LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2026
DURHAM, NC

OFFICE MARKET OVERVIEW

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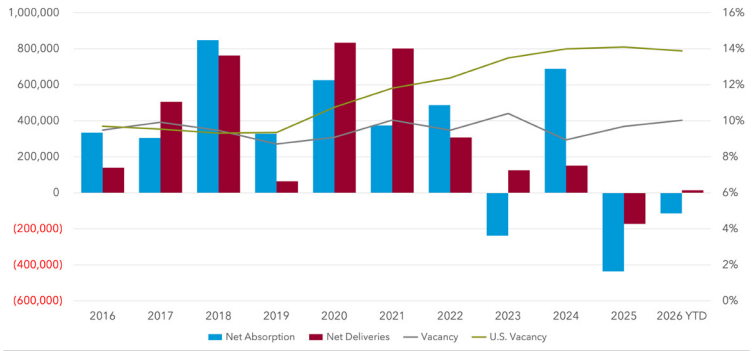
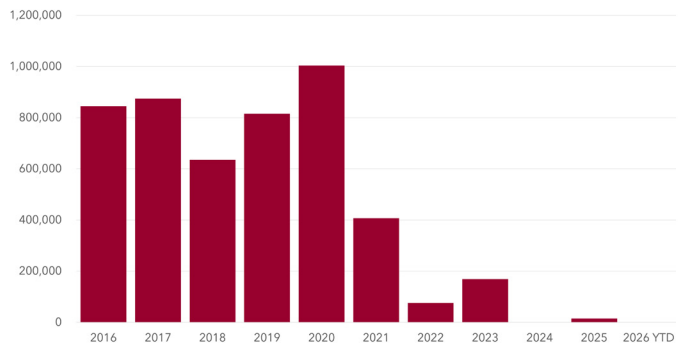
Durham's office market continued to demonstrate long-term stability in Q2 2026, supported by resilient fundamentals, steady demand, and a diverse tenant base, despite current vacancies above the national average. Downtown Durham has shown positive absorption due to its amenities and walkability. Healthcare and life sciences remain key drivers of leasing activity, reinforcing the market's reputation as a premier destination for innovation and employment. Stable rents, continued investment, and a pause in new development are helping create a balanced environment for future growth. Backed by world-class research institutions and a highly skilled workforce, Durham remains well positioned for sustained office demand and long-term investment.

MARKET INDICATORS	Q2 2026	Q1 2026	Q4 2025	Q3 2025	Q2 2025
▲ 12 Mo. Net Absorption SF	(208,705)	(435,920)	(323,353)	(127,583)	398,121
▼ Vacancy Rate	9.2%	9.7%	9.9%	9.7%	9.10%
▲ Avg NNN Asking Rent PSF	$28.72	$28.69	$28.78	$28.39	$28.56
▲ Sale Price PSF	$218.76	$218.33	$217.04	$202.30	$209.97
◄ ► Cap Rate	8.9%	8.9%	9.2%	9.0%	8.90%
◄ ► Under Construction	15,000	15,000	15,000	15,000	-
◄ ► Inventory	37,569,175	37,569,175	37,740,722	37,740,722	37,623,059

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
400 Meadowmont Village Circle Chapel Hill, NC	39,401 SF	$11,050,000 $283.04 PSF	Woodside Health SITE Centers	Class A
3901 N. Roxboro Road Durham, NC	26,779 SF	$6,000,500 $224.07 PSF	FCMC Flagship Healthcare Properties	Class B
3201 Yorktown Avenue Durham, NC	20,000 SF	$345,000 $17.25 PSF	Integrity Data Lab, LLC Bourbous Nickalaos	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2525 Meridian Parkway Durham, NC	18,500 SF	Torchlight Investors	Piedmont Health	Healthcare
4321 Medical Park Drive Durham, NC	10,177 SF	Greenleaf Capital	Action Behavior Centers	Healthcare
300 W. Morgan Street Durham, NC	9,457 SF	Chartwell Property Group	Undisclosed (Leasing rep is Capital Assoc Mgmt)	Undisclosed

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