

# Retail/Office Space for Sale or Lease

**AVISON  
YOUNG**

## Creekstone Crossings

5400 S. Miami Boulevard, Suite 106  
Durham, NC 27703

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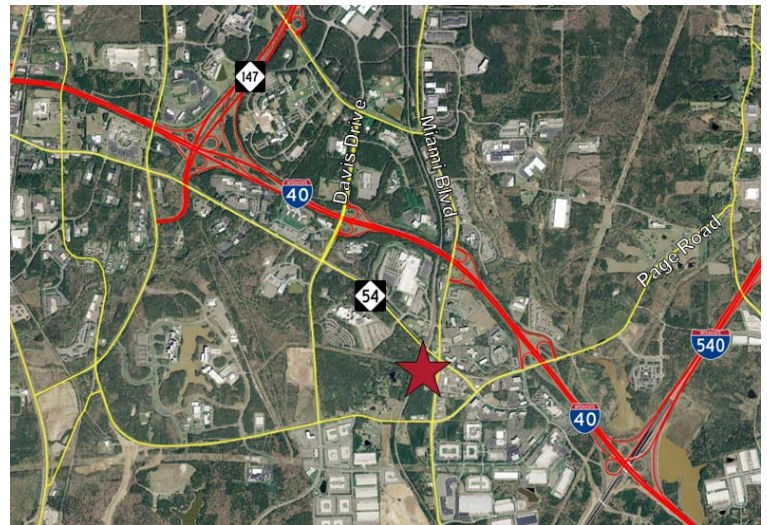


### Highlights

- Type:** Office Building
- Location:** Highly visible at the intersection of Hwy. 54 and Miami Boulevard
- Rental Rate:** \$15.95/SF, NNN
- TICAM:** \$4.50/SF (estimated)
- Sale Price:** \$200.00/SF
- Available SF:** 1,850 SF former Sprint retail/office space

### Amenities

- Traffic counts, Hwy. 54: 12,000 cars per day; S. Miami Blvd. 21,000 cars per day
- Close proximity to I-40 and I-540



For more information please contact:

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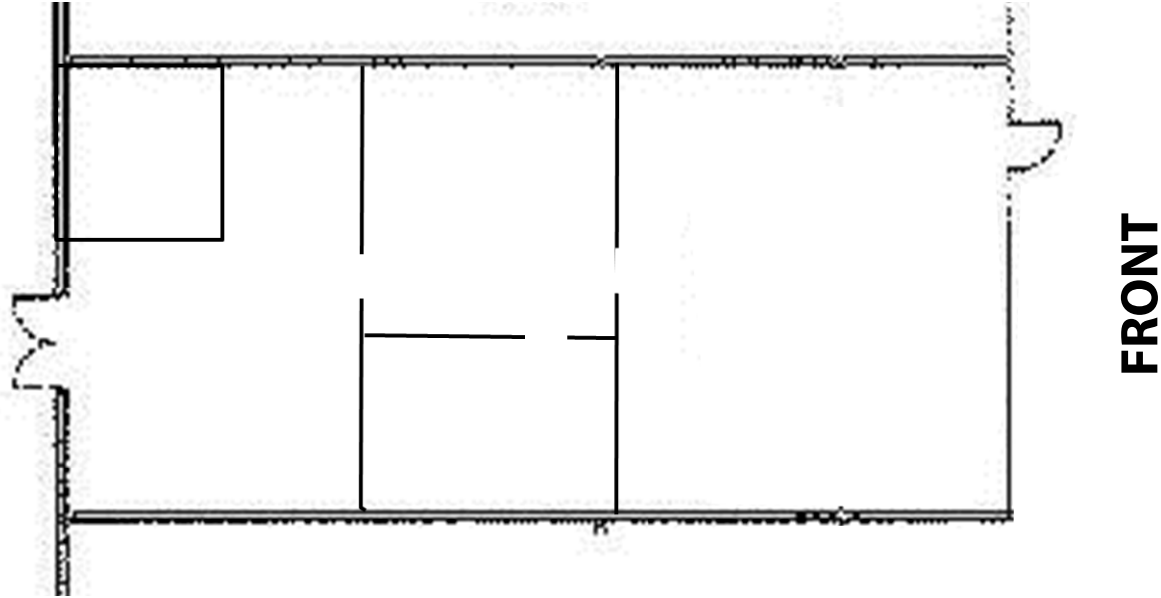
## Creekstone Crossings | Durham, NC

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[www.avisonyoung.com](http://www.avisonyoung.com)

### Floor Plan

Suite 106 1,850 SF Available



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