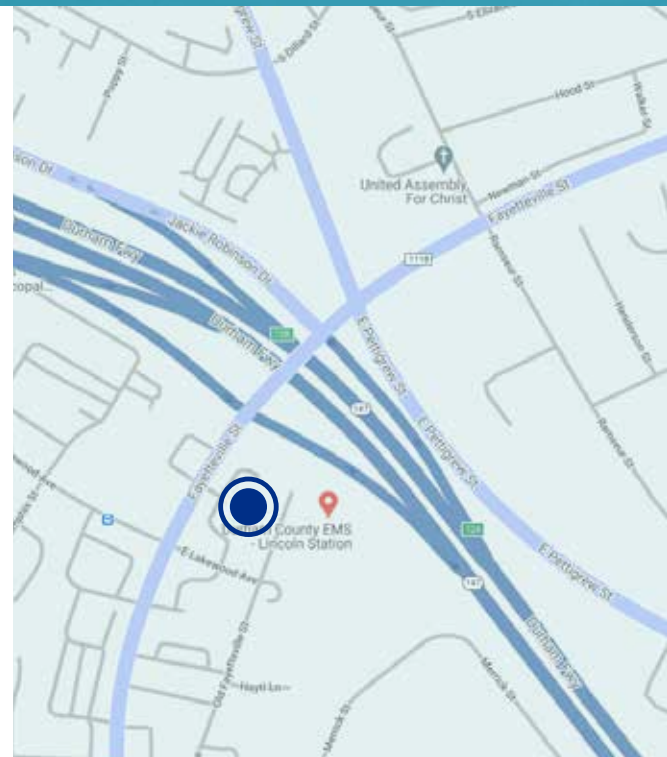




## OVERVIEW OF THE SPACE

- 2,543 SF office/medical space for lease
- Located just off NC-147 with easy access to Downtown Durham
- Minutes from Durham Bulls Athletic Park and the Golden Belt District
- Building and monument signage available
- On-site parking, 5:1,000 SF
- Beautiful hardwood floors, kitchenette, conference room, LED lighting, and private restrooms
- Incredible natural lighting with windows in each office
- Move-in ready

**LEASE RATE: \$23.00 - \$25.00/SF, NNN**

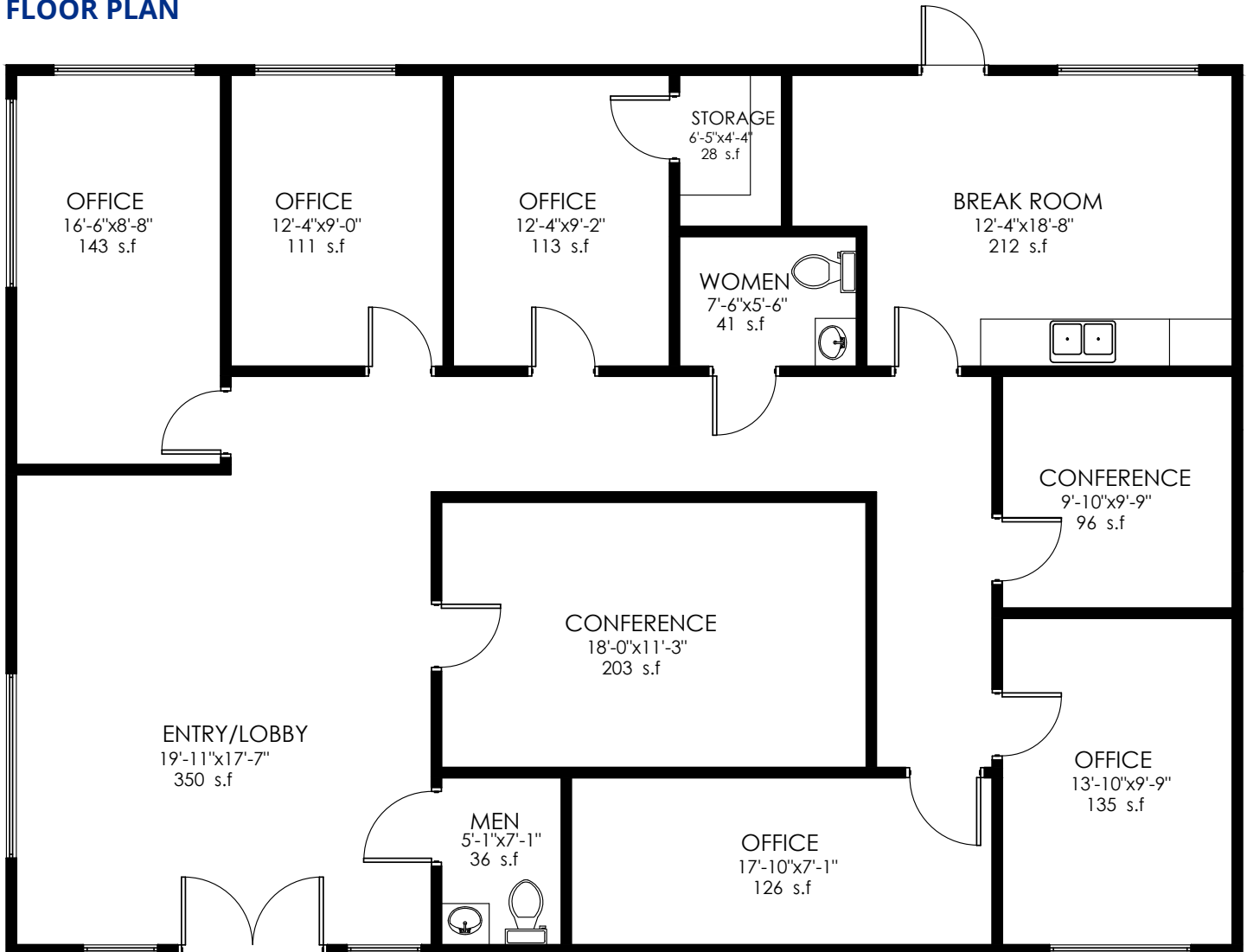


**SARAH WARREN**

swarren@trademarkproperties.com  
919.573.1755 direct 919.323.2331 mobile

1001 Wade Avenue, Suite 300  
Raleigh, NC 27605  
trademarkproperties.com  
919.782.5552

**FLOOR PLAN**



**LOCATION DISTANCE**

- 1 mile from NC Central University
- 2.5 miles from Duke University
- 10 minutes from Research Triangle Park
- 15 minutes from RDU International Airport
- 25 minutes from Chapel Hill



**SARAH WARREN**

swarren@trademarkproperties.com  
919.573.1755 direct 919.323.2331 mobile

The information contained herein was obtained from sources believed reliable; however, TradeMark Properties makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.



**SARAH WARREN**

swarren@trademarkproperties.com

919.573.1755 direct 919.323.2331 mobile

The information contained herein was obtained from sources believed reliable; however, TradeMark Properties makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.