

# 3901 N. ROXBORO STREET

DURHAM | NORTH CAROLINA



AVAILABLE  
FOR LEASE

## BUILDING SPECIFICATIONS

**TOTAL BUILDING SIZE:**  
± 26,046 SF

## TOTAL AVAILABLE SPACE:

SUITE 109: ± 1,800 SF  
SUITE 112: ± 1,343  
SUITE 103: ± 2,927  
SUITE 101: ± 3,855

**YEAR BUILT:**  
1988

**ASKING LEASE RATE:**  
\$20.00/SF, NNN

**ELAINE BOYLE**

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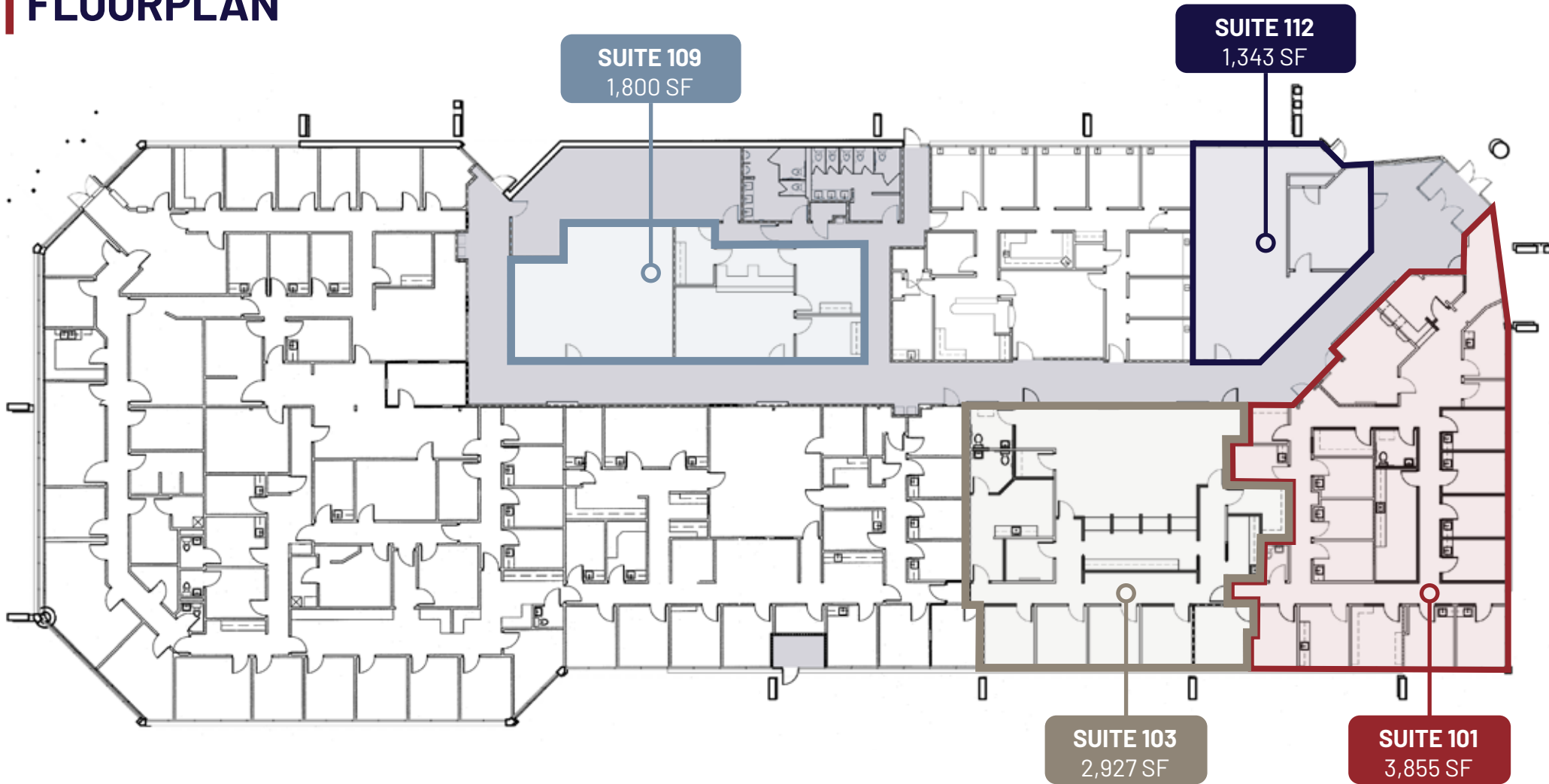
## BUILDING SUMMARY

- Desirable one-story medical office building providing easy access for all patients
- Excellent visibility on highly traveled N. Roxboro Street corridor with close proximity to Duke Regional Hospital, Hwy 501, and Hwy 70
- Average Vehicles Per Day is over 9,000
- Common areas with Class A finishes
- Located in strong medical corridor
- Abundant parking
- Exterior signage

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# FLOORPLAN



# AREA OVERVIEW

