



FOR LEASE

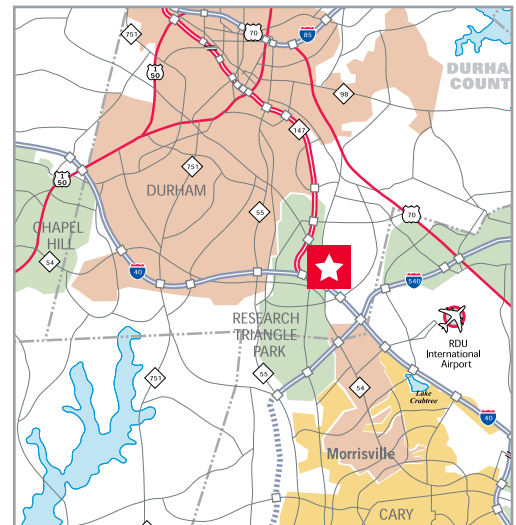
One Park Center

4018 Patriot Drive, Durham, NC 27703



Property Highlights

Available Suites:	16,781 square feet
Location:	Premier location adjacent to the renowned Research Triangle Park with immediate access to I-40, I-540, Highway 70 and Durham Expressway, minutes from RDU International Airport
Lease Rate:	\$8.25/RSF, Triple Net
Building Size:	102,700 SF Flex / Light Manufacturing Facility
Clear Height:	18'
Suite 120:	16,781 square feet has 3 loading docks
TICAM:	\$2.50 per square foot



Dennis D. Hurley, SIOR
Managing Director
+1 919 791 2103
dennis.hurley@cushwake.com

Hillman C. Duncan, CCIM, SIOR
Managing Director
+1 919 791 2105
hillman.duncan@cushwake.com

Patti Autry
Associate
+1 919 791 2118
patti.autry@cushwake.com

3015 Carrington Mill Blvd.
Suite 410
Morrisville, NC 27560
main +1 919 789 4255
fax +1 919 789 0268
cushmanwakefield.com

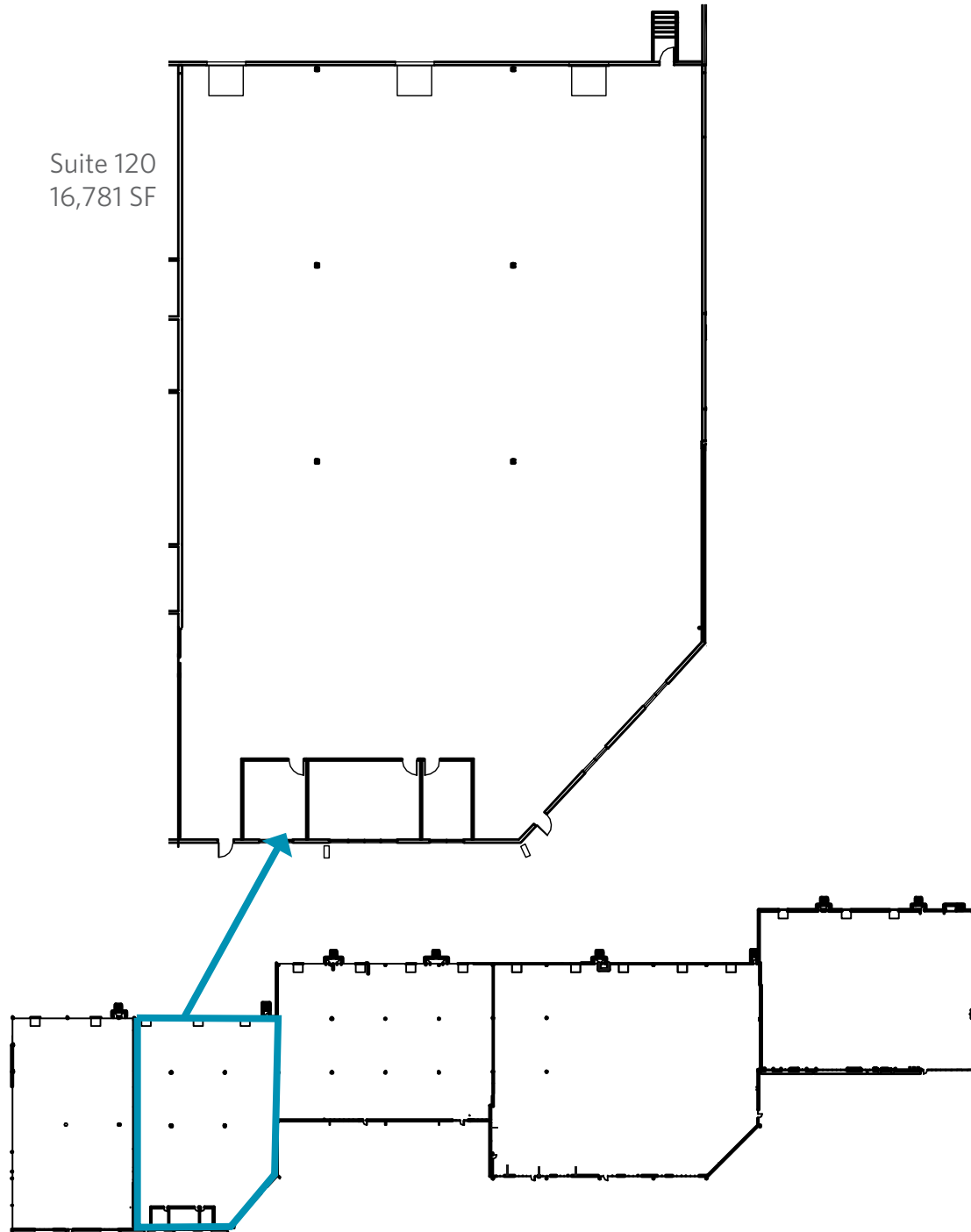


**CUSHMAN &
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