



3114 CROASDAILE DRIVE, DURHAM, NC

A WEST & WOODALL COMPANY
CROASDAILE GOLF COURSE



FOR SALE OR FOR LEASE

*IDEAL HEADQUARTERS OR SERVICE FACILITY TO SERVE
DURHAM, CHAPEL HILL AND THE RESEARCH TRIANGLE REGION*



POSSIBLE USES include, among others:

office	rehab clinic
data processing	financial services
medical clinic	conference center
senior center	blood plasma center
school	

- Office building—45,600 SF ± on 3.73 acres
- Paved parking striped for 190 vehicles
- Suite sizes start at 3,000 SF
- Duke University, downtown Durham, UNC, Chapel Hill and Research Triangle Park are only minutes away
- Interstate 85 interchanges at Exit 173 (Cole Mill Road) and Exit 174 (Hillandale Road) are two minutes away
- **Sale Price: \$3,400,000**
Lease Price: \$12 per SF NNN

For more information, please contact:

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jgambill@pickett-sprouse.com

3114 CROASDAILE DRIVE, DURHAM, NC VICINITY MAP



INFORMATION HEREIN IS SUBJECT TO VERIFICATION BY ALL PARTIES AND MAY CHANGE WITHOUT NOTICE.
1901 HILLANDALE ROAD, SUITE 100 • DURHAM, NC 27717 • 919.493.0395 • 919.493.1523 (FAX) • WWW.PICKETT-SPROUSE.COM

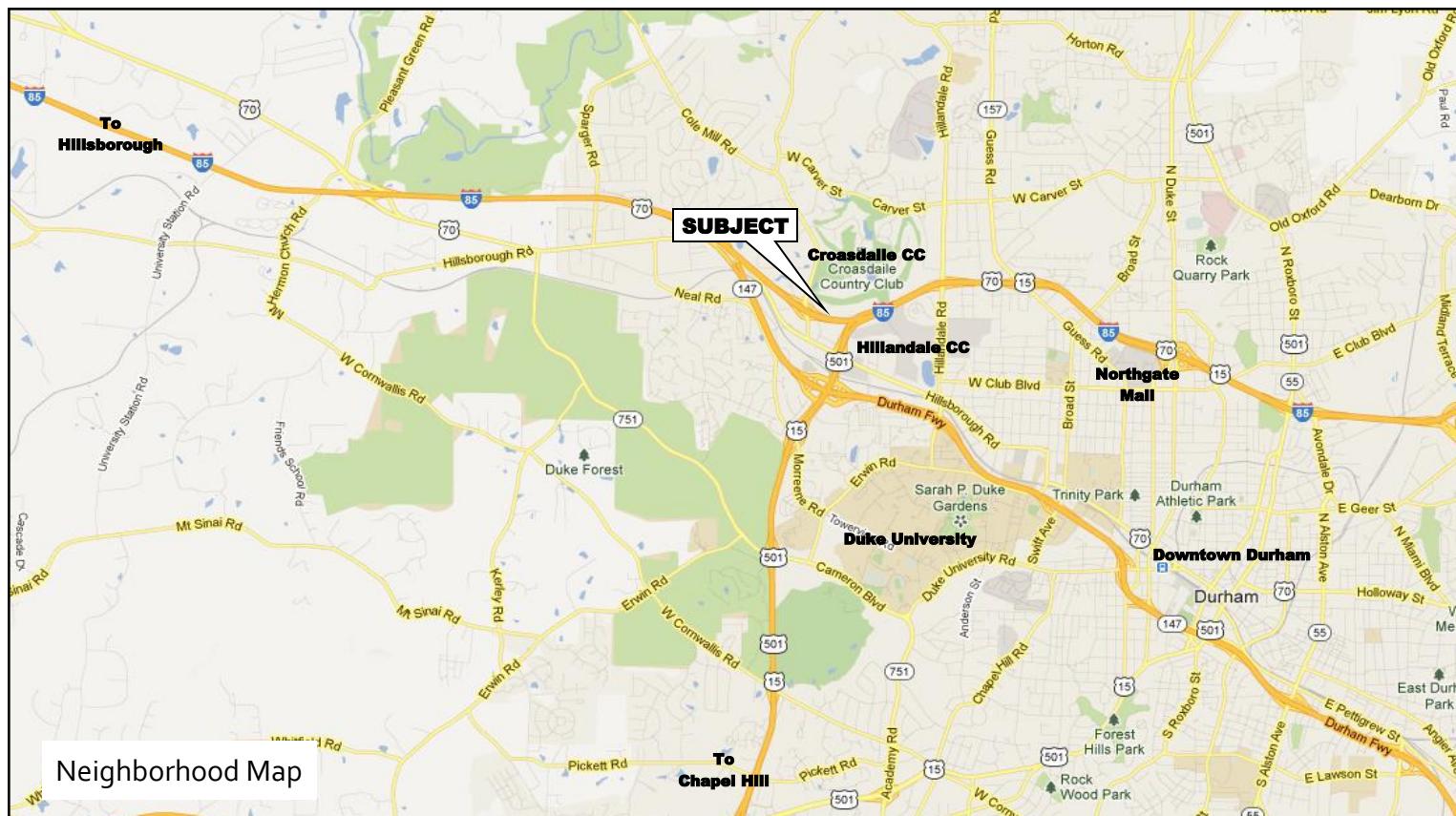
**PICKETT
SPOUSE**

COMMERCIAL
REAL ESTATE



A WEST AND WOODALL COMPANY

3114 CROASDAILE DRIVE, DURHAM, NC OFFICE BUILDING FOR SALE OR LEASE



Neighborhood Map



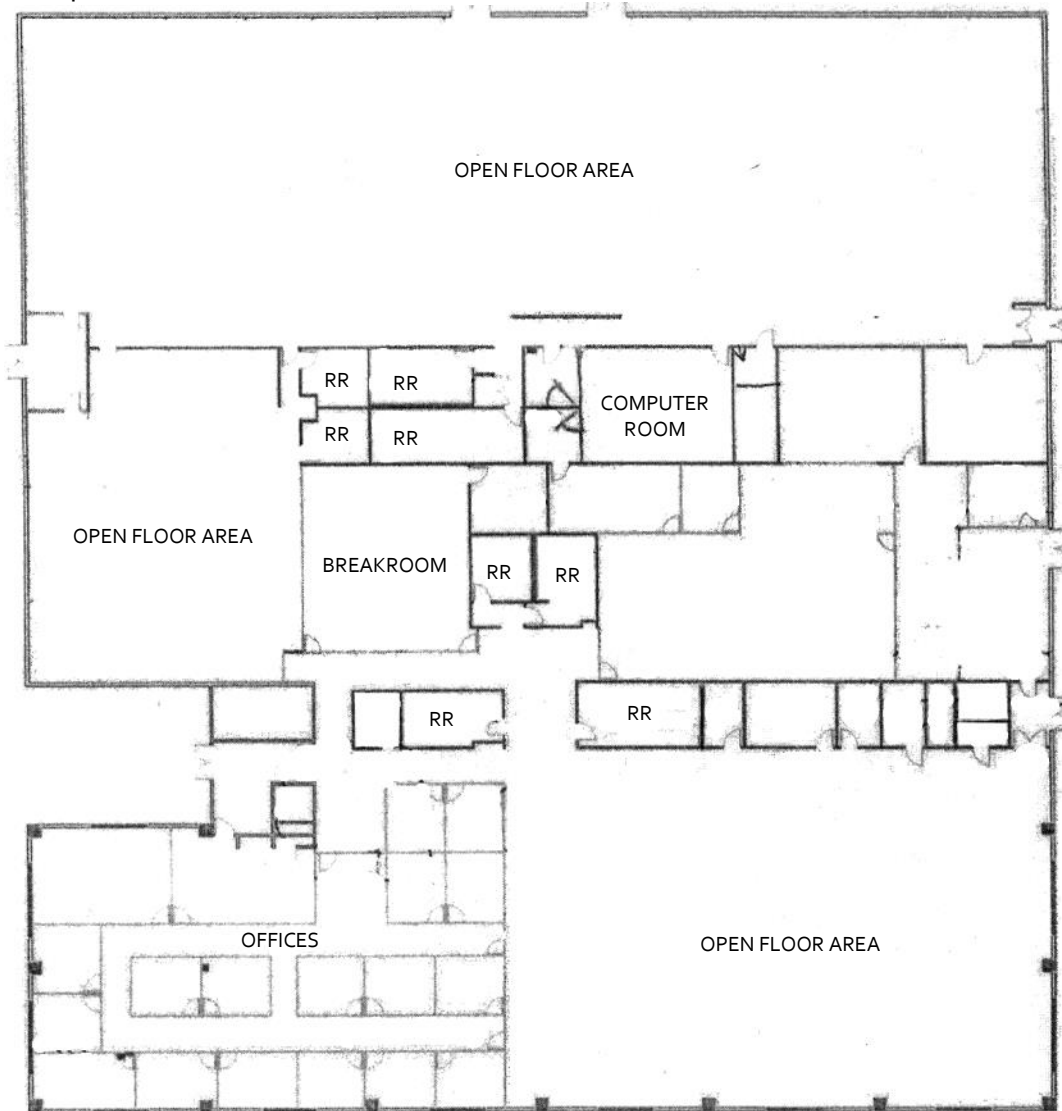
Area Map

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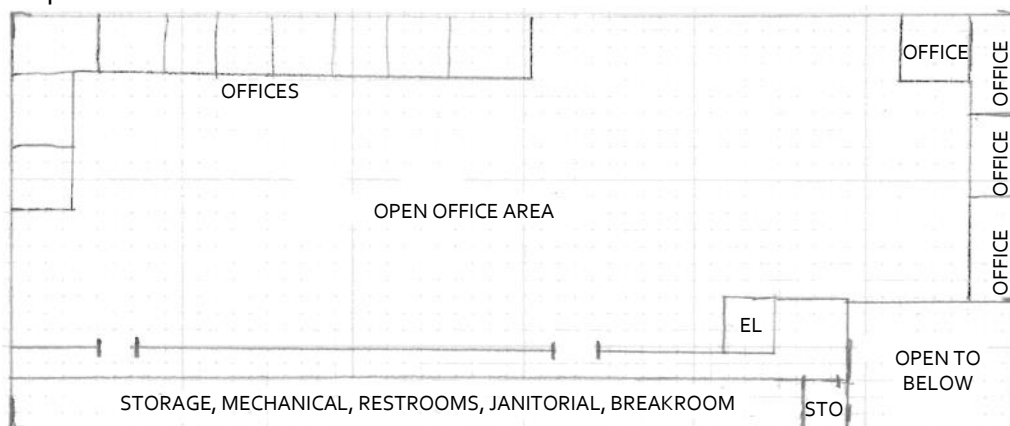


3114 CROASDALE DRIVE, DURHAM, NC
OFFICE BUILDING FOR SALE OR LEASE

Representative Floor Plan—First Floor



Representative Floor Plan—Second Floor





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ATTRACTIVE STREET FRONT VIEW



WEST SIDE OF BUILDING



3114 CROASDAILE DRIVE, DURHAM, NC
OFFICE BUILDING FOR SALE OR LEASE



VIEW OF 3114 CROASDAILE



AMPLE PARKING!