

**PICKETT
SPROUSE**

COMMERCIAL
REAL ESTATE



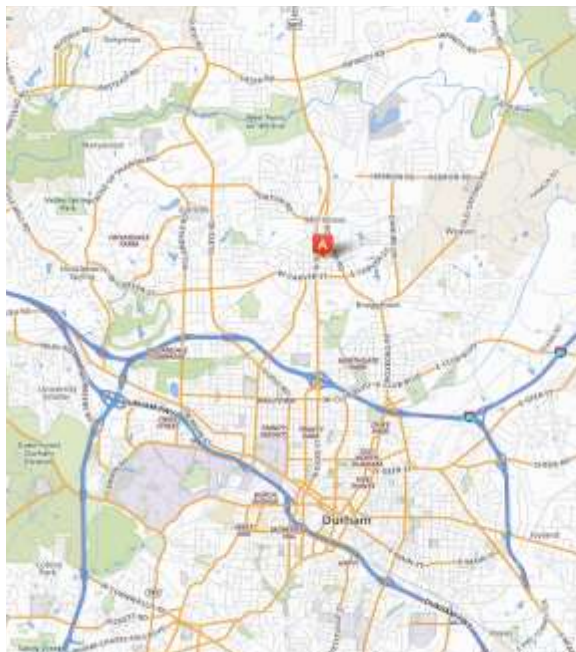
A WEST & WOODALL COMPANY



FOR SALE

4206 N ROXBORO RD
SUITE 130

DURHAM, NC



- Two offices in one suite
- 1st office 892 SF
- 2nd office 789 SF
- Total office space 1,681 SF
- Office #1 has an open layout
- Office #2 occupied by Tenant—leased through 12/14/19
- Good visibility
- Across from new Starbucks Coffee on N Roxboro Road
- \$276/mo Condo Association Fee
- Asking \$225,000 — Office #2 Tenant pays utilities

For more information, please contact:

Mark Micol 919-287-3048

micol@pickett-sprouse.com

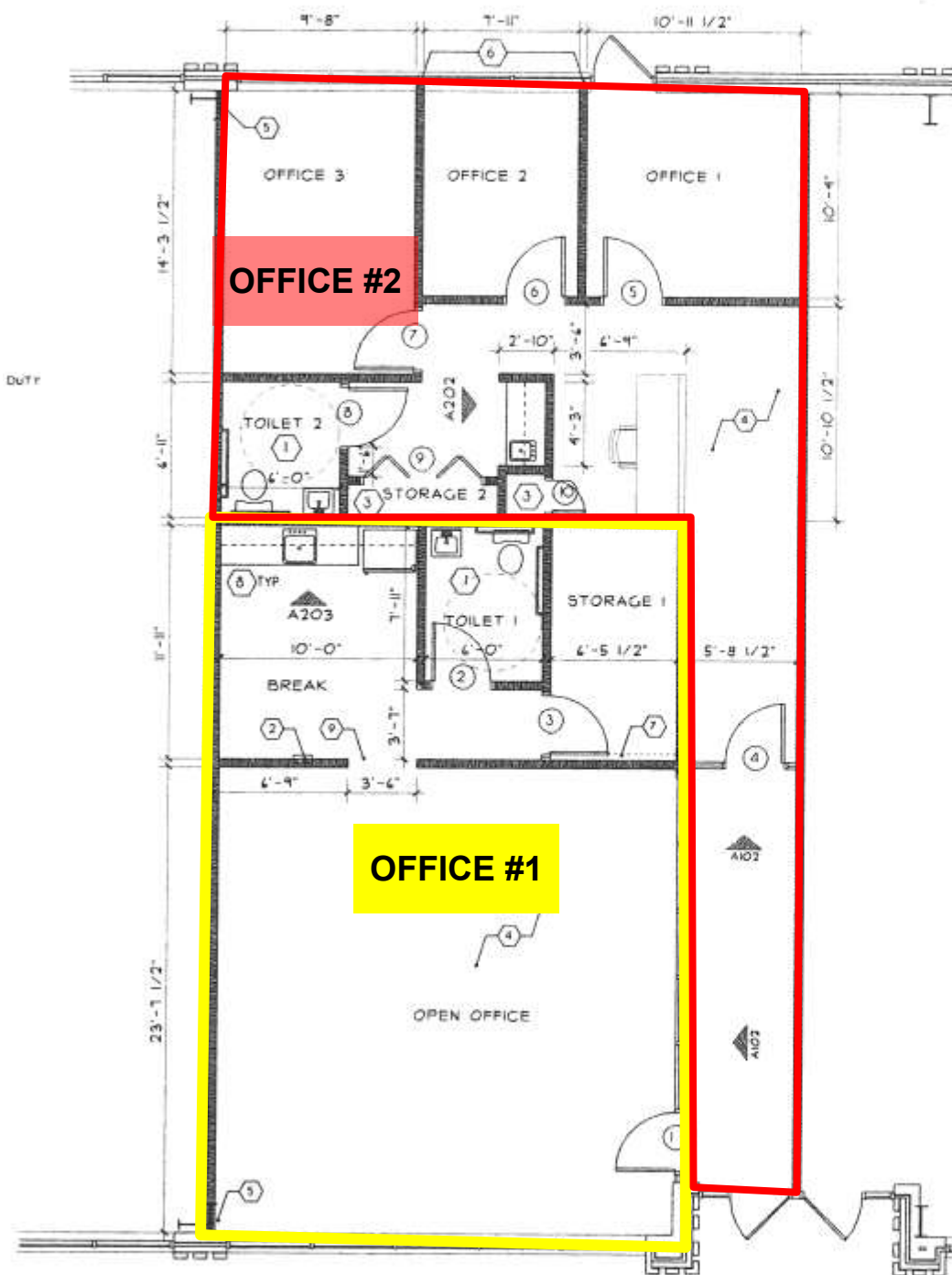
Robert Sprouse 919-287-3050

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Visit us at pickett-sprouse.com



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