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**PICKETT
SPROUSE**
COMMERCIAL
REAL ESTATE

Office/Retail Building For Lease

3039 University Drive, Durham, NC 27707



Office/Retail

Pickett Sprouse Commercial Real Estate

PROPERTY OVERVIEW



Outstanding location for a variety of office users. Uses include, real estate office, insurance office, attorney office, counselor office, architect office, marketing office, could also provide space for a beauty salon or a day spa. Potential for additional space or model home space in the rear of building, or a built out livable garage.

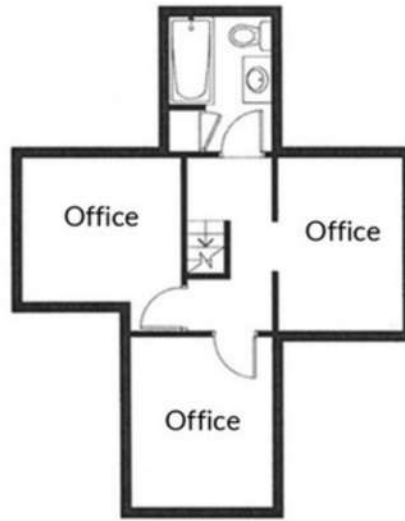
- 6 offices with conference room
- Fully renovated
- Ample parking and great signage opportunity
- Great reception/client friendly entry
- Over 14,000 VPD on University Drive

SQUARE FOOTAGE	±2,500 SF
COUNTY	Durham
LOT SIZE	.5 Acre
PRICE	\$20/SF (Plus utilities and janitorial expenses)
ZONING	CN (Commercial Neighborhood) Zone allows for retail and office uses.
STORAGE	Storage Building

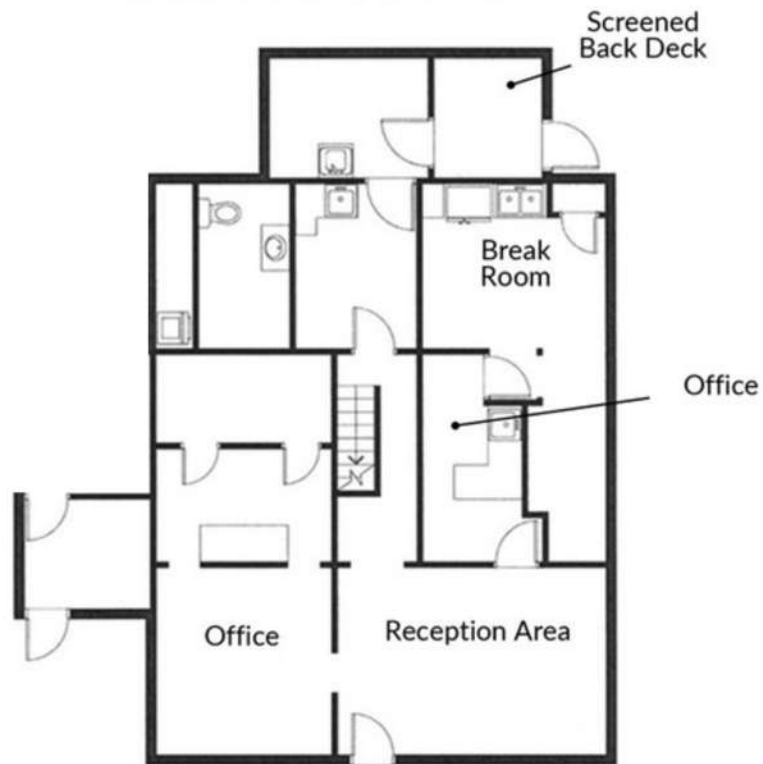
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FLOORPLAN



SECOND FLOOR



FIRST FLOOR

*NOT TO SCALE

Thriving Growth and Opportunities

Durham is one of the **fastest-growing** cities in the nation, with a population that has grown by over **5.5%** since 2020. This vibrant city is known for its thriving economy, excellent quality of life, and dynamic opportunities for businesses.



TO DOWNTOWN
DURHAM

UNIVERSITY DRIVE

SUBJECT

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