



400 Crutchfield St

400 Crutchfield St, Durham, NC 27704

Don Victor

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spt1423@gmail.com

(919) 439-2357



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\$18.00 /SF/Yr

Second floor office suite#C for lease. 1400 SF with five windowed offices, large conference room, spacious waiting area and receptionist area. 10 X 11 storage unit. Elevator. Located near Durham Regional Hospital. Signage available. Close to Restaurants and shopping and I-85

*** Space will be delivered with new flooring and fresh coat of paint ***

- 5 Windowed Offices
- Conference Room
- Large Waiting Area
- 10 x 11 Storage Unit
- Second floor suite but has an elevator
- Located near Durham Regional Hospital off Duke Street
- Good Layout...



Rental Rate:	\$18.00 /SF/Yr
Property Type:	Office
Property Subtype:	Office Live/Work Unit
Building Class:	B
Rentable Building Area:	10,711 SF
Year Built:	1985
Cross Streets:	Pendergrass St
Walk Score @:	47 (Car-Dependent)
Transit Score @:	33 (Some Transit)
Rental Rate Mo:	\$1.50 USD/SF/Mo

2nd Floor Ste C

Space Available	1,400 SF
Rental Rate	\$18.00 /SF/Yr
Date Available	Now
Service Type	Modified Gross
Built Out As	Professional Services
Space Type	New
Space Use	Office
Lease Term	Negotiable

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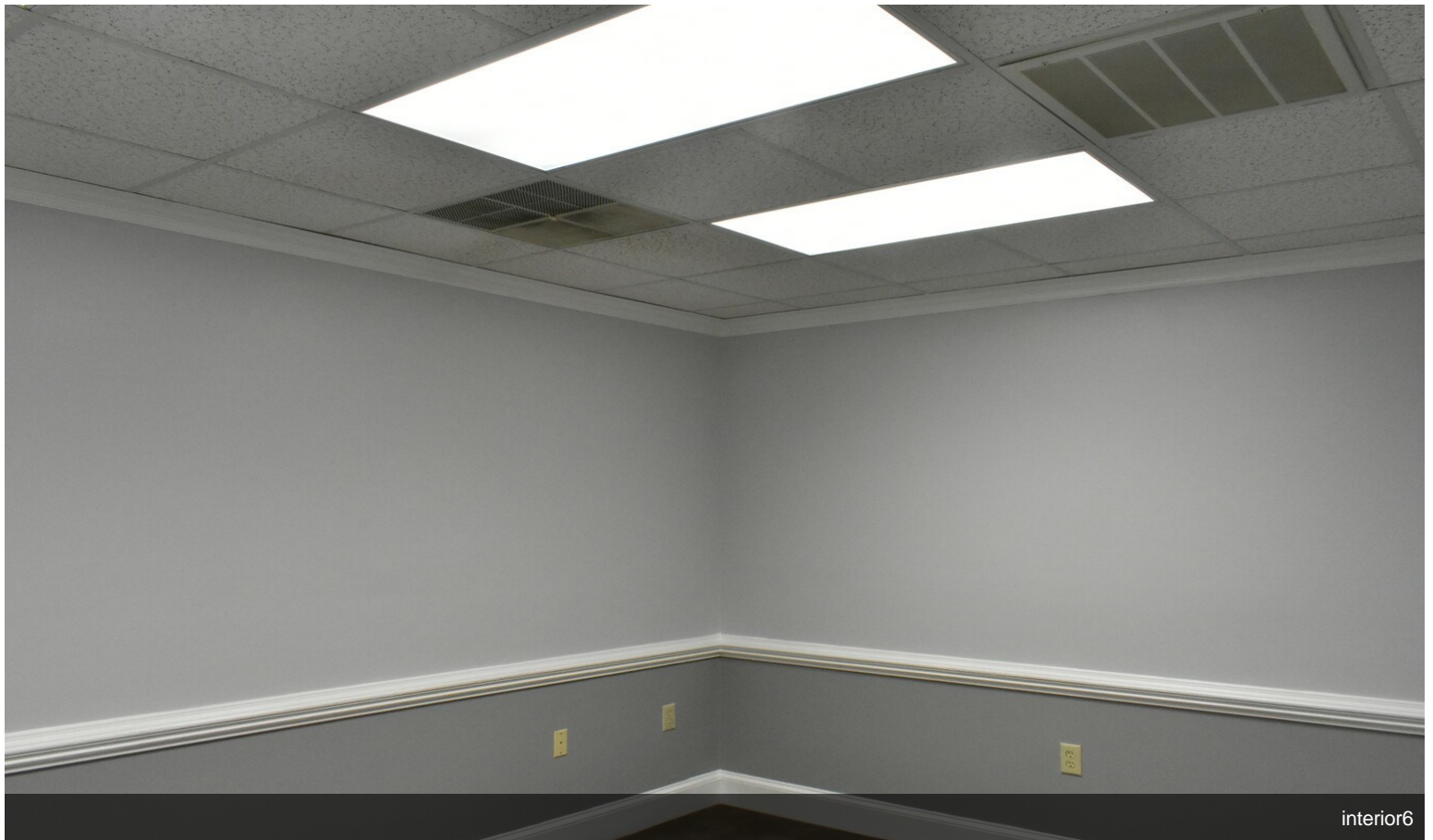
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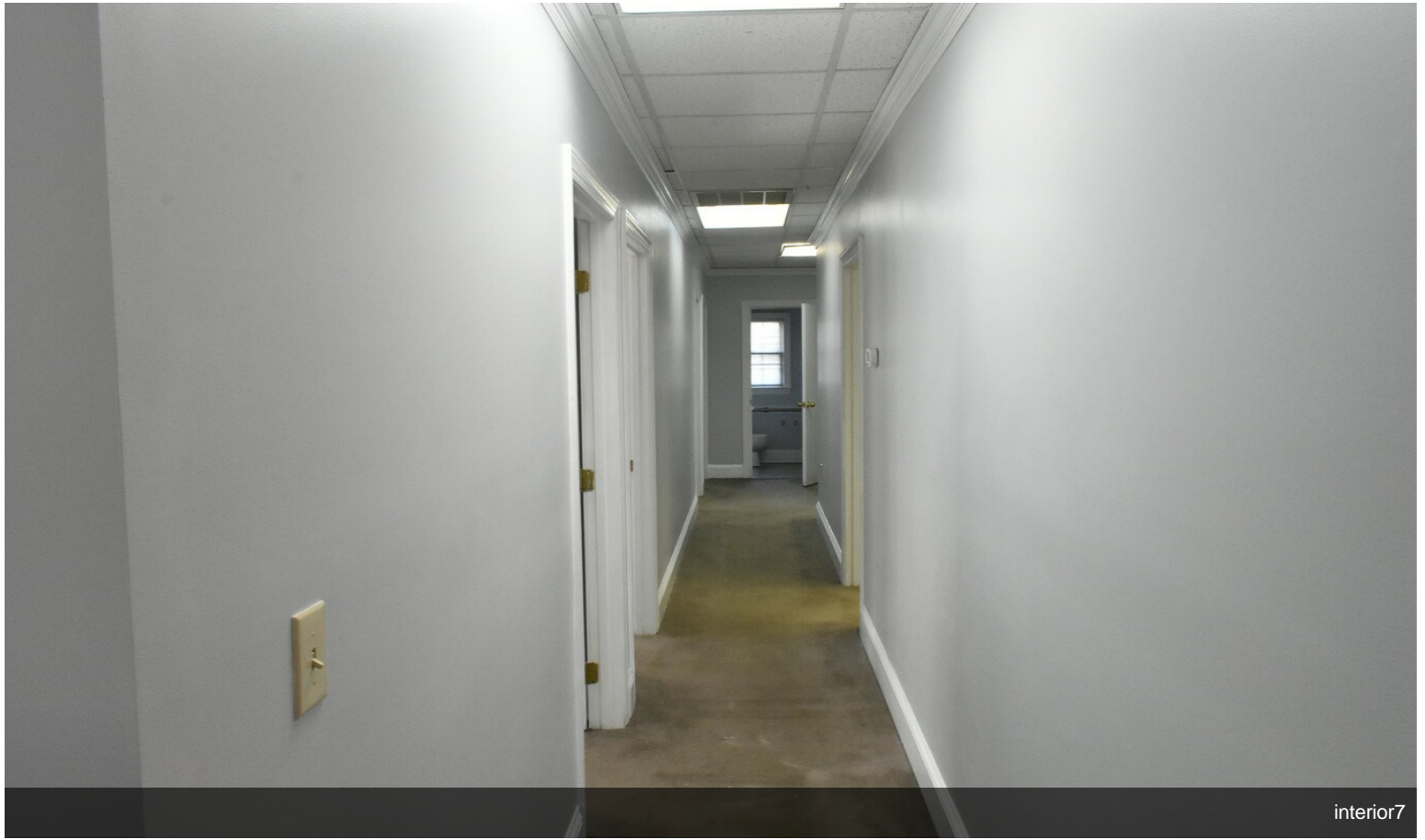
Property Photos



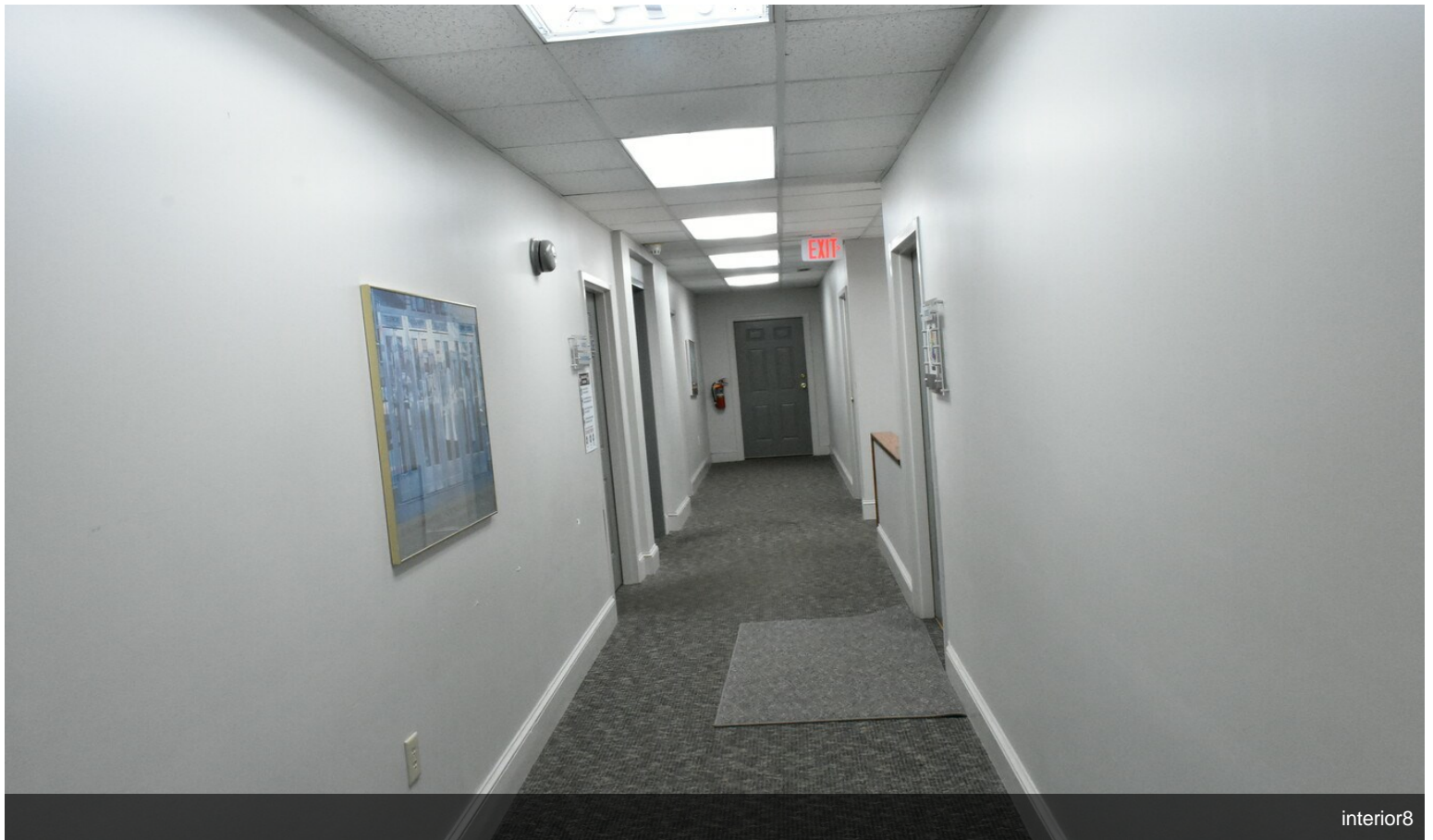
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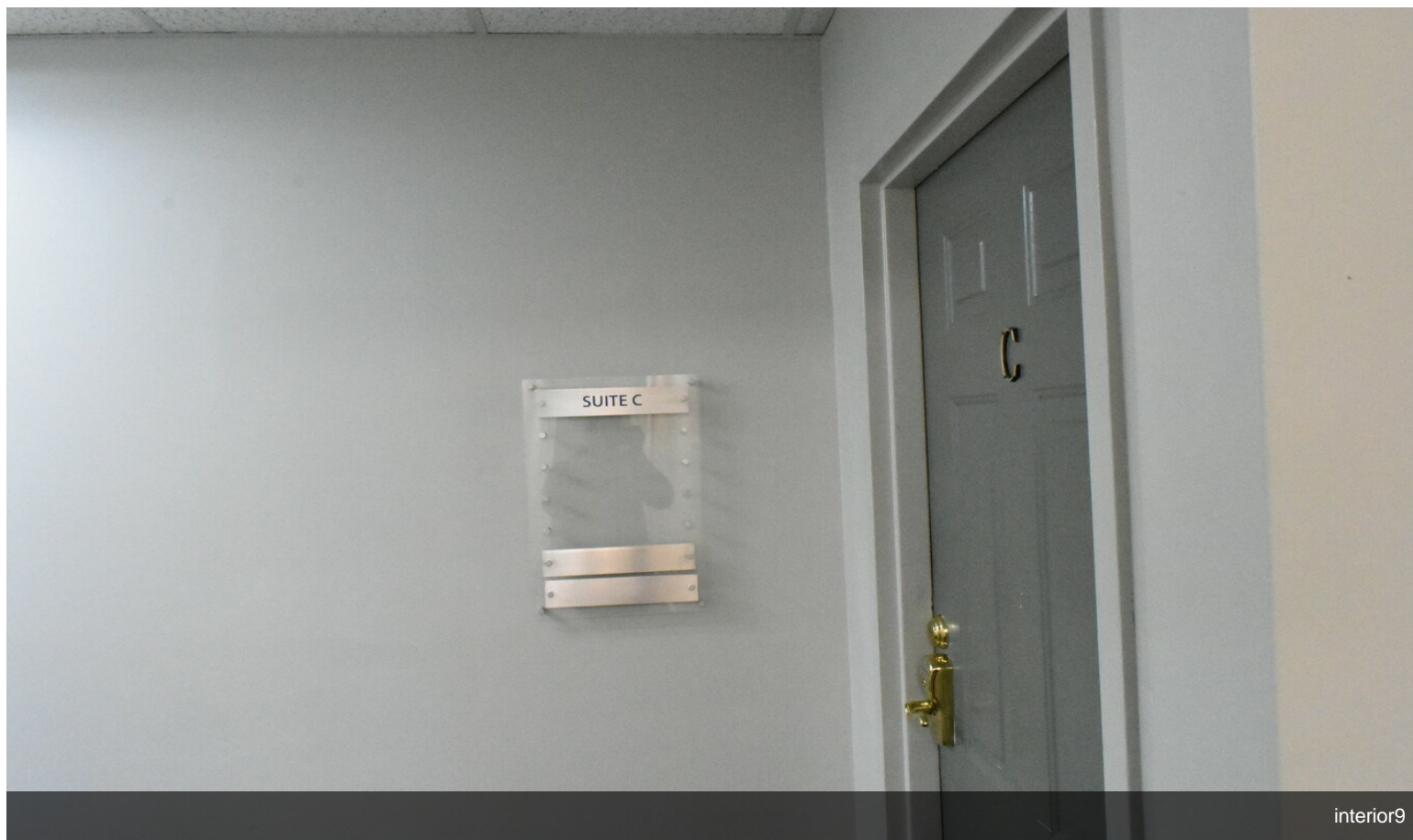


interior7



interior8

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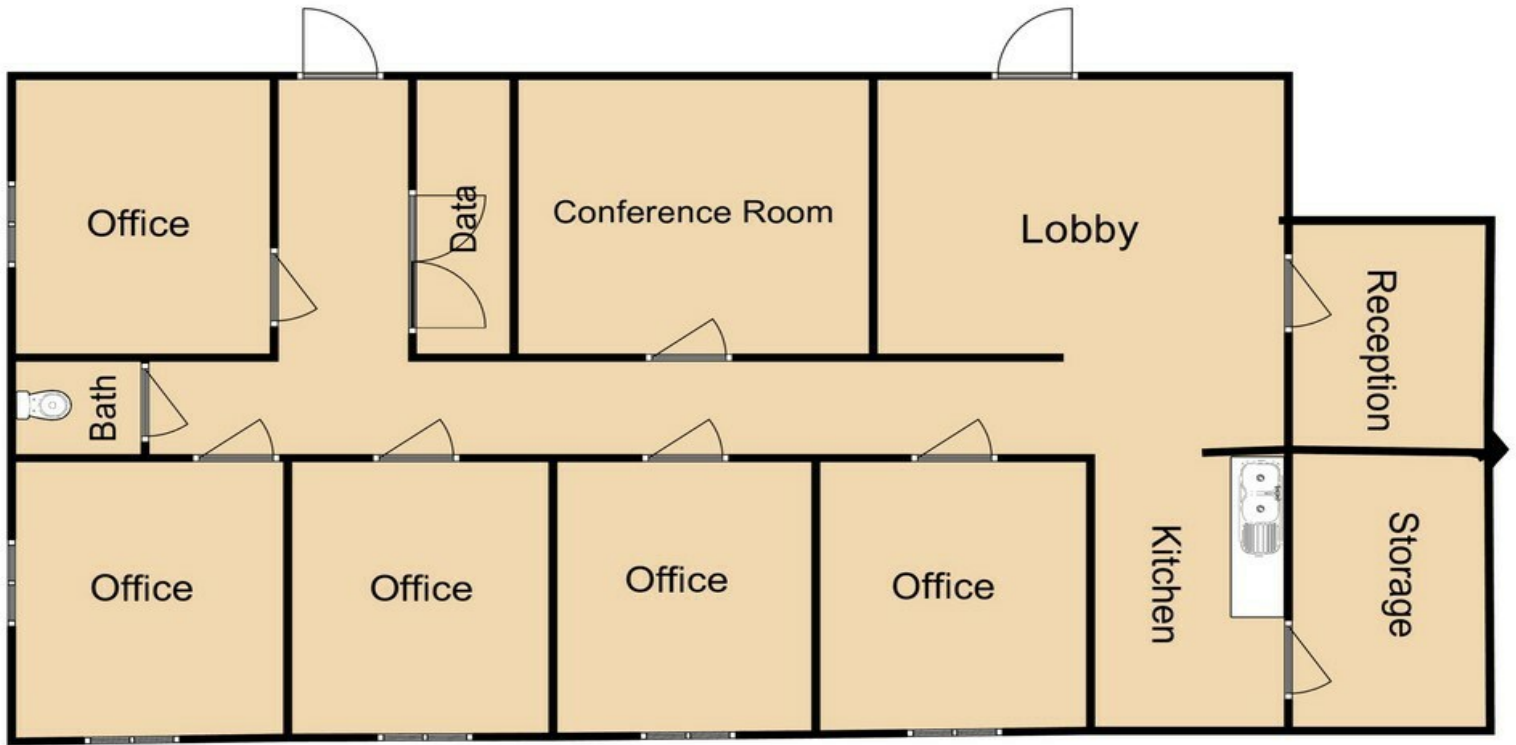


interior9



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Property Photos



400_CrutchField_C



Aerial