

**PICKETT
SPROUSE**
COMMERCIAL
REAL ESTATE



Independence Park Office
4004 Ben Franklin Blvd., Durham, NC
±6,700 SF of Office Space on ±1.0 acres

A WEST & WOODALL COMPANY



Beautifully appointed office building in Independence Park, one of Durham's best known medical parks located less than one mile from Durham Regional Hospital and in close proximity to I-85 and downtown Durham. A total of 6,700 SF with ±5,986 SF on the main level and ±714 SF of second floor meeting space, with kitchen and bathroom.

Parcel ID: 172264

Year Built: 1997

Zoning: OI(D) - Previously medical office

Parking: 31 Spaces

For Sale:

\$775,000

Please contact:

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or

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Visit us at pickett-sprouse.com



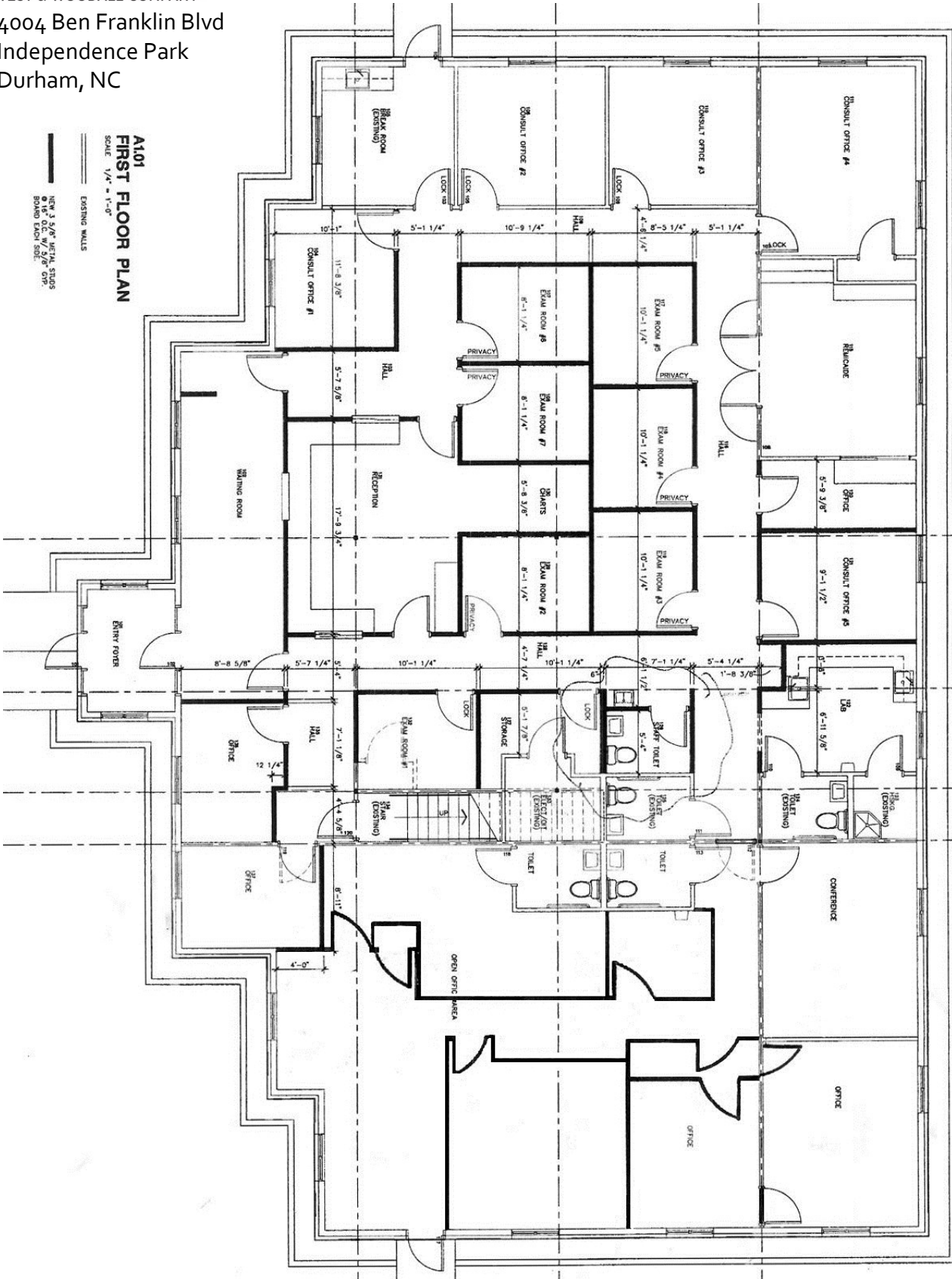
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4004 Ben Franklin Blvd
Independence Park
Durham, NC

51.7'

100'

A1.01
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
NEW 3/8" METAL STUDS
BOARD EACH SIDE



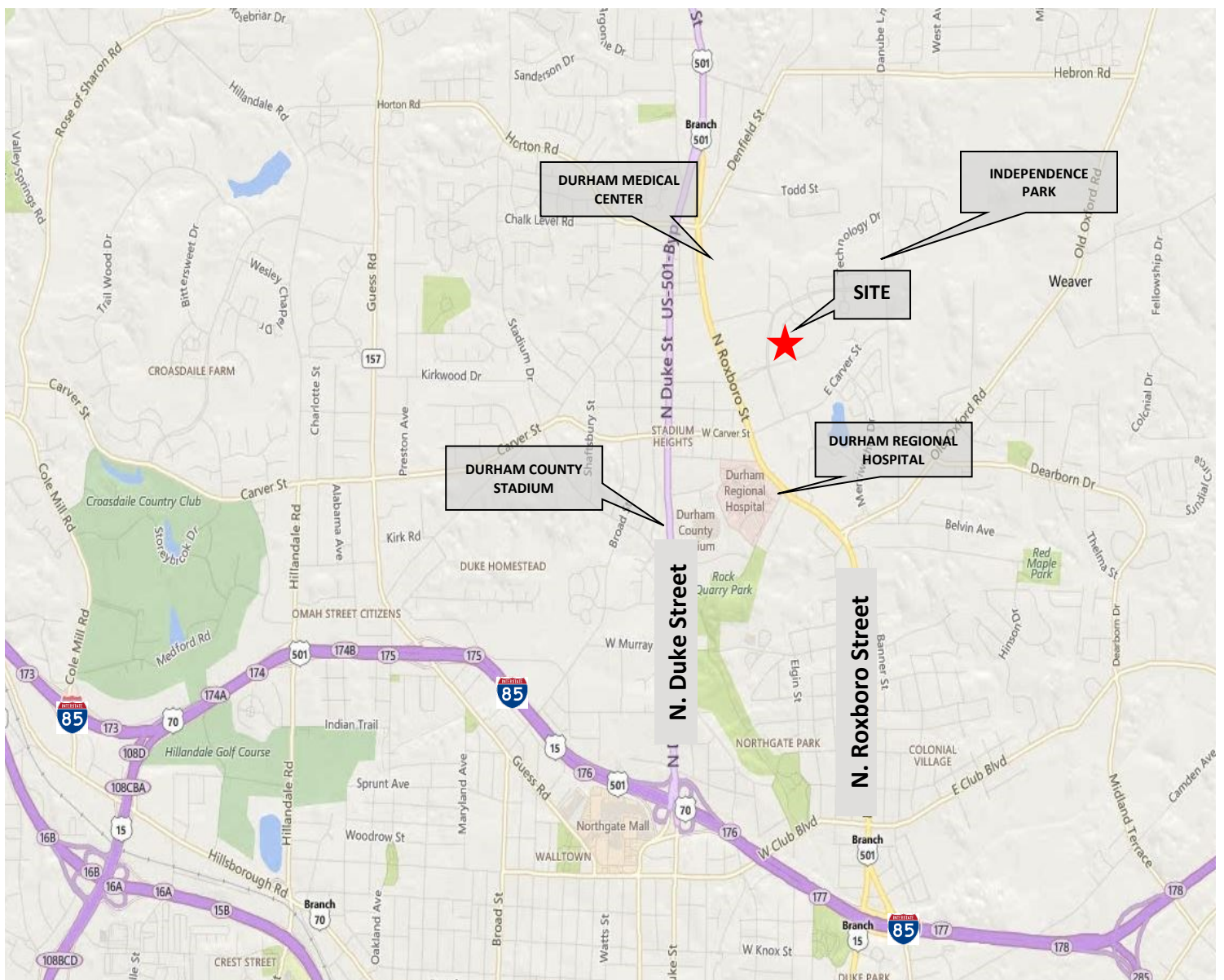
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4004 Ben Franklin Road
Independence Park
Durham, NC
Class B Office
6700 SF



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