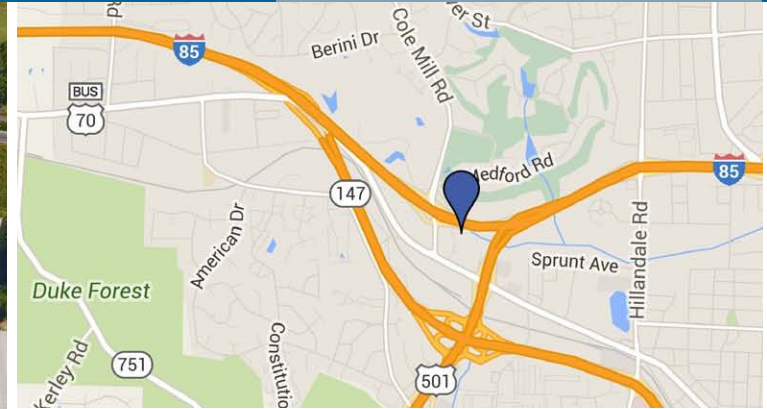


# Westport 85

OFFICE AND FLEX SPACE

FOR LEASE



## Property Details

Location	1408 Christian Avenue Durham, NC 27705
Building Size	32,000 SF Flex Building
Space Available Office	<ul style="list-style-type: none"><li>Suite 4 - 2,495 SF</li><li>Suite 12 - 2,400 SF</li><li>Suite 16B - 900 SF</li></ul>
Space Available Flex	<ul style="list-style-type: none"><li>Suite 1 - 2,400 SF</li><li>Suite 33 - 1,600 SF</li></ul>
Zoning	Industrial Light (IL)
Features	<ul style="list-style-type: none"><li>Easy access to I-85, US 15-501, Durham Freeway (NC-147), Cole Mill Road and Hillsborough Road</li><li>Convenient to Duke University and Duke University Medical Center</li></ul>

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## Aerial





# Site Plan



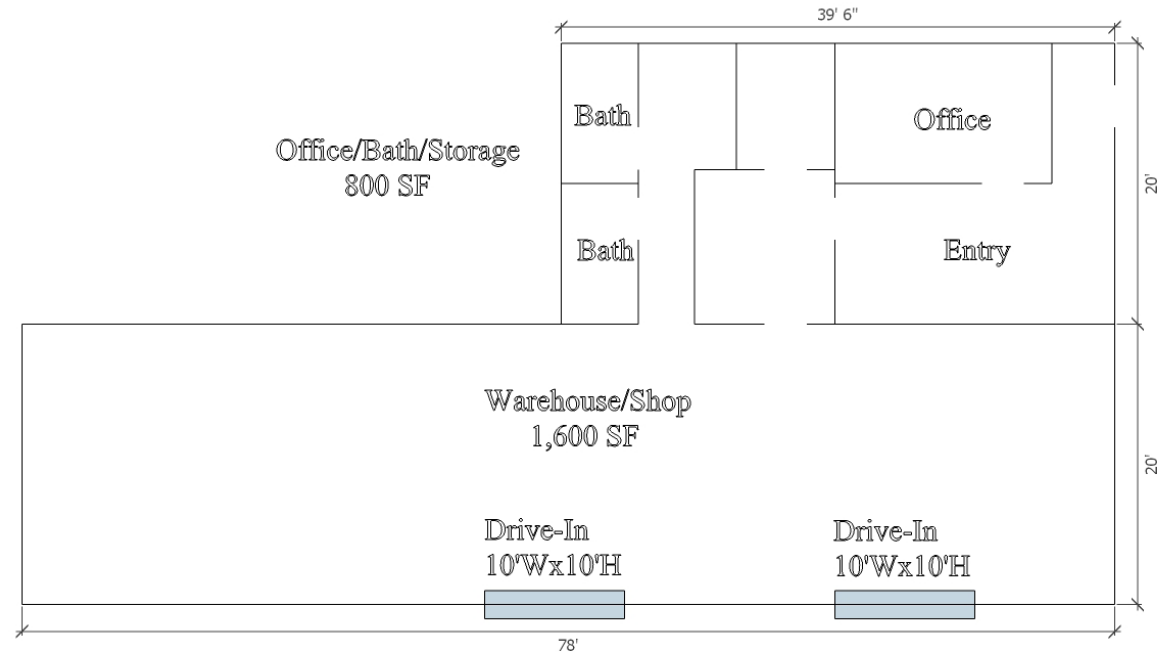
## Photos



## Floor Plan

\*For illustrative purposes only. All dimensions are approximate, and floor plan is not drawn to scale.

# Suite 1



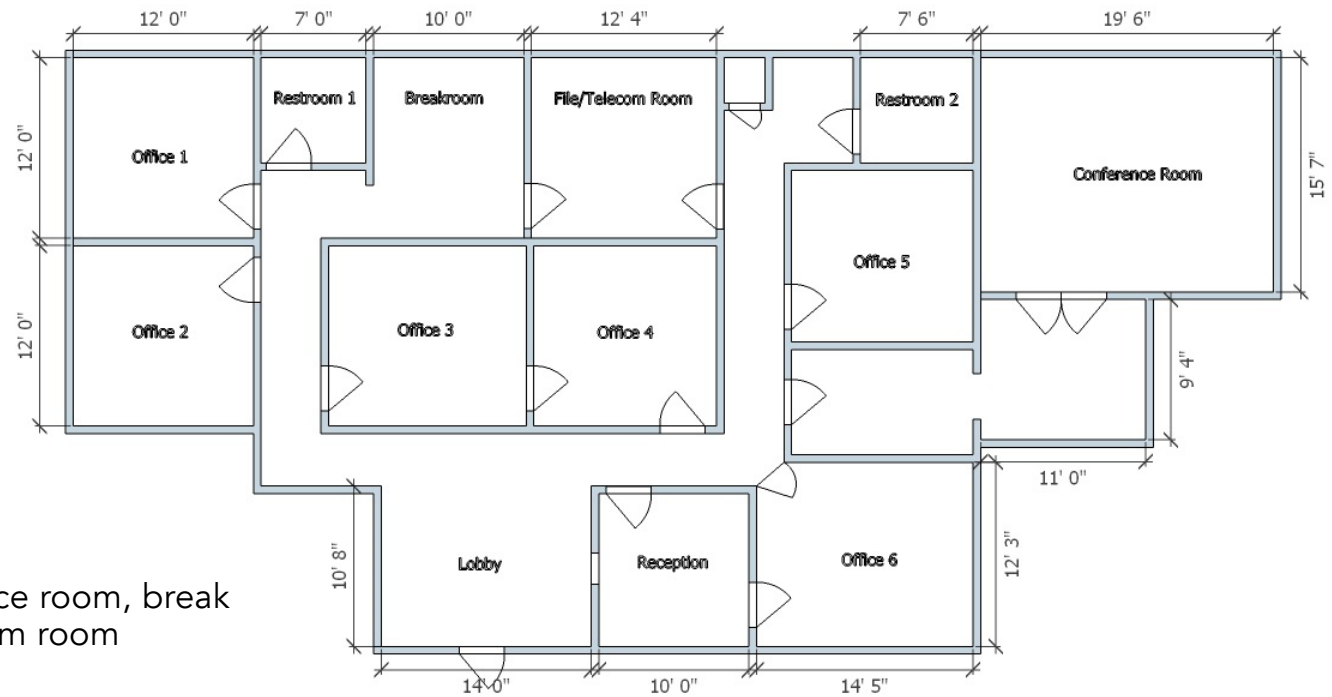
## Features

- 2,400 SF (1,600 SF warehouse/shop and 800 SF office/storage)
- (2) Restrooms, (1) conditioned office, storage rooms, (2) drive-in doors
- 3 years minimum lease term
- \$2,200/month, net of utilities and janitorial
- No additional TICAM charges

## Floor Plan

\*For illustrative purposes only. All dimensions are approximate, and floor plan is not drawn to scale.

# Suite 4



## Features

- 2,495 SF office space
- (6) offices, (2) restrooms, conference room, break room, reception, lobby, file/telecom room
- Fully conditioned
- 3 years minimum lease term
- \$2,495/month, net of utilities and janitorial
- No additional TICAM charges

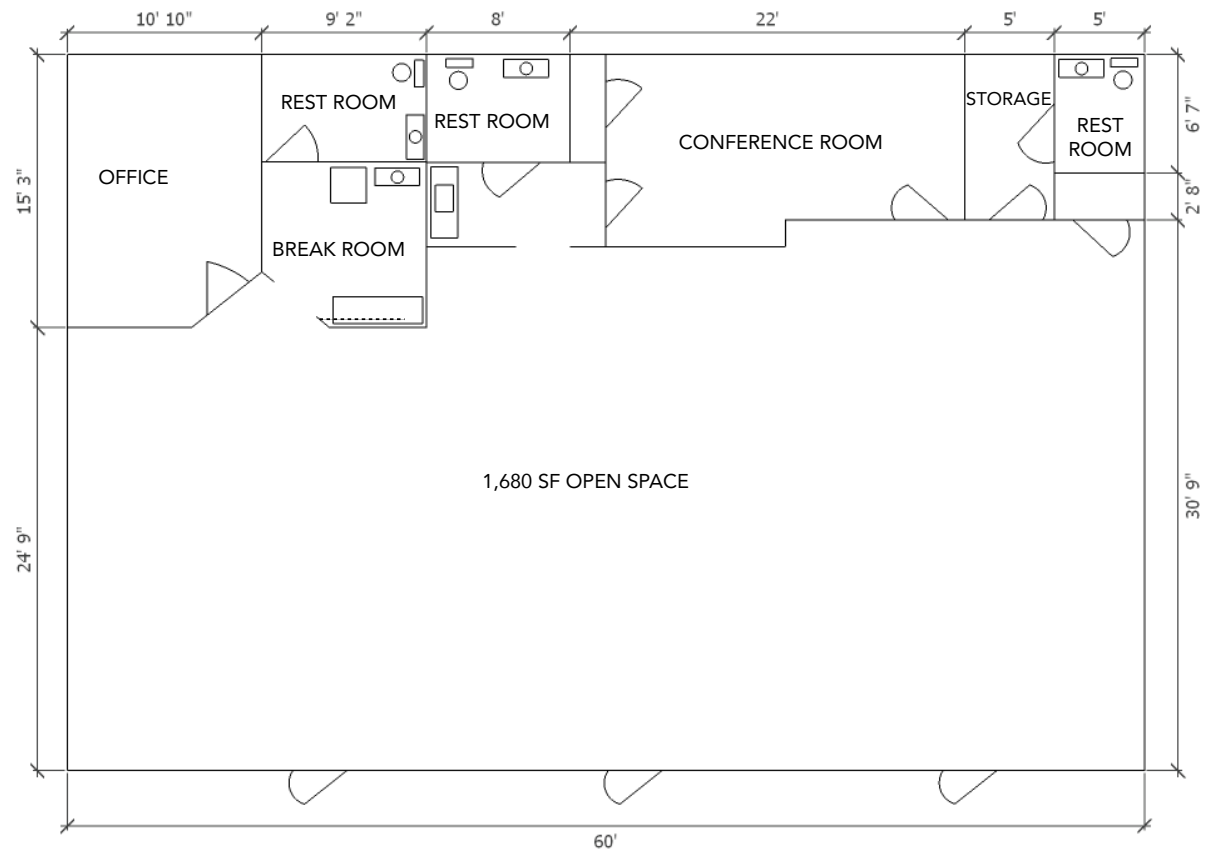
## Floor Plan

\*For illustrative purposes only. All dimensions are approximate, and floor plan is not drawn to scale.

# Suite 12

## Features

- 2,400 SF office space
- (3) restrooms
  - (1) office
  - (1) conference room
  - (1) break room
- Fully conditioned
- 3 years minimum lease term
- \$2,400/month, net of utilities and janitorial
- No additional TICAM charges



## Floor Plan

\*For illustrative purposes only. All dimensions are approximate, and floor plan is not drawn to scale.

# Suite 16B

## Features

- 900 SF office space
- Restroom
- Fully conditioned
- \$900/month, net of utilities and janitorial
- No additional TICAM charges

# Suite 33

## Features

- 1,600 SF (800 SF office; 800 SF warehouse)
- Office is conditioned
- Drive-in door
- (2) restrooms
- \$1,600/month, net of utilities and janitorial
- No additional TICAM charges