

LAB/OFFICE & LAND FOR SALE/LEASE

2120 & 2202 ELLIS ROAD

Durham, NC 27703



PROPERTY DESCRIPTION

Lab/Office building and adjacent land for sale directly adjacent to Research Triangle Park.

PROPERTY HIGHLIGHTS

- 19,284 SF Lab/Office building; 7.822 Acres including adjacent parcel
- Located directly adjacent to the world-renowned Research Triangle Park near the intersection of Ellis Road and NC-147
- Easy access to Duke, UNC, NCSU and RDU International Airport
- Numerous restaurants, hotels, banks and other professional services nearby
- Minutes from the Streets at Southpoint, Durham Bulls Athletic Park, Durham Performing Arts Center, and the American Tobacco Historic District

OFFERING SUMMARY

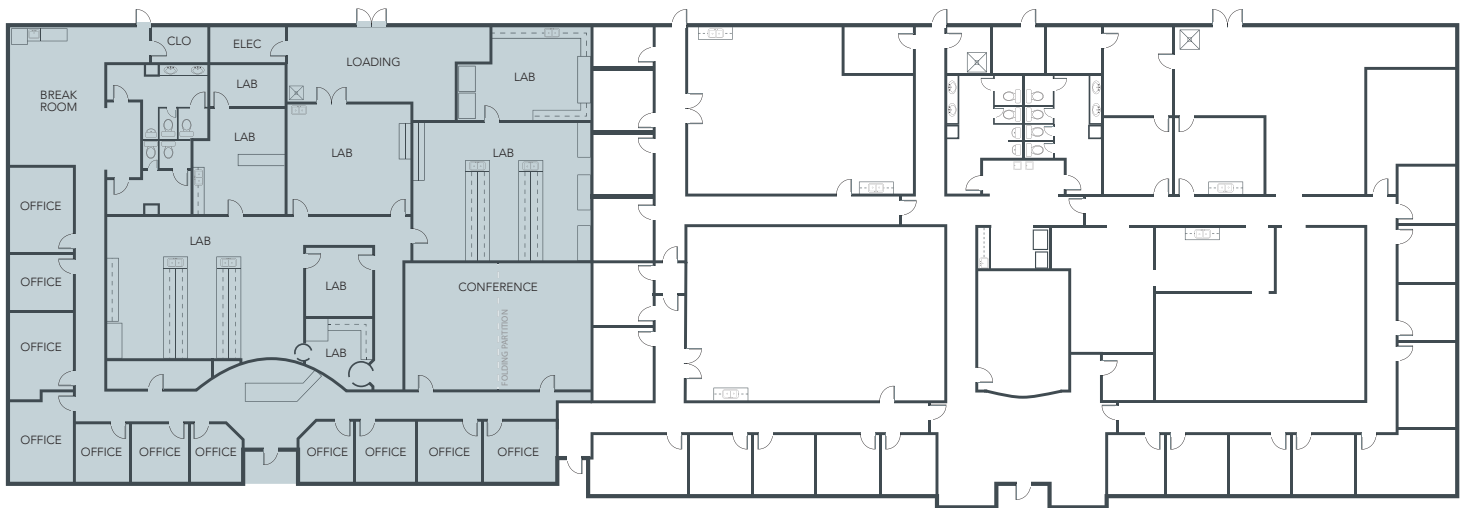
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|----------------|---|
| Sale Price: | \$4,600,000 |
| Lease Price: | \$20.50/SF NNN |
| Available: | 7,733 SF |
| Building Size: | 19,824 SF on 5.51 ac Plus 2.27 ac on adjacent parcel |

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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**7,733 SF
AVAILABLE**

LEASED

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