

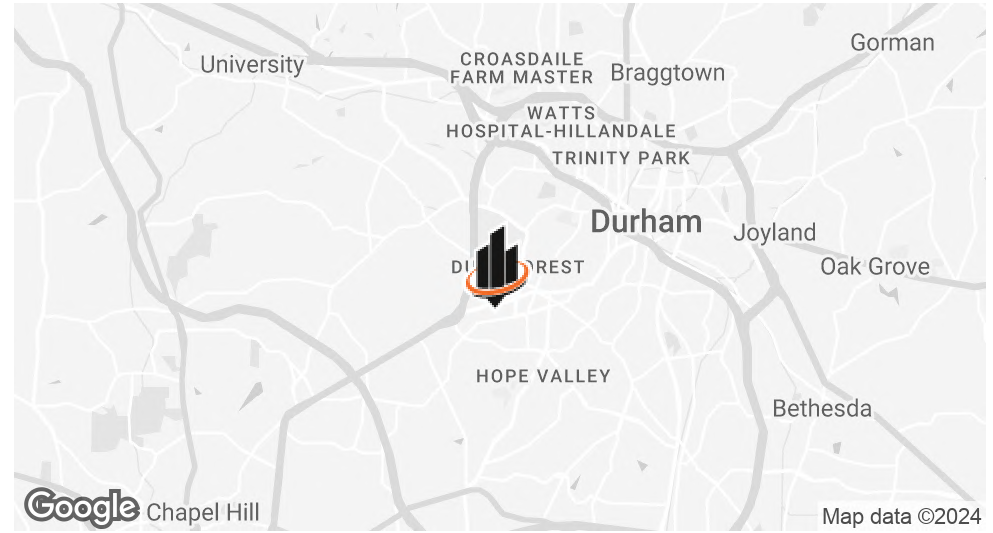


**3608**  
**UNIVERSITY DRIVE**

FOR LEASE | SUITE 201 | ±3,331 SF

CHARLES "SANDY" ALLEN, JR.

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>BUILDING SIZE:</b>	±14,350 SF
<b>AVAILABLE SF:</b>	±3,331 SF
<b>LOT SIZE:</b>	±0.86 Acres
<b>LEASE RATE:</b>	Contact Broker

## PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to present for lease **Suite 201 at 3608 University Drive, a professional office space located in Durham near South Square.** The suite features a reception area, 10 offices, conference room, kitchen, work area, and two single bathrooms.

## PROPERTY HIGHLIGHTS

- Tenant pays pro rata taxes, insurance, and utilities
- Second floor suite in a modern, professional building
- Designated on-site parking in front of building and shared storage area in the basement of property
- Convenient location overlooking 15-501 and in close proximity to a wide variety of national retail/restaurant chains, just minutes from (Duke University (2 miles), downtown Durham (3 miles), and Chapel Hill (4 miles))

**CHARLES "SANDY" ALLEN JR.**

O: 919.602.8891

sandy.allen@svn.com

**3608 UNIVERSITY DRIVE, SUITE 201** | Durham, NC 27707



# SITE PHOTOS



**CHARLES "SANDY" ALLEN JR.**

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## INTERIOR PHOTOS



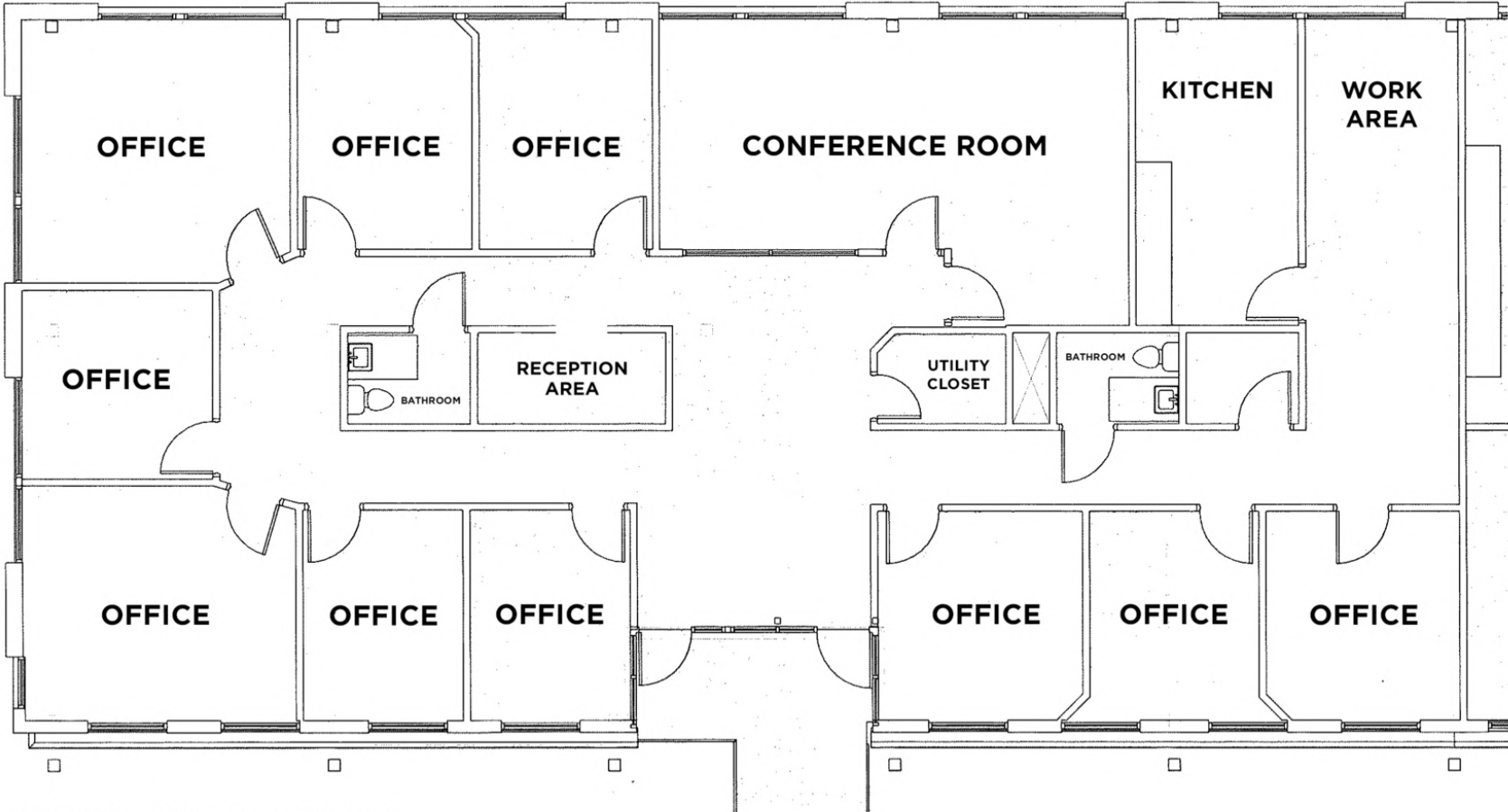
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**FLOOR PLAN**



**SUITE 201 - 3,331 SF**

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# RETAILER MAP



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## ADVISOR BIO



### CHARLES "SANDY" ALLEN JR.

Senior Advisor

sandy.allen@svn.com

Direct: **919.602.8891**

### PROFESSIONAL BACKGROUND

A lifelong resident, Sandy Allen has worked in Durham real estate since the late 1970s. He is widely known and regarded in the community, with prior experience in leadership positions at Griffin Associates, Chesson Realty, Allenton Commercial, and Anthony & Co. An avid sports fan, he enjoys playing golf, as well as spending time with his family and dog.

### EDUCATION

- Graduate of the Realtors Institute, University of North Carolina at Chapel Hill

### MEMBERSHIPS

- Licensed Real Estate Broker, North Carolina
- Member, National Association of REALTORS®
- Member, Triangle Commercial Association of REALTORS®

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