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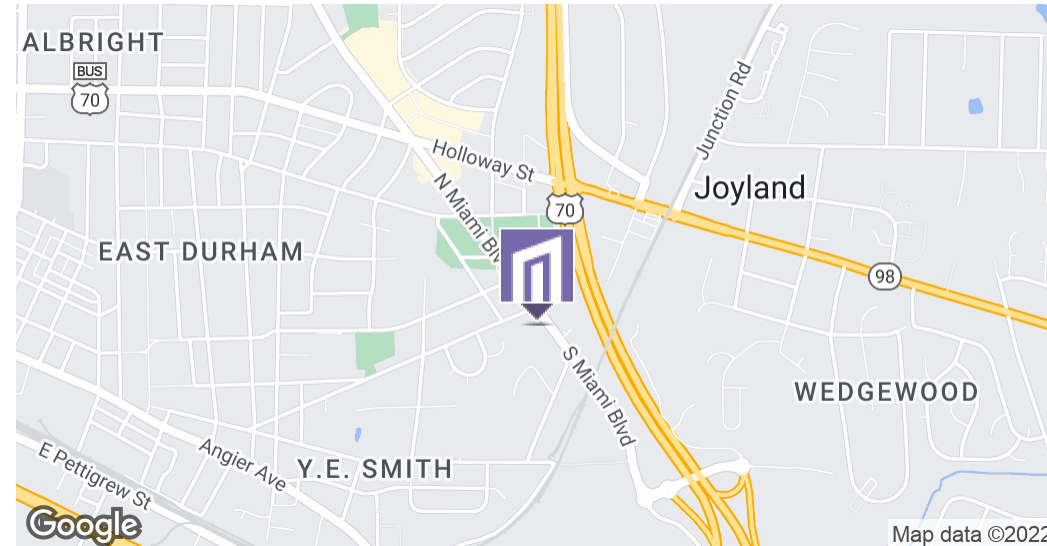


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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,400,000
Building Size:	6,250 SF
Available SF:	
Lot Size:	1.032 Acres
Price / SF:	\$224.00
Year Built:	1991
Renovated:	2018

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PROPERTY OVERVIEW

Highly desirable flex building on an acre with four roll up doors and a fenced yard. Excellent opportunity to own for an owner/user or a perfect option for an investor as the building can be divided for multiple tenants or just a single user.

PROPERTY HIGHLIGHTS

- Fully conditioned
- Plenty of parking
- Flexible layout
- Large lot

PROPERTY DESCRIPTION



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PROPERTY DESCRIPTION

Highly desirable flex building on an acre with four roll up doors and a fenced yard. Excellent opportunity to own for an owner/user or a perfect option for an investor as the building can be divided for multiple tenants or just a single user.

LOCATION DESCRIPTION

Central Triangle Location with easy access to Hwy 70, Hwy 85, NC 147 and I-40. Just 10 miles from RDU, 2.5 miles from Downtown Durham and under 5 miles to Duke University.

COMPLETE HIGHLIGHTS



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LOCATION INFORMATION

Building Name	104 S Miami
Street Address	104 S Miami Blvd
City, State, Zip	Durham, NC 27703
County	Durham

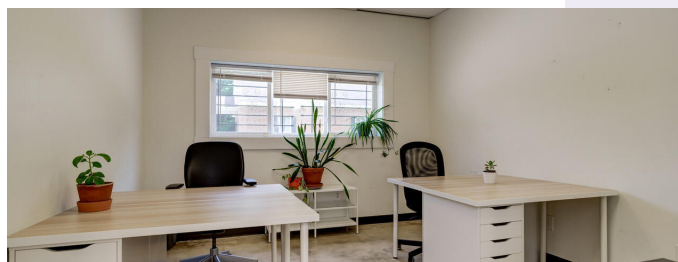
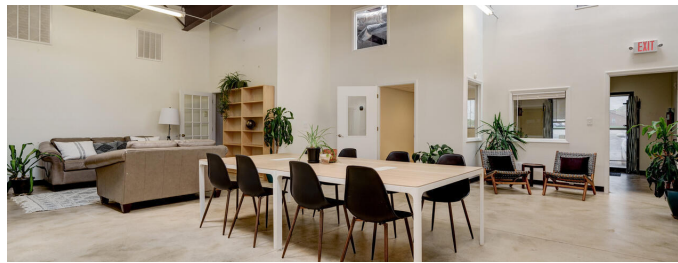
BUILDING INFORMATION

Building Size	6,250 SF
Occupancy %	0.0%
Number of Floors	1
Year Built	1991
Year Last Renovated	2018

PROPERTY HIGHLIGHTS

- Fully conditioned
- Plenty of parking
- Flexible layout
- Large lot

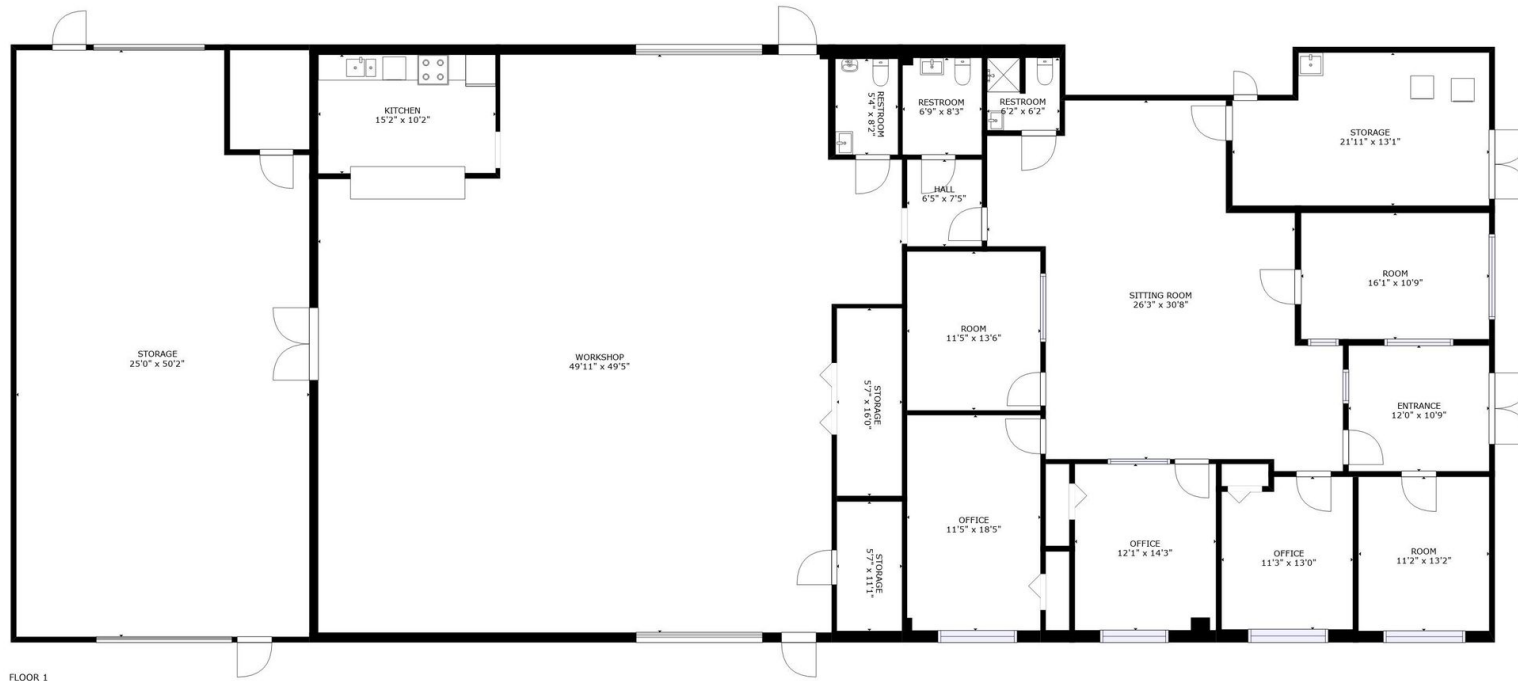
ADDITIONAL PHOTOS



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FLOOR PLAN

360° VIRTUAL TOUR



GROSS INTERNAL AREA
FLOOR 1: 6148 sq. ft
TOTAL: 6148 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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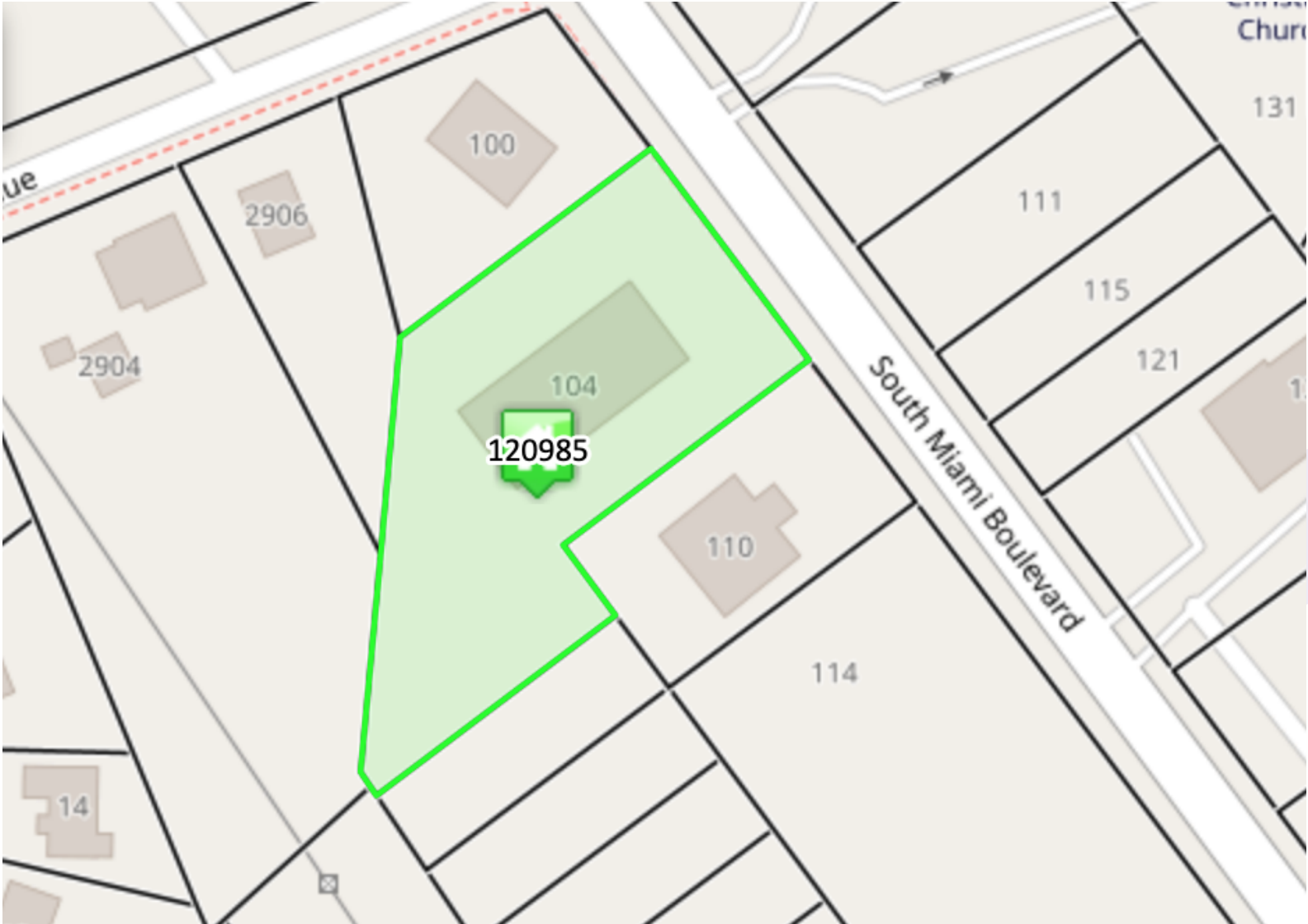


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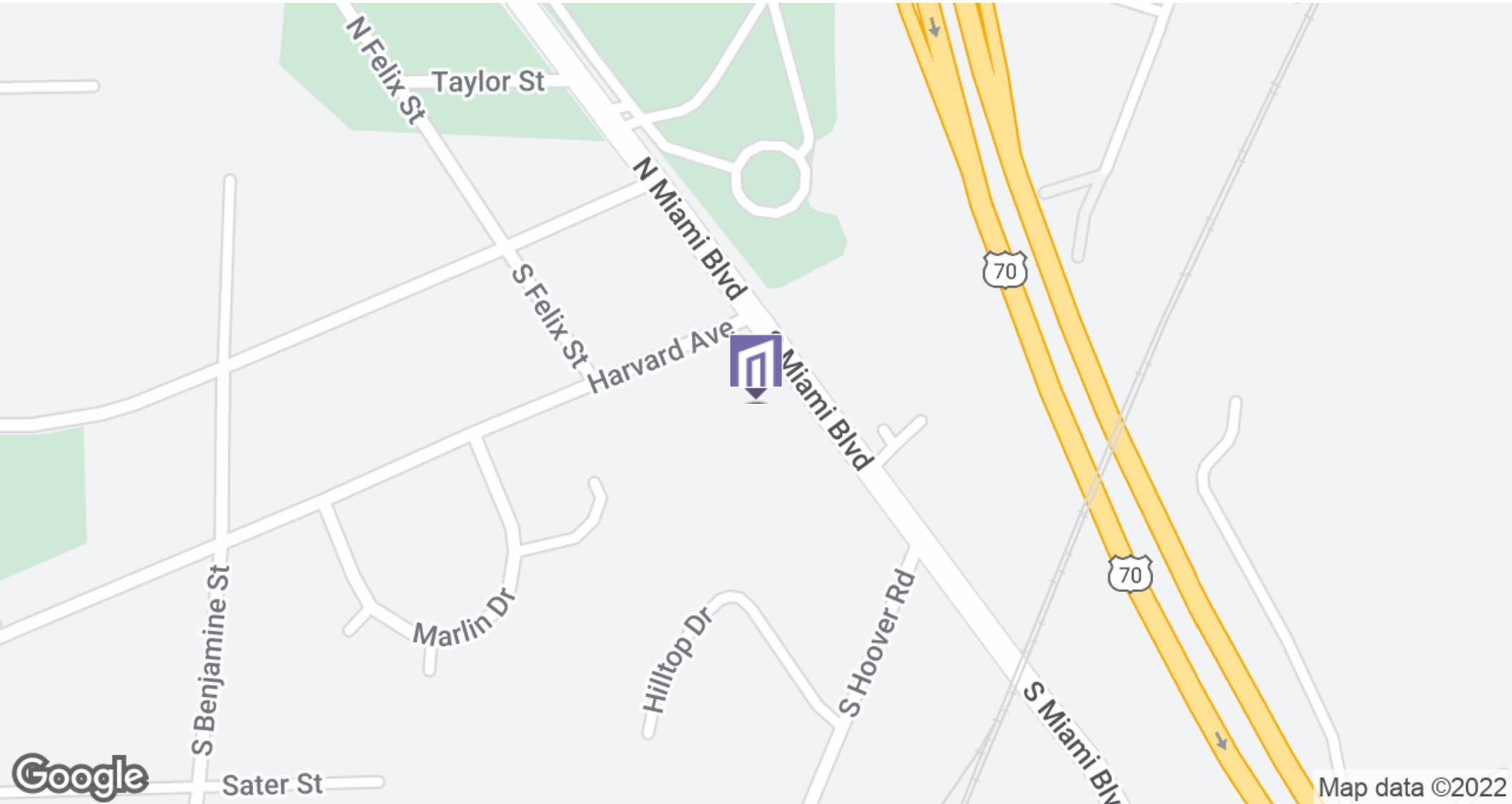
SITE



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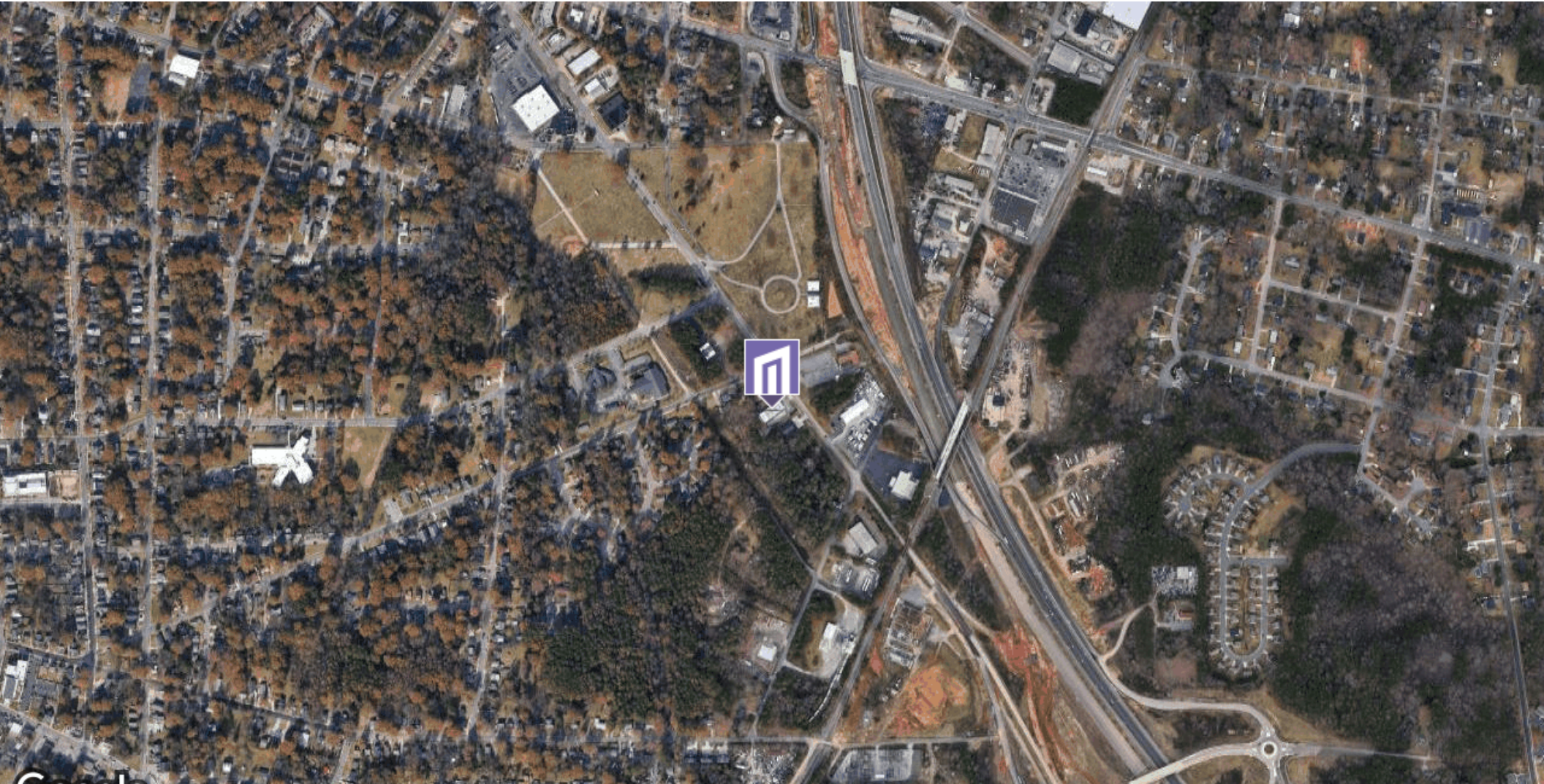
LOCATION MAP



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AERIAL MAP



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ADVISOR BIO 1



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PROFESSIONAL BACKGROUND

Ian brings a diverse background in the commercial real estate industry to Maverick Partners. A licensed broker in NC since 2003, Ian grew up in the Triangle area of North Carolina and graduated from Duke University. He went on to complete a Master of Architecture at the University of Florida, Gainesville, where he also studied Construction Project Management. Ian studied architecture in Vicenza, Italy and worked for architecture firms, including Heery in Atlanta GA and Sheppard Robson in London, England. He also worked as a construction project manager for a commercial general contractor, Kaufman Lynn Inc in Boca Raton, FL.

Ian was then employed by Glaxo Wellcome as a manager in the Global Manufacturing division working on high level manufacturing plant consolidation planning and eventually, sensitive merger planning. After leaving Glaxo, Ian earned an MBA from the University of North Carolina's Kenan Flagler School of Business. Ian is also a Leadership in Energy and Environmental Design Accredited Professional (LEED AP).

Since joining MPRS Ian has helped many clients find solutions for their Triangle real estate needs. Ian's expertise includes multifamily investment properties, historic redevelopment and repositioning, urban office and retail leasing and site selection and acquisition.

EDUCATION

Master of Architecture - University of Florida

Master of Business Administration - University of North Carolina, Kenan Flagler School of Business

Bachelor of Science, Psychology - Duke University

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