

PRICE  
REDUCED



## 3400 Croasdaile Drive

OFFICE FOR SALE  
DURHAM

Two-story office condo building located at the intersection of Croasdaile Drive and Cole Mill Road off I-85 at Exit 173.

Location	3400 Croasdaile Drive Durham, NC 27705
Building	±12,500 SF
Sale Price	<del>\$1,400,000</del> \$1,190,000 (Price Reduced)
Association Dues	\$2.07/SF or \$2,160 per month
Features	<ul style="list-style-type: none"><li>• Hard wall office layout with break rooms, conference room, training room and numerous restrooms</li><li>• Ideal for owner occupant/professional service firm</li><li>• Wired for security system</li><li>• Fully sprinklered</li><li>• Association maintains exterior, roof, elevator and insurance</li><li>• Located on Croasdaile golf course - great view of the course</li></ul>
Close Proximity To	Duke University, Duke University Hospital, the Durham VA Medical Center, I-85 and Hillsborough Road
<a href="#">Click Here For Video</a> Aerial video of the property and surrounding area	

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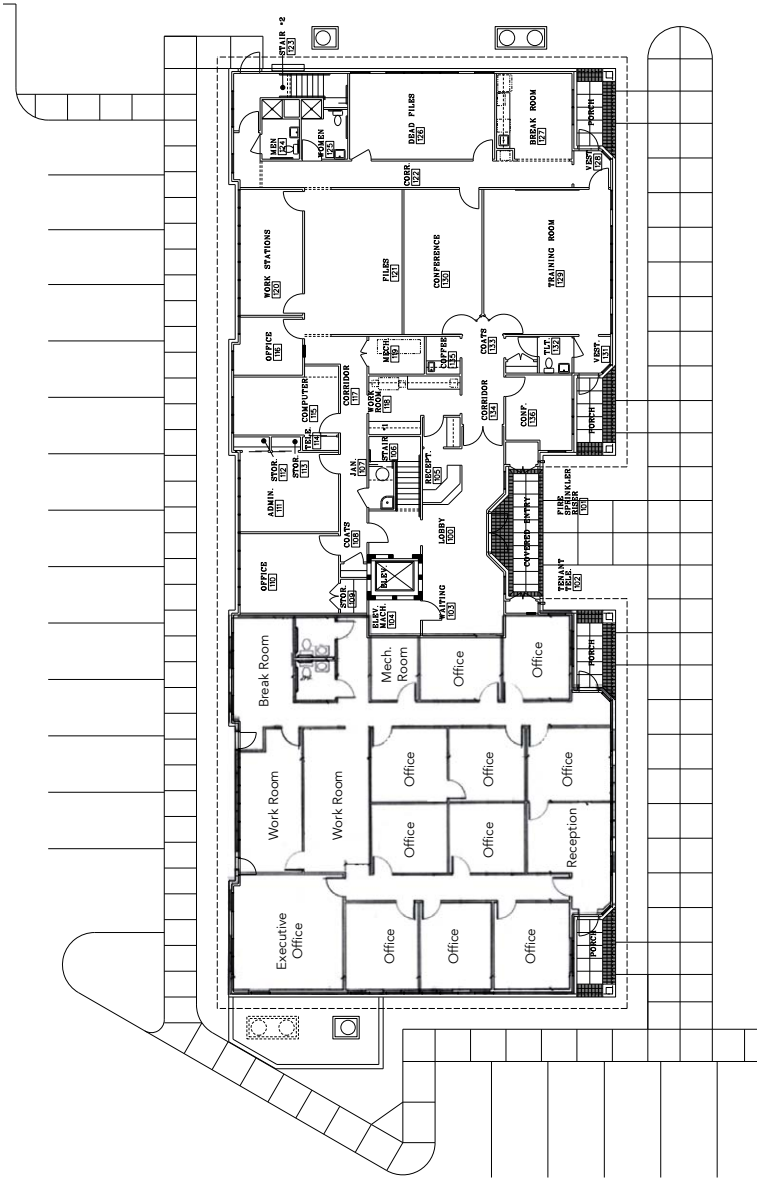


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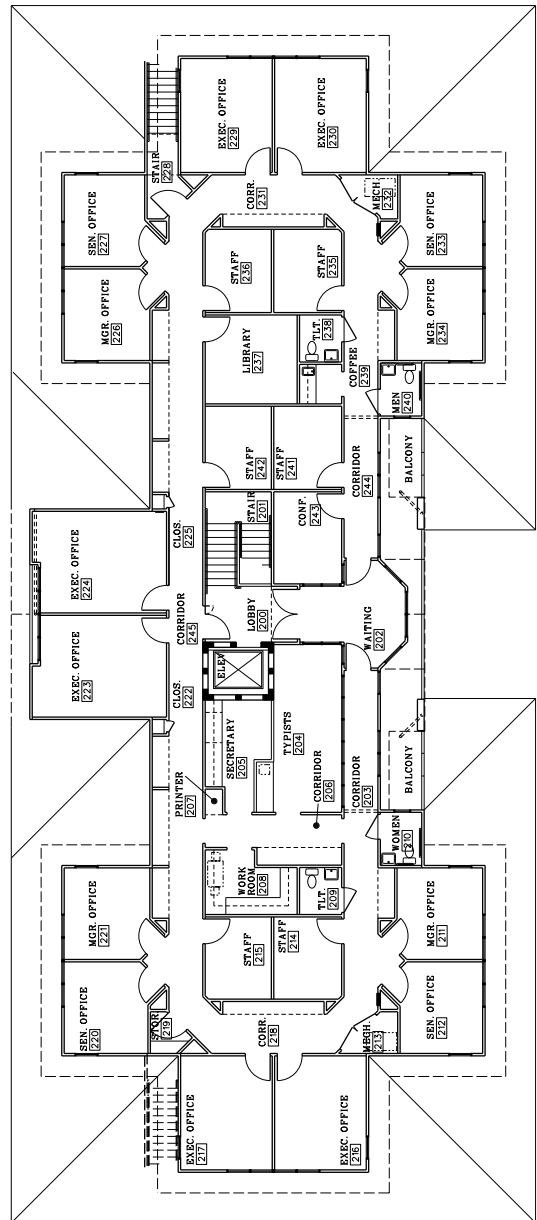


# Floor Plans

## 1st Floor



## 2nd Floor



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Aerial



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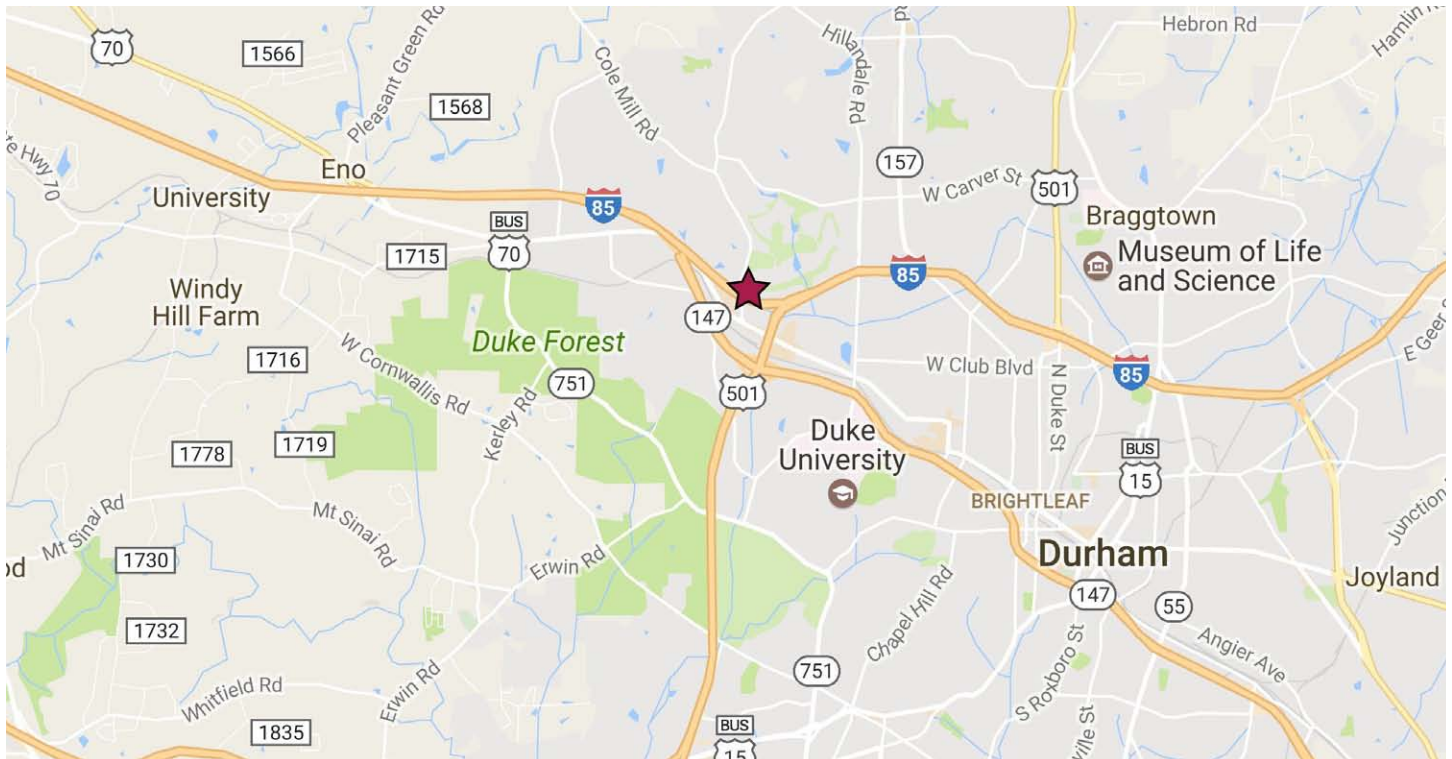


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## Map



## Photos



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