

SALE / LEASE

1735 Guess Road

1735 GUESS ROAD

Durham, NC 27701

PRESENTED BY:

MURRAY FORBES III

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$485,000
LEASE RATE:	\$18.00 SF/yr (MG)
BUILDING SIZE:	3,200 SF
LOT SIZE:	0.237 Acres
ZONING:	Office & Institutional (OI)
APN:	106033

PROPERTY OVERVIEW

Real Estate Associates is pleased to offer for sale or lease this two-story, 3,200 square foot office building located in the Walltown Neighborhood of Durham. The site sits directly across Guess Road from Northgate Mall, which was purchased in 2018 by Northwood Investors. Northwood plans to repurpose the mall property over the coming years. Duke University also bought the previous Macy's building in 2017, which is undergoing a transformation into a multifaceted health care facility. 1735 Guess Road is ideal for an owner-occupant or investor looking to take advantage of this growing and exciting corridor of Durham.

PROPERTY HIGHLIGHTS

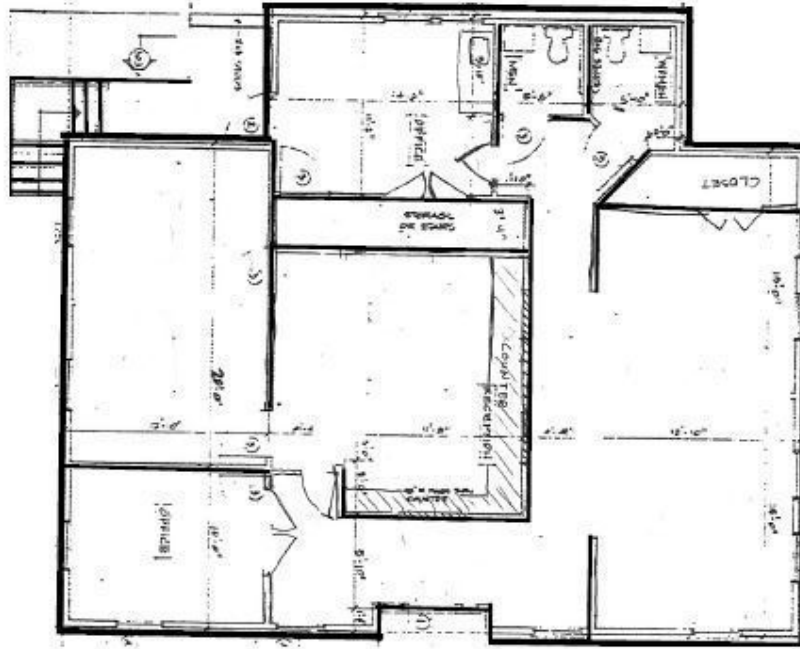
- Layout offers a mixture of private office space, open work space, conference rooms and kitchenette break rooms.
- Thirteen parking spaces on site
- Great visibility along Guess Road

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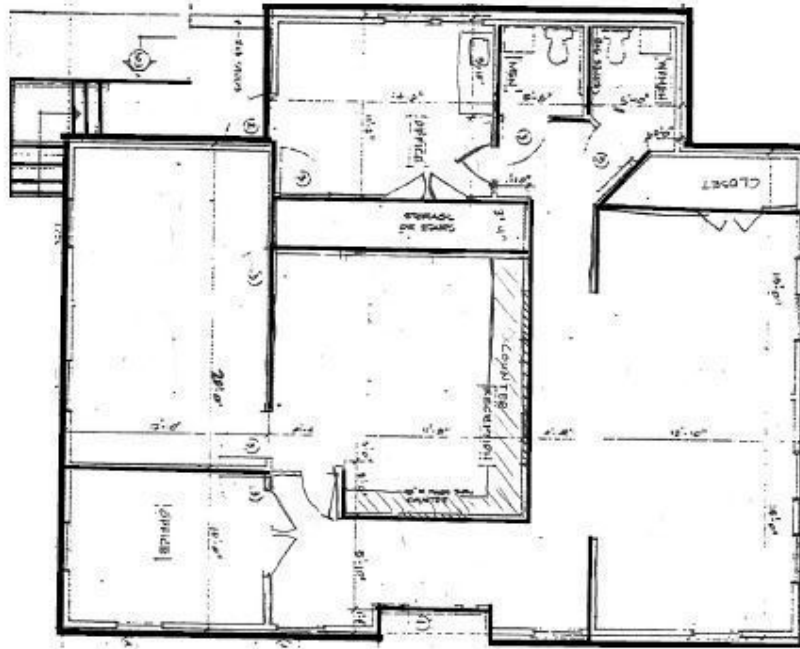
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FLOOR PLANS

FIRST FLOOR PLAN



FIRST FLOOR PLAN



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AREA MAP



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