

Partnership. Performance.



TWO BUILDINGS AND PARCEL FOR SALE
BUILDING OR SUITES FOR LEASE

Opportunity

Two buildings and a parcel of land within Central Professional Park in North Durham. Campus of built-out medical and professional office buildings with suites ready for immediate occupancy from 600 to 14,000 sf. Great opportunity for investor or owner occupant at \$40.00/sf.

Janet Clayton, CCIM
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Central Professional Park

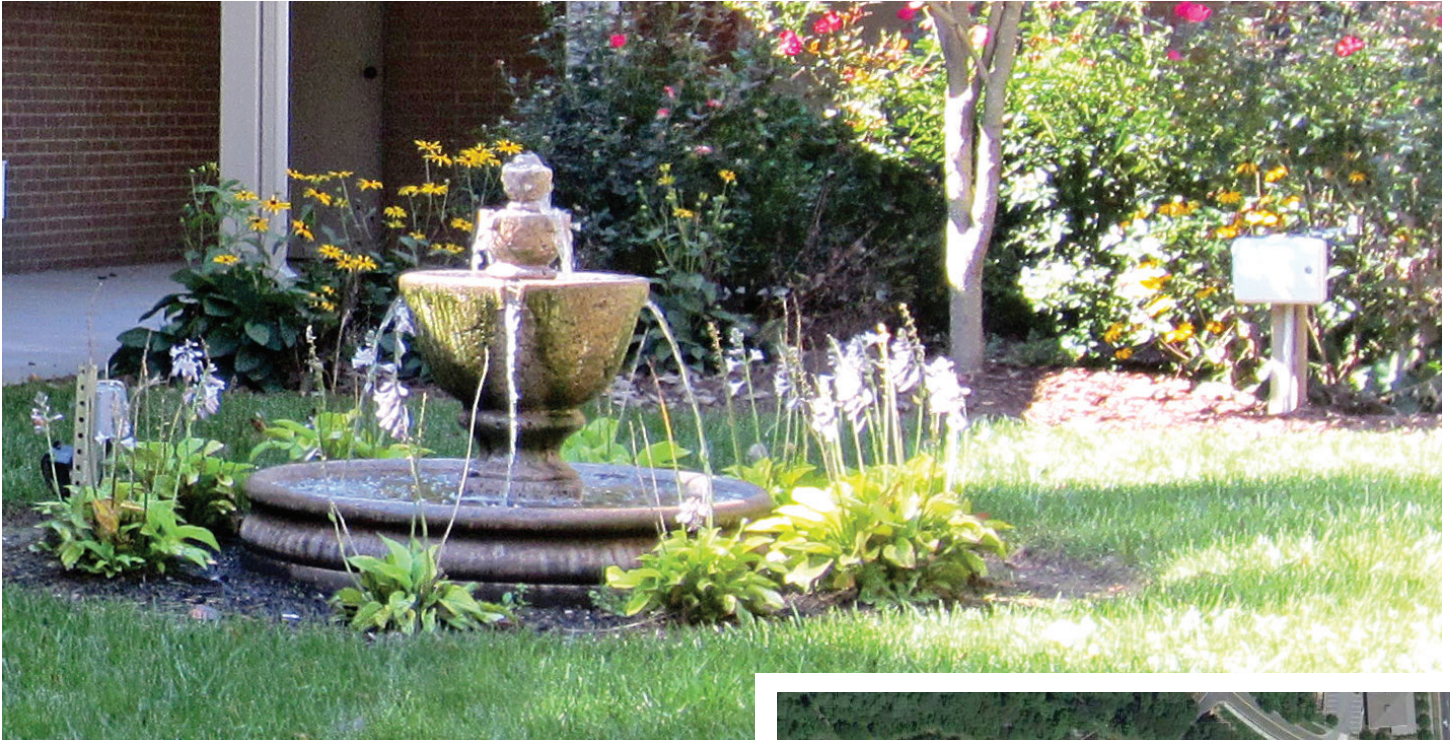
2609 North Duke St
Durham, NC 27704



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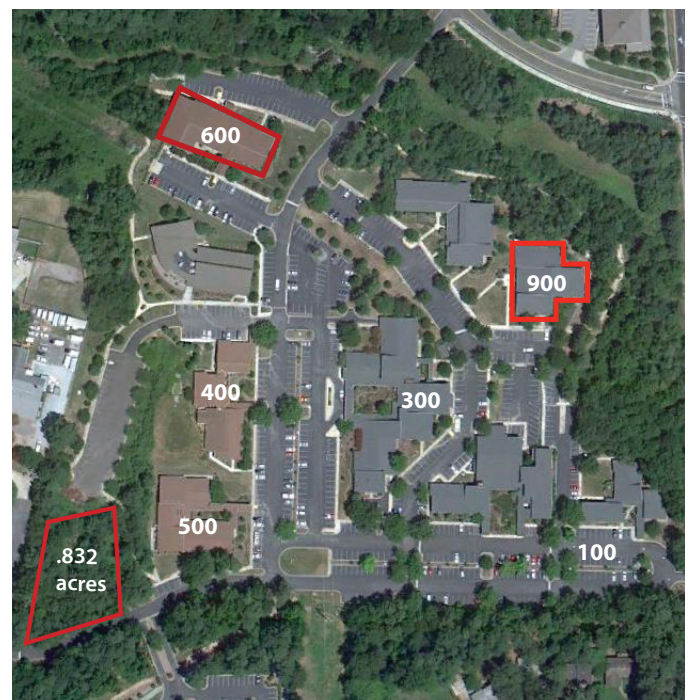


Available

For Sale	Two Buildings and Vacant Lot
Building Purchase Price	\$40.00/sf
Land Purchase Price	All reasonable offers considered
For Lease	Building or individual suites
Lease Rate	\$16.00/sf, Full Service

Amenities

- Beautifully landscaped, including a fountain and courtyard at each building
- Walking trail around park
- 45 restaurants within three miles
- Ample free parking
- Flexibility to accommodate both large and small tenants



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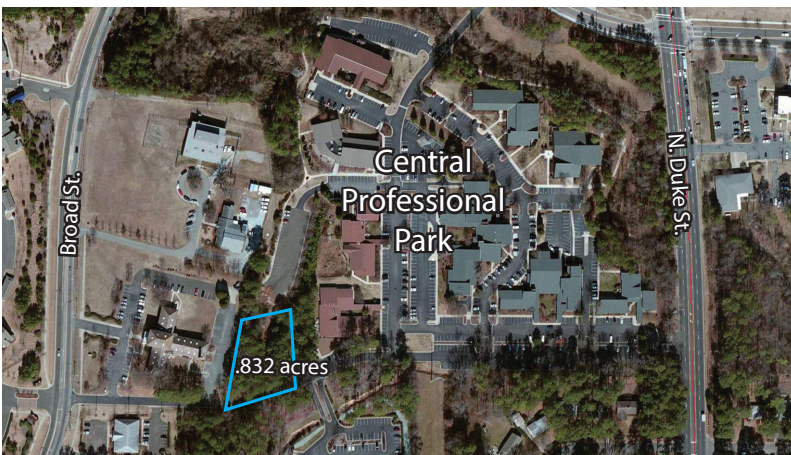
Building 600

- 52% Leased
- For Sale: Entire Building: 15,893 sf



Building 900

- Vacant Building
- For Sale: Entire Building: 14,448 sf



Land Parcel

- .832 acres



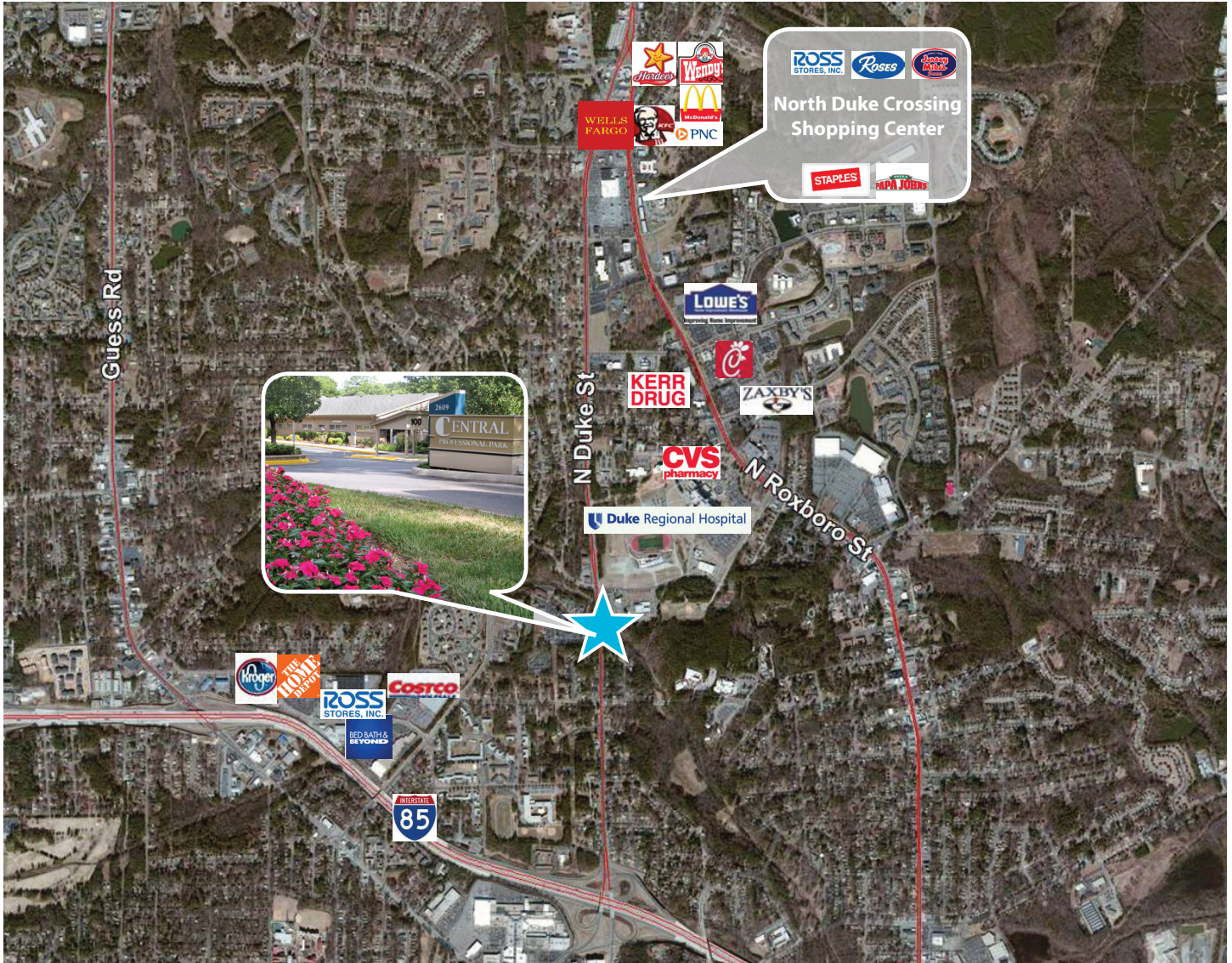
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Location

Close proximity to I-85; Less than five miles to Duke University and less than one mile from Duke Regional Hospital.

**AVISON
YOUNG**

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