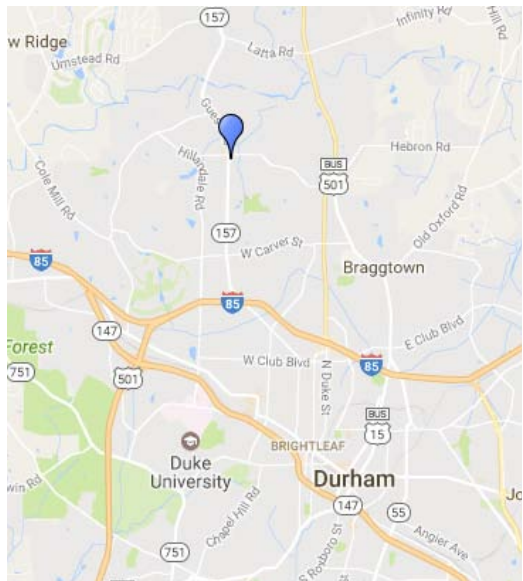




**FOR SALE
DURHAM**

3790 Guess Road

Professional office space available at the intersection of Guess Road and Horton Road. Second floor space available for lease - great opportunity for investor or owner-occupant. Potential for condo conversion.



Location	3790 Guess Road Durham, NC 27705
Building Size	± 11,200 SF
Acreage	± 0.994 Acres
Zoning	Mixed Use (MU)
Parcel ID	197276
Year Built	2002
Sale Price	\$995,000
Features	<ul style="list-style-type: none"> • Elevator access • Attractive building with brick construction • High-traffic location with great visibility • Adjacent to Rite Aid
Close Proximity To	US-501, Willowdale Shopping Center, Cross Creek Shopping Center, Harris Teeter, Starbucks

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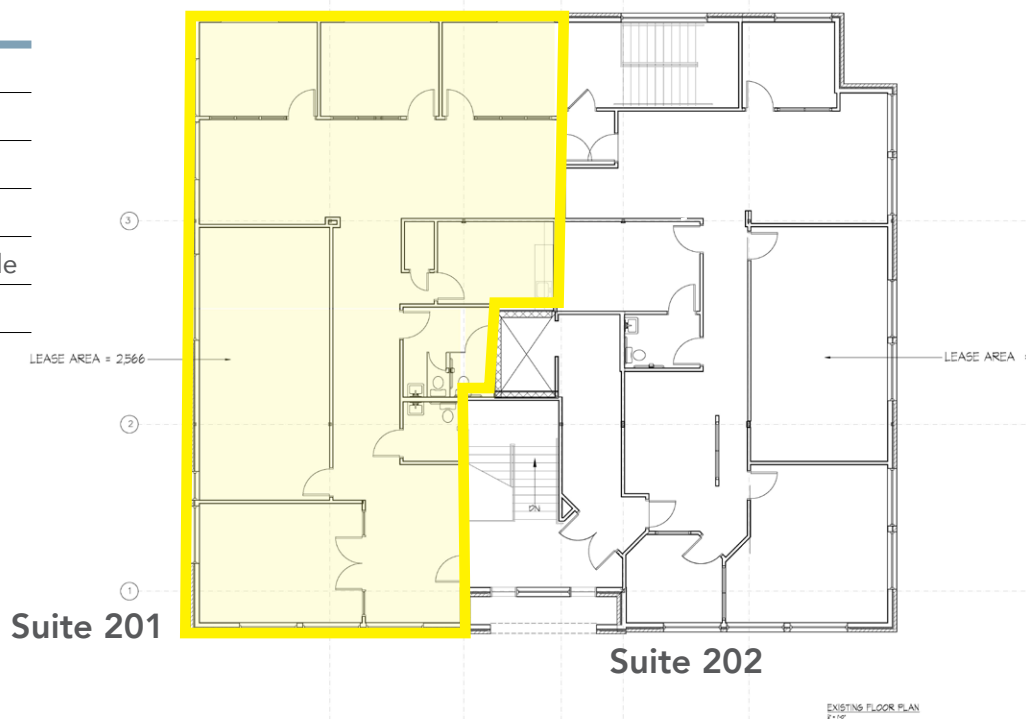


Tenant Roster and Building Layout

*For illustrative purposes only. All dimensions, layout and location of walls are approximate. Floor plan not drawn to scale.

Tenant Roster

First Floor	
Suite 101	Bodyworks
Suite 102	Bayada
Second Floor	
Suite 201	2,974 RSF Available
Suite 202	Bayada



Aerials



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