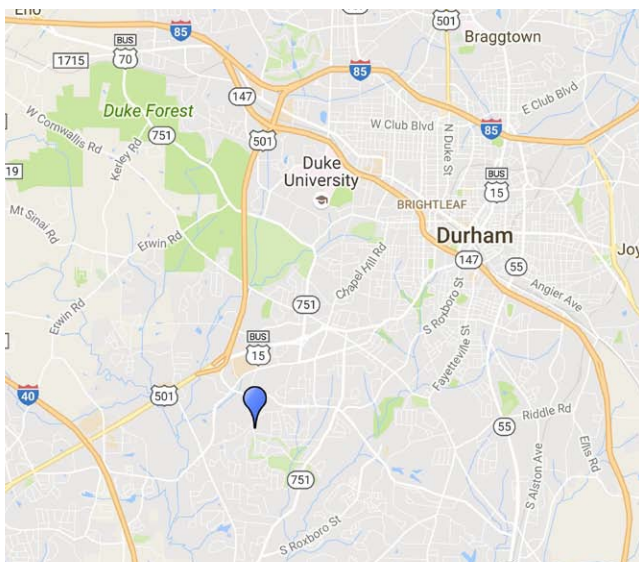




**FOR SALE OR LEASE
DURHAM, NC**

3624 Shannon Road

Medical office space available in convenient Southwest Durham location.



Location	3624 Shannon Road Durham, NC 27707
Space Available	± 4,020 SF
Sale Price	\$755,000
Lease Rate	\$7,825.60/mo + TICAM and HOA Dues
Zoning	Office and Institutional (OI)
Features	<ul style="list-style-type: none"> • Located in the Westover Place Office Park • Currently used as a medical office • Includes X-ray rooms, exam rooms, nurses station, reception area, emergency showers, offices, conference room and break area • Ground level with 2 entrances

JIM BOYD | Direct: 919.287.2125 | Mobile: 919.612.0588 | jboyd@realestateassoc.com

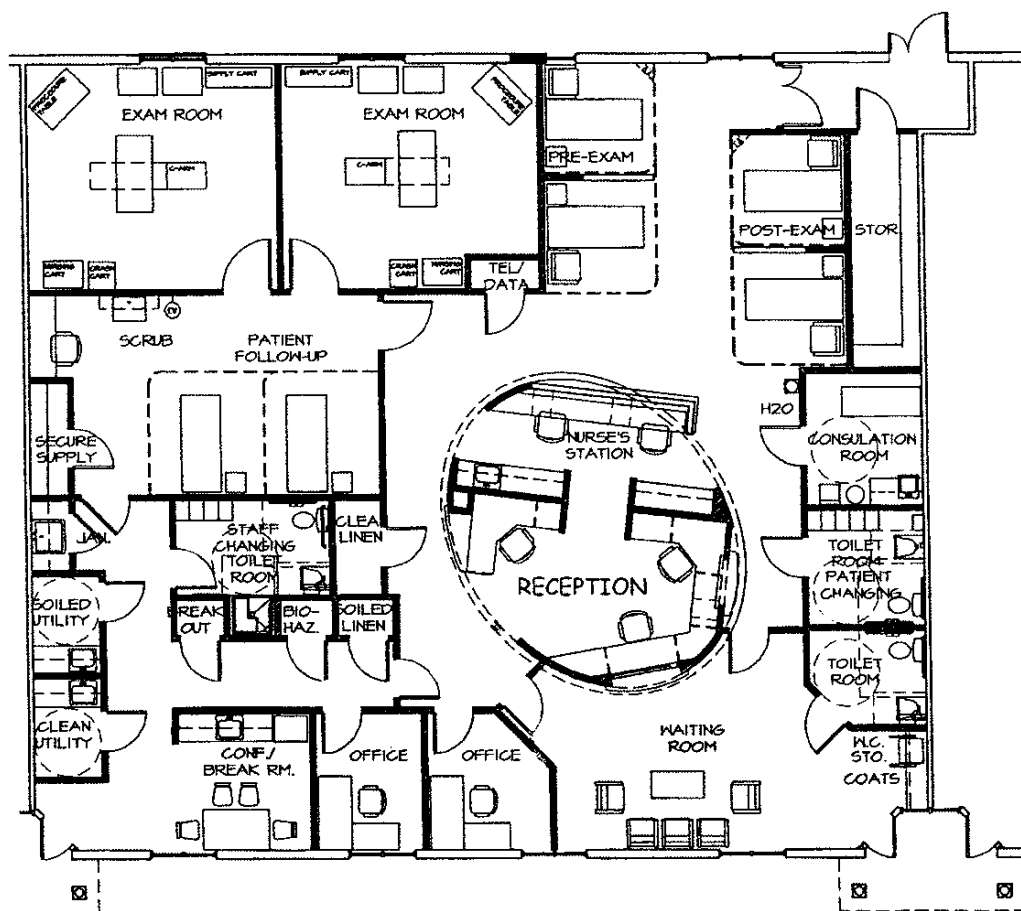


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Site Plan & Photos

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



Photos

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Aerial

