

**AVISON  
YOUNG**

Partnership. Performance.



## MEDICAL OFFICE BUILDING FOR LEASE

### Opportunity

Medical building in exceptional condition. Highly-visible corner location within the popular Independence Park medical community. Very convenient to Duke Regional Hospital.

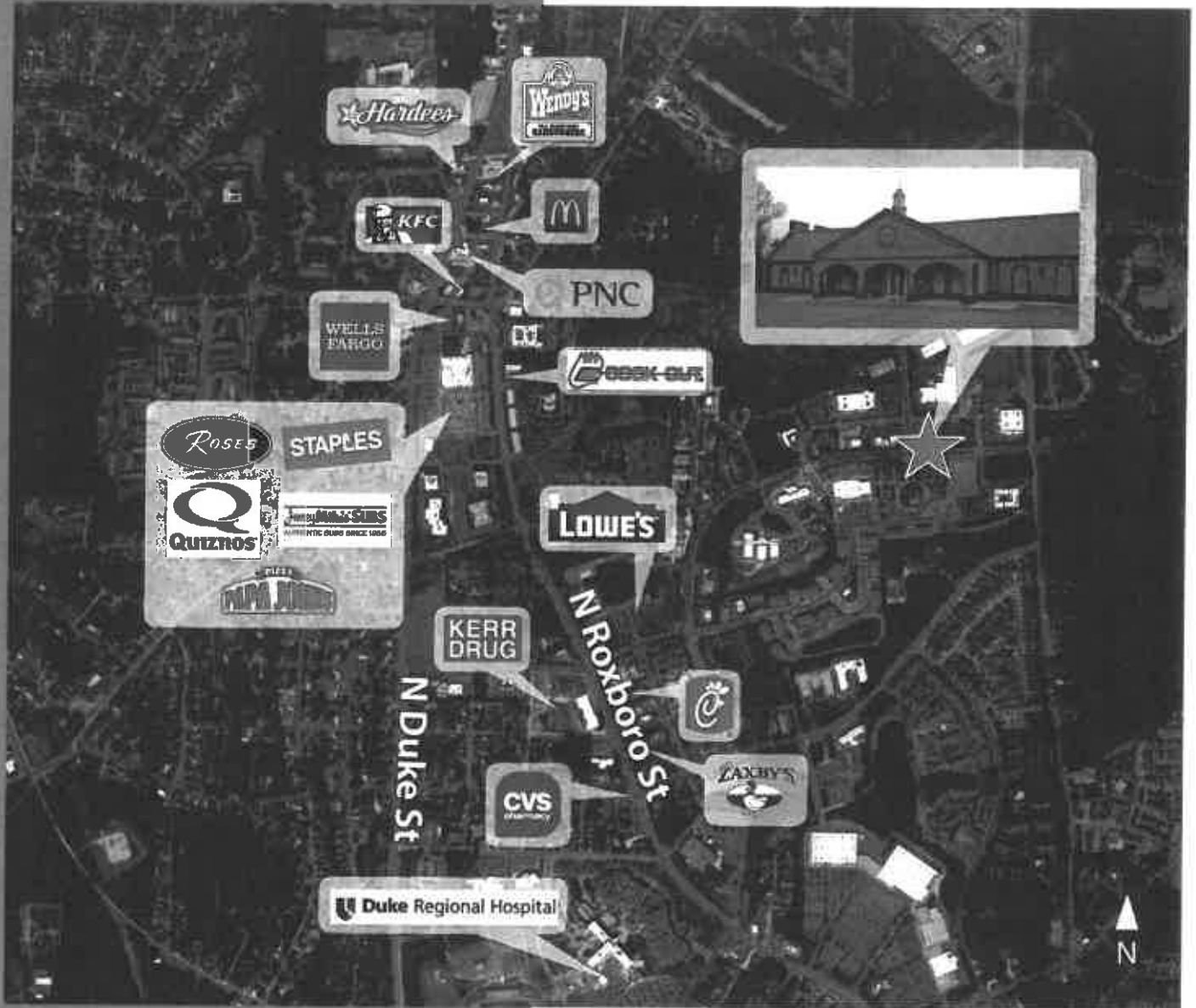
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# 4411

**Ben Franklin Boulevard**

Durham, NC 27704

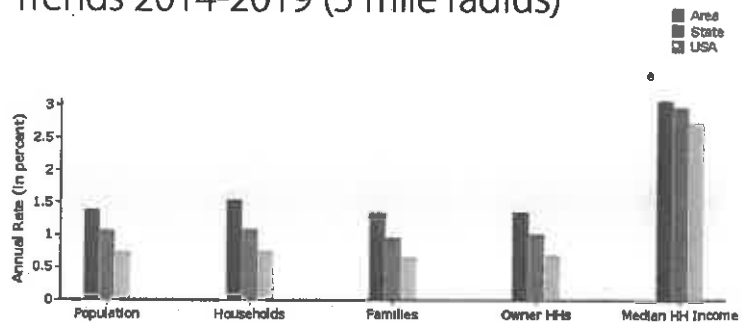
 CANADA'S  
**BEST  
MANAGED  
COMPANIES**



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Trends 2014-2019 (5 mile radius)



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## Highlights

- 8,051 sf medical office building
- Corner location within Independence Park
- 1.25 miles from Duke Regional Hospital
- Close proximity to an abundance of restaurants
- Exceptional condition
- Plentiful parking
- Lease Rate: \$15.75 NNN

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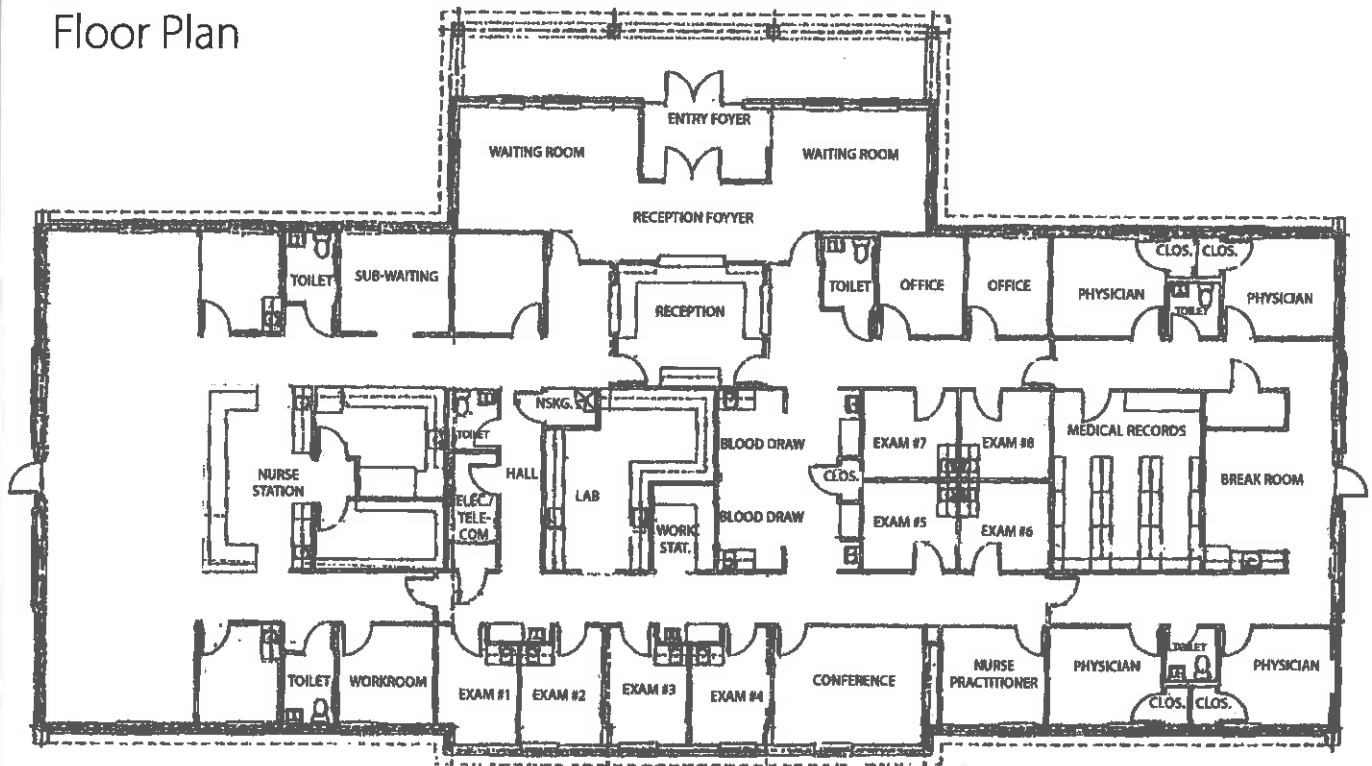
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# Floor Plan



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