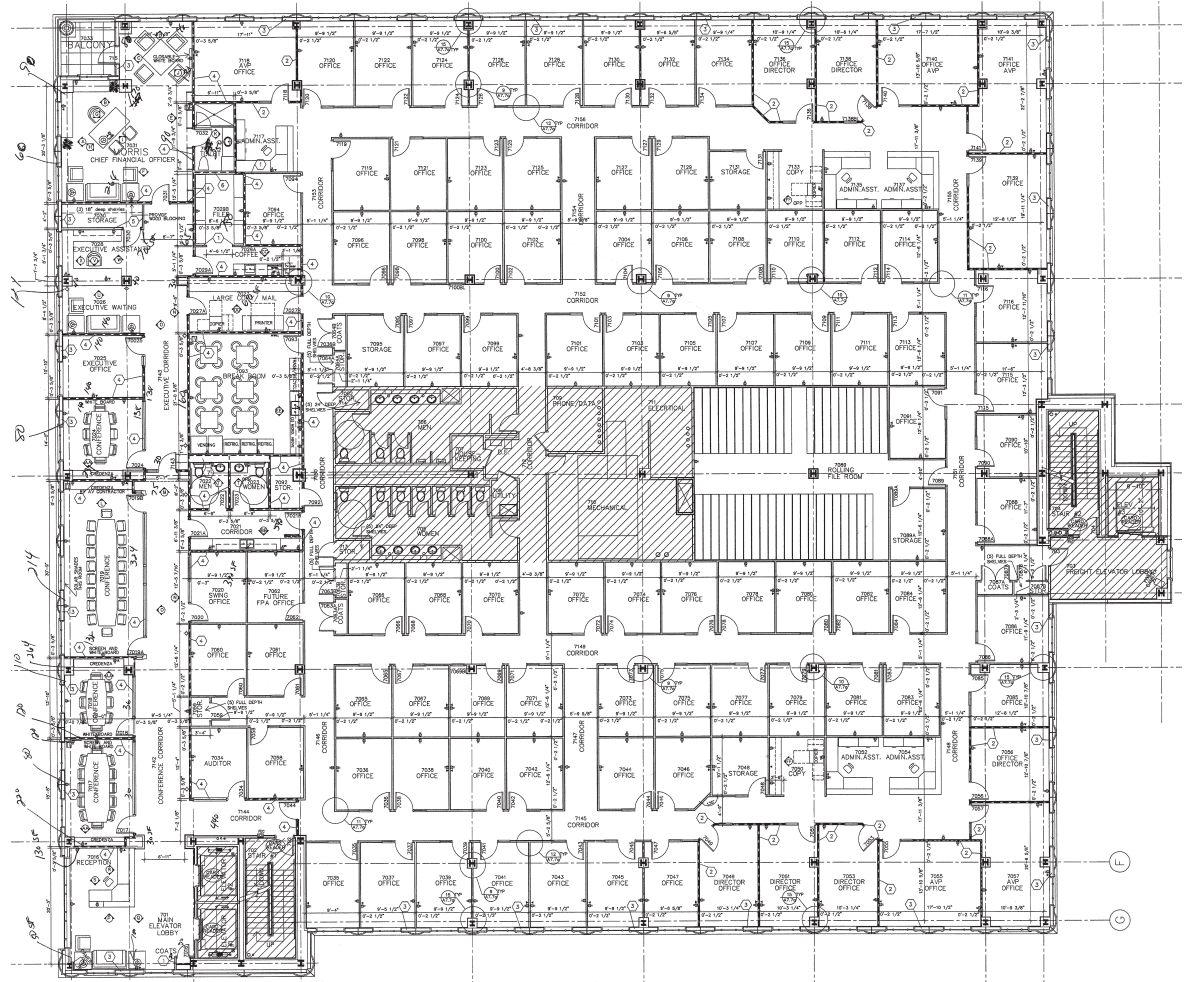


# HOCK PLAZA II

615 Durham Street | Durham, NC 27705

**AVAILABLE**

Seventh Floor  
28,800 SF



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# HOCK PLAZA II

615 Douglas Street | Durham, NC 27705

## PROPERTY HIGHLIGHTS

Hock Plaza II is a multi-story office and medical outpatient building located in Durham's Duke medical district near Duke University Hospital and Duke University's campus. The building features structured parking, efficient floor plates, and proximity to major healthcare institutions and research facilities in the Durham-Chapel Hill market.

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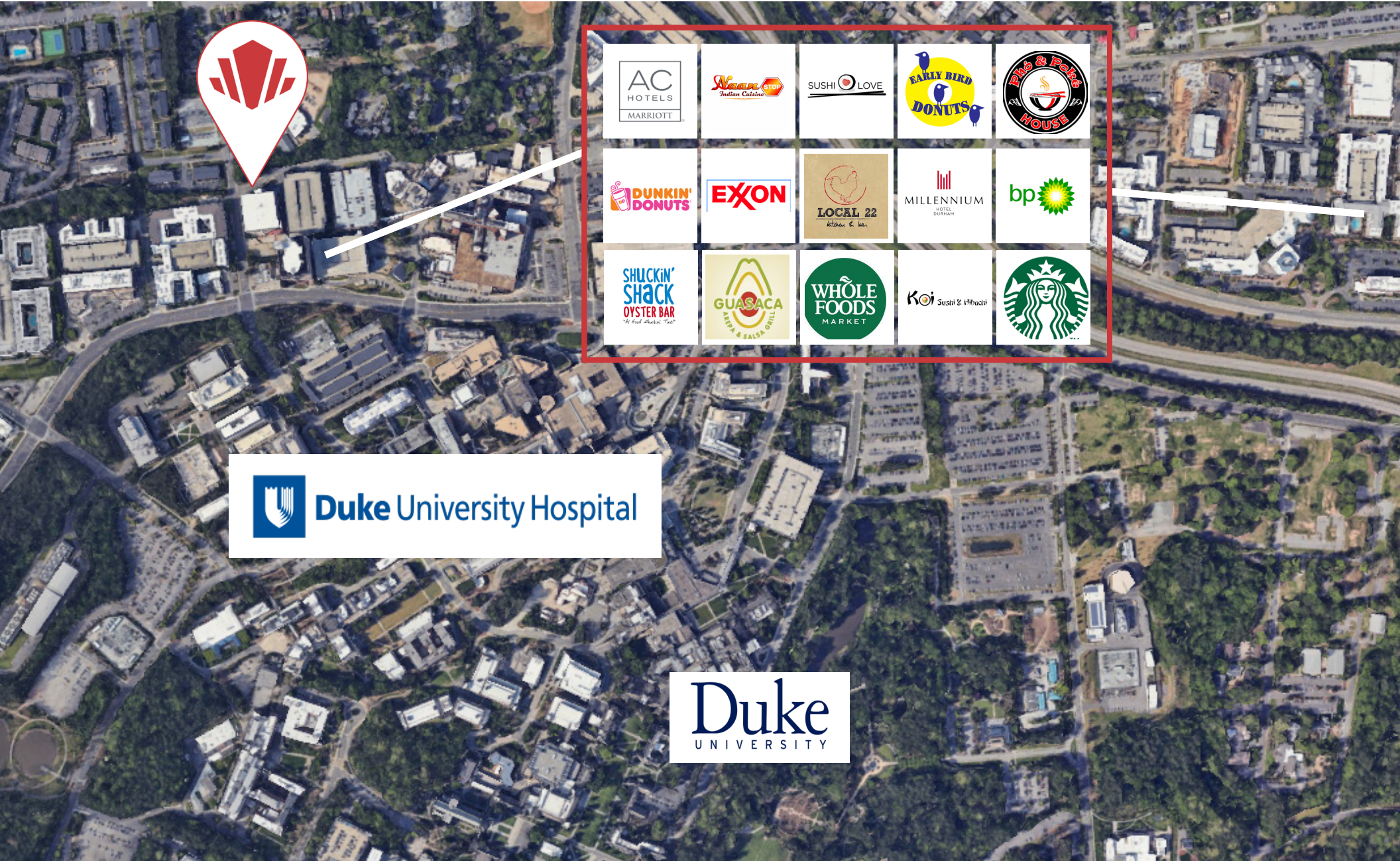
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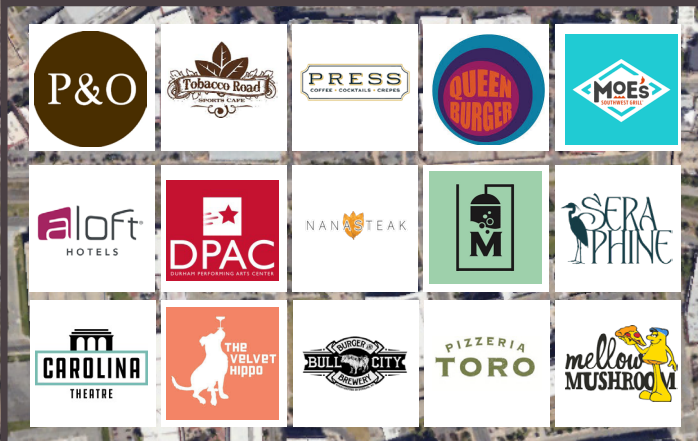


**PREMIER LOCATION IN THE  
DUKE MEDICAL CORRIDOR**





# DOWNTOWN DURHAM



## DISTANCES

### Core Medical

- 0.3 miles | 1–2 min – Durham VA Medical Center
- 0.5 miles | 2–3 min – Duke University Hospital
- 0.6 miles | 2–3 min – Duke Clinic

### Downtown/Amenities

- 1.5 miles | 5 min – Downtown Durham
- 1.7 miles | 5 min – Durham Bulls Athletic Park
- 1.6 miles | 5 min – American Tobacco Campus

## STATS

- Duke University Hospital: Top-ranked hospital in NC
- Located within a major regional referral and specialty care hub
- Surrounded by extensive outpatient and clinical infrastructure
- One of the fastest-growing, highly educated workforces in the U.S.
- Population exceeds 288,000 residents and continues to grow
- 159,000+ jobs in Durham
- 300+ companies across 7,000 acres

## NEARBY MEDICAL

