

**PICKETT
SPROUSE**

COMMERCIAL
REAL ESTATE



FOR LEASE

4236 University Drive, Suite 100
Durham, NC

A WEST & WOODALL COMPANY



2010 SF office suite in Durham's popular and accessible South Square area alongside University Drive and Durham- Chapel Hill Boulevard.

Located in the lower level of the Durham Association of Realtors Building. Minutes from the new 300,000 SF mixed use University Hill complex as well as major retailers including Harris Teeter, Target, and Sam's and near residential neighborhoods.

- Rate: \$15.00/square foot
- 24 x 24 foot storage area (no charge)
- Tenant pays electric and interior janitorial

Interior & Aerial Video: - <https://youtu.be/ETdoDQ6eyUA>

3D Virtual Tour: <https://my.matterport.com/show/?m=Rht5oByQUui&brand=0&ts=1>

For more information, please contact:

Mark Micol | mark.micol@westandwoodall.com | Cell 919-414-3159

Anna Jenkins | Anna@westandwoodall.com | Cell 704-224-4792

Visit us at PickettSprouse.com

INFORMATION HEREIN IS SUBJECT TO VERIFICATION BY ALL PARTIES AND MAY CHANGE WITHOUT NOTICE.

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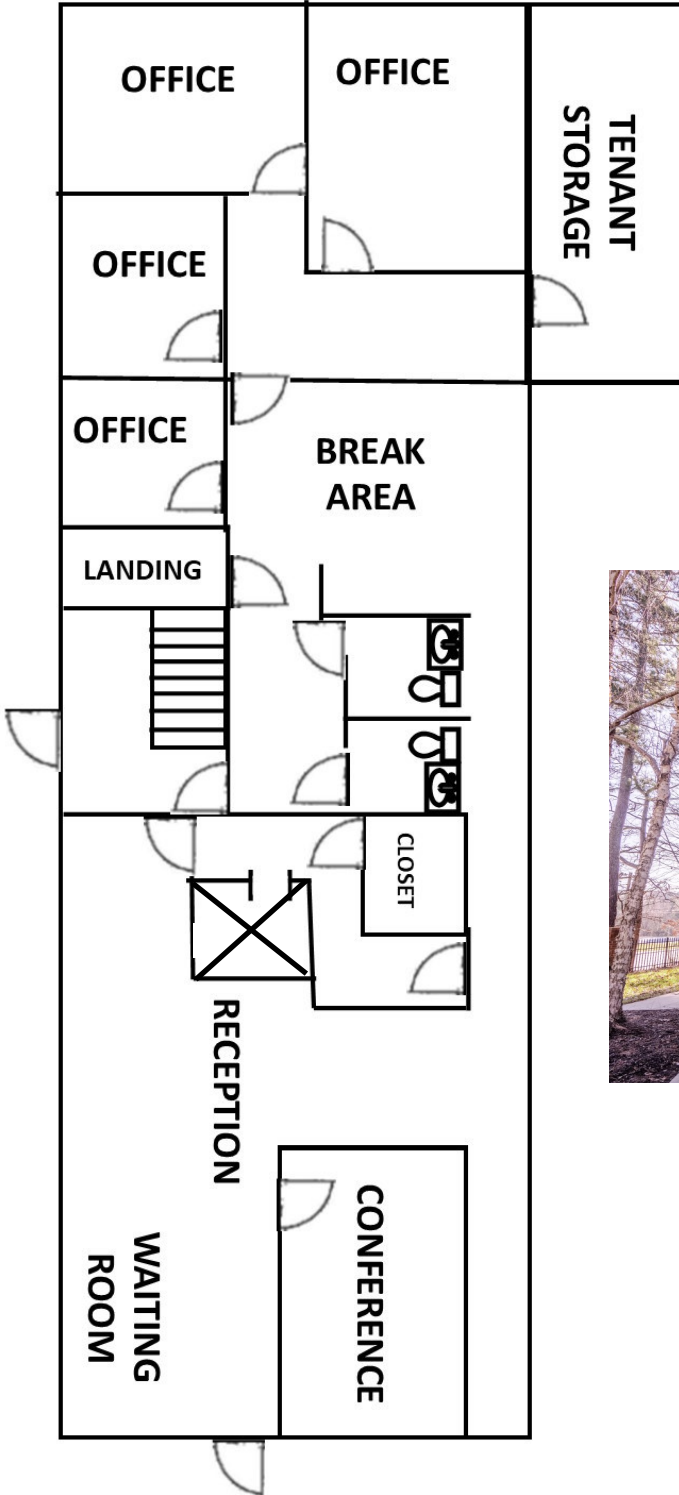
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LOWER LEVEL ENTRY

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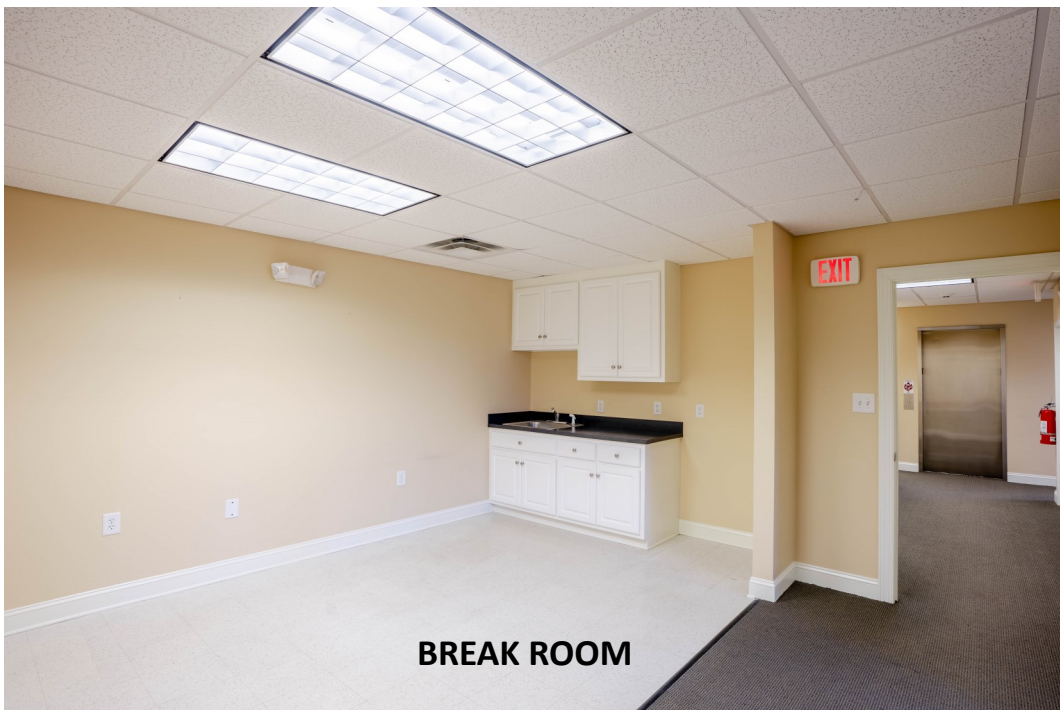
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**RECEPTION/WAITING ROOM
&
CONFERENCE ROOM**



LARGE PARKING AREA

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**RADON TESTING
LABS, INC.**

NRPP Radon Tester 100780RT
NRPP Mitigator 100778RMT
NRPP Analysis Lab 101091AL

5851 Greystone Drive

Raleigh, NC 27615

(919) 876-1876

radontestinglabs.com

INDOOR RADON LEVEL REPORT -- CONTINUOUS RADON MONITOR TEST

REPORT SENT TO: Shelia Willis
Durham Regional Association of Realtors
4236 University Drive
Durham, North Carolina 27707

TEST SITE: 4236 University Drive
Durham, North Carolina 27707

This analysis represents the Radon-222 gas concentration in the air only at the time of sampling. According to the U.S. Environmental Protection Agency (EPA), the average radon level outdoors is 0.5 pCi/L (picoCuries of radon per Liter of air), and the average radon level in a U.S. home is 1.3 pCi/L. If your result is **EQUAL TO or ABOVE** the EPA Action Level of 4.0 pCi/L, the EPA recommends that you take action to reduce the radon levels. Please contact us for further information.

Analysis Date: January 7, 2021 Reference Number: 2020-1264

START DATE: January 5, 2021 START TIME: 1:20 pm
STOP DATE: January 7, 2021 STOP TIME: 1:25 pm

MONITOR: FemtoTech model 510, sn 5760

<u>MONITOR LOCATION</u>	<u>AVERAGE RADON LEVEL (pCi/L)</u>	<u>ABOVE/BELOW EPA ACTION LIMIT?</u>
Basement Office	2.3	BELOW

COMMENTS: None

LIMITATION OF LIABILITY: Radon Testing Labs, Inc. (RTL) makes NO WARRANTY OF ANY KIND EXPRESSED OR IMPLIED, INCLUDING WITHOUT LIMITATION ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS with respect to any item furnished, information supplied or services rendered to you by RTL. Neither RTL, nor any of its employees, agents or subsidiaries, shall be liable under any claim, charge, or demand whether in contract, tort or otherwise for any and all losses, costs, charges, claims, demands, fees, expenses, injuries or damages (including without limitation INCIDENTAL OR CONSEQUENTIAL DAMAGES WHICH ARE EXCLUDED) of any nature or kind arising out of, connected with, resulting from, or sustained as a result of any item furnished, information supplied, or service rendered by RTL.

Copy of radon test. Continuous remediation in place.

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