

Pickett-Sprouse

REAL ESTATE

919.493.0395

pickett-sprouse.com

Medical Office Building For Sale



**INDEPENDENCE PARK
4125 Ben Franklin Blvd.
Durham, NC 27704**

- ◆ Attractive, two-story 16,700 SF medical office facility
- ◆ 1.6 acre corner site—Ben Franklin Blvd and Pacific Ave
- ◆ Suitable for owner occupant or continued use as a multi-tenant For Lease facility
- ◆ Duke Regional Hospital, shopping centers, restaurants and retail are nearby
- ◆ First floor space \pm 14,764 SF and second floor \pm 1,963 SF
- ◆ Sales Price **\$995,000** (\$60 per SF)

For more information, contact

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