

OFFICE CONDO FOR LEASE

**3709-A University Drive
Durham, NC 27707**



LEASE RATE: \$16.50/RSF MG*

AREA: 2311 +/- SF

YEAR BUILT: 1996

BUILDING USE: OFFICE CONDOS

PARKING IN FRONT

***Tenant Pays Utilities & Cleaning/LL Pays Condo Dues & Taxes**

PROPERTY OVERVIEW:

Be a part of the redevelopment of South Square, conveniently located to Downtown Durham, DUMC and only minutes to Chapel Hill & RDU. This well priced ground floor office condo combines a light filled reception area, a large open area for workstations or an open work area, as well as six private office—five with operable windows—a conference room, kitchenette and a private bathroom. Work stations & file cabinets may be available for use by tenant.

CALL OR EMAIL FOR THE LINKS TO THE VIRTUAL TOURS OF INSIDE THE SUITE AS WELL AS THE EXTERIOR AND PARKING AREA

**TRIANGLE REAL ESTATE SERVICES
COMMERCIAL DIVISION**

DAVID MORGAN

PARTNER/BROKER, REALTOR

919.740.8040

dmorgan@trescommercial.com

CONDO FEATURES:

- HC accessible office condo space with plenty of parking
- Private Conference Room, Kitchenette
- Mix of private offices and open area with lots of operable windows

This information herein was obtained from sources deemed reliable. However no representations or warranty, either expressed or implied, is made to its completeness or accuracy. This offering is subject to change, correction or withdrawal without notice.

OFFICE CONDO FOR SALE

3709-A University Dr., Durham, NC 27707



TRIANGLE REAL ESTATE SERVICES

COMMERCIAL DIVISION

121 S. Estes Dr., Suite 106

Chapel Hill, NC 27514

DAVID MORGAN

PARTNER/BROKER, REALTOR

919.740.8040

This information herein was obtained from sources deemed reliable. However no representations or warranty, either expressed or implied, is made to its completeness or accuracy. This offering is subject to change, correction or withdrawal without notice.

OFFICE CONDO FOR SALE

3709-A University Dr., Durham, NC 27707



TRIANGLE REAL ESTATE SERVICES

COMMERCIAL DIVISION

121 S. Estes Dr., Suite 106

Chapel Hill, NC 27514

DAVID MORGAN

PARTNER/BROKER, REALTOR

919.740.8040

This information herein was obtained from sources deemed reliable. However no representations or warranty, either expressed or implied, is made to its completeness or accuracy. This offering is subject to change, correction or withdrawal without notice.

OFFICE CONDO FOR SALE

3709-A University Dr., Durham, NC 27707



TRIANGLE REAL ESTATE SERVICES

COMMERCIAL DIVISION

121 S. Estes Dr., Suite 106

Chapel Hill, NC 27514

DAVID MORGAN

PARTNER/BROKER, REALTOR

919.740.8040

dmorgan@trescommercial.com

This information herein was obtained from sources deemed reliable. However no representations or warranty, either expressed or implied, is made to its completeness or accuracy. This offering is subject to change, correction or withdrawal without notice.