

# 3901 N ROXBORO STREET

DURHAM | NORTH CAROLINA  
MEDICAL OFFICE BUILDING



## FOR LEASE

# PROPERTY OVERVIEW

## 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

### CONTACT:

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**Available Space:**  
Suite 109: ± 1,800 SF  
Suite 112: ± 1,343 SF  
Suite 103: ± 2,927 SF  
Suite 101: ± 3,855 SF



**Lease Type:**  
NNN



**Total Building Area:**  
± 26,046 SF



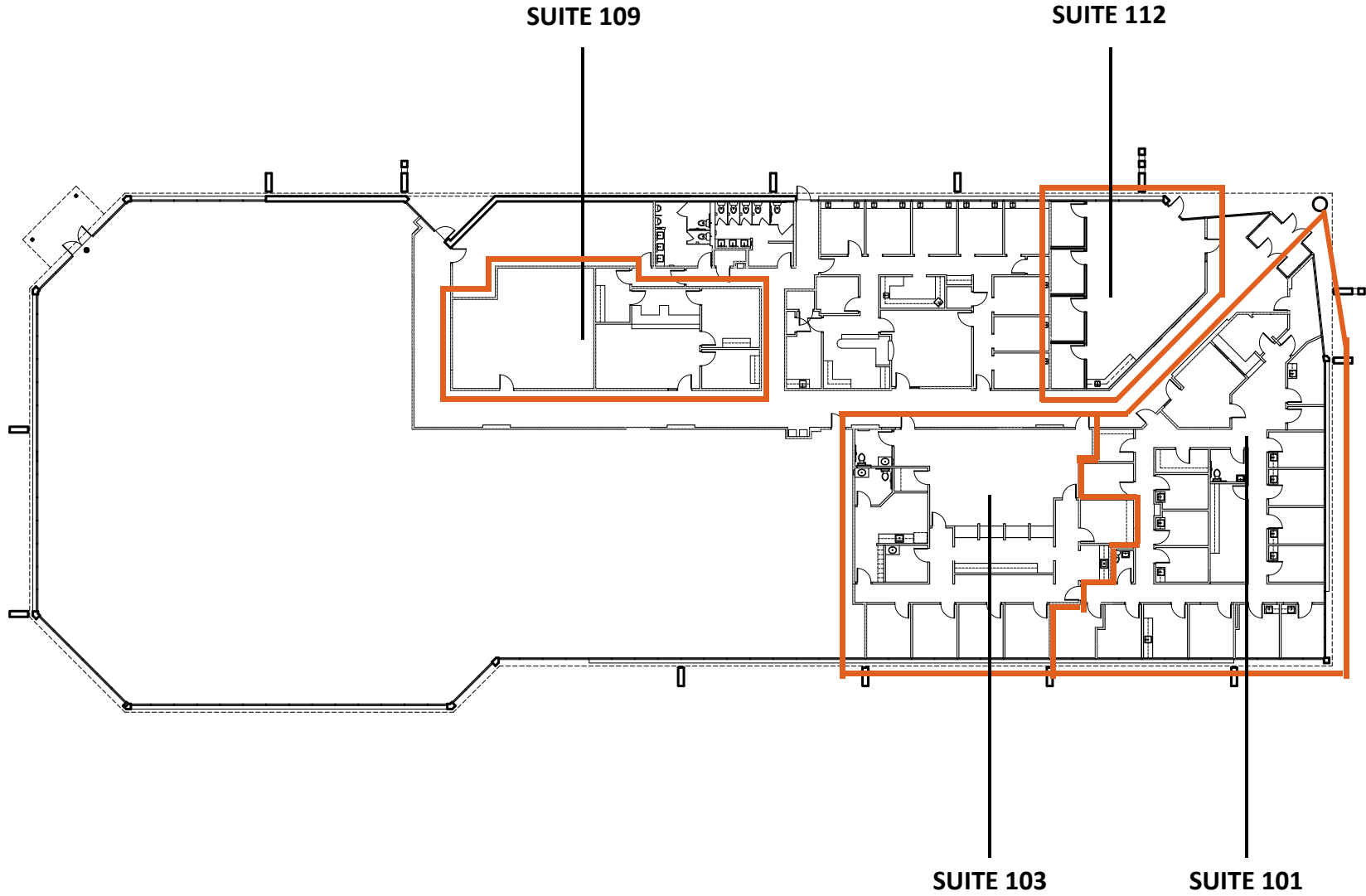
**Year Built/Renovated:**  
1988



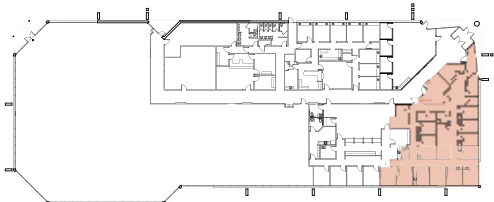
**Lease Rate:**  
\$20.00/SF



# FLOOR PLAN

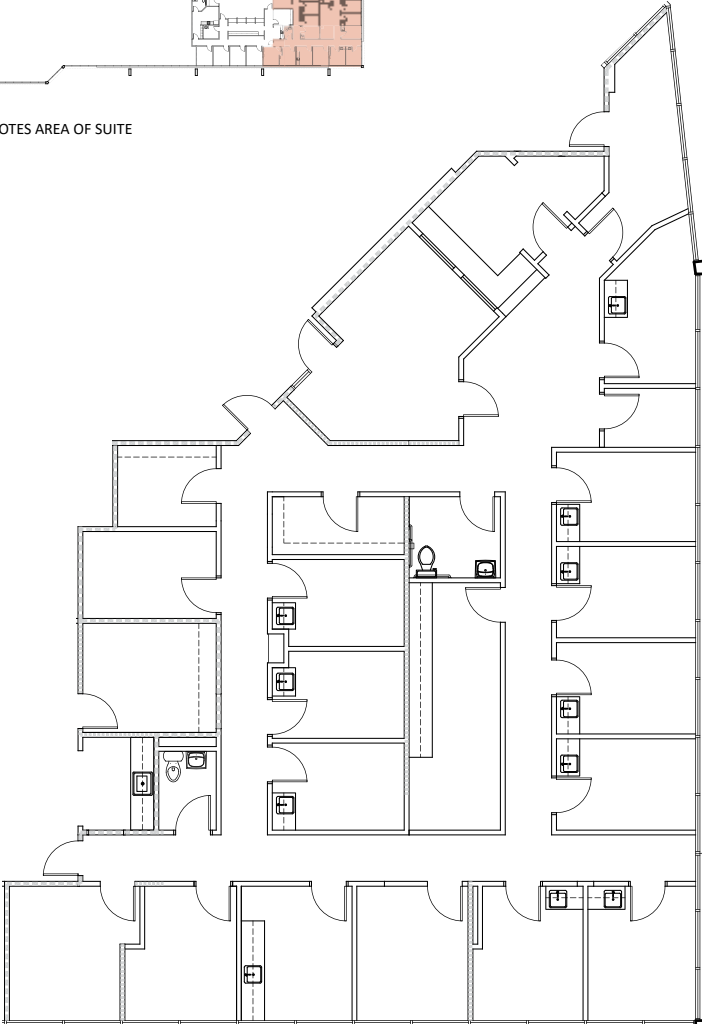


# SUITE 101 - FLOOR PLAN

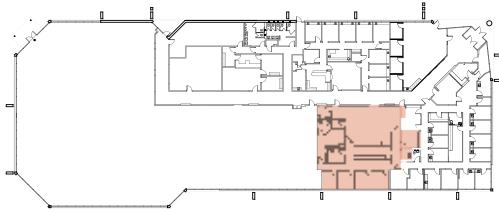


**KEY PLAN**  
COLOR BLOCK DENOTES AREA OF SUITE

**SUITE 101**  
**3,848 SF**

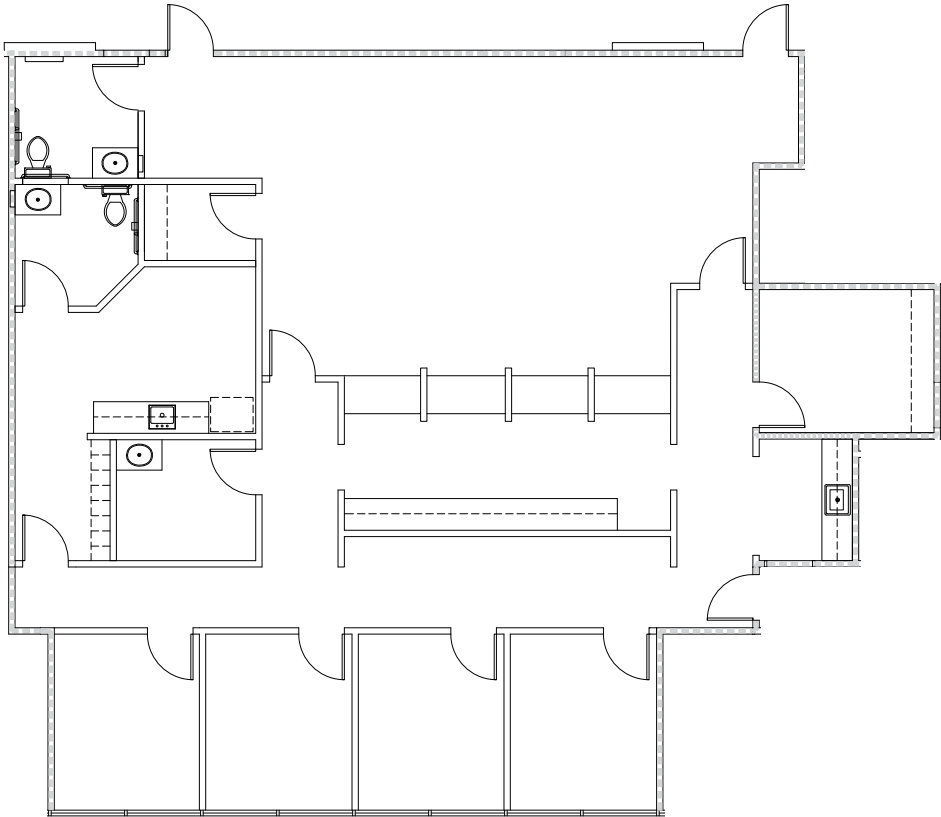


# SUITE 103 - FLOOR PLAN

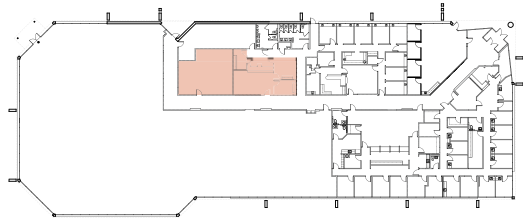


**KEY PLAN**  
COLOR BLOCK DENOTES AREA OF SUITE

**SUITE 103**  
**2,922 SF**

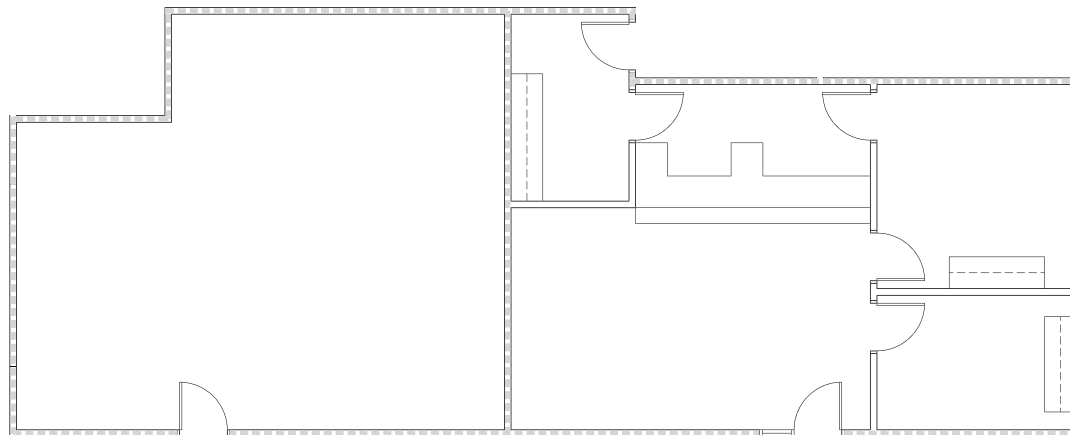


# SUITE 109 – FLOOR PLAN

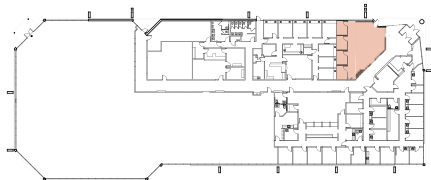


**KEY PLAN**  
COLOR BLOCK DENOTES AREA OF SUITE

**SUITE 109**  
**1,802 SF**

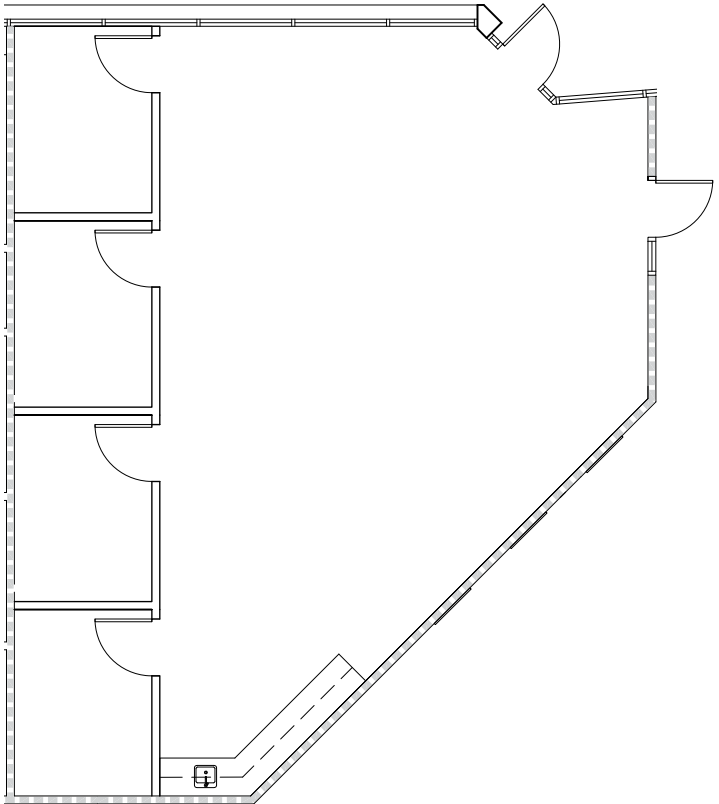


# SUITE 112 - FLOOR PLAN



**KEY PLAN**  
COLOR BLOCK DENOTES AREA OF SUITE

**SUITE 112**  
**1,300 SF**



# AREA MAP



Liberty Home Care & Hospice

Lowe's Home Improvement

Triangle Community Physicians

Brookdale Assisted Living

FRASIER ST

Duke Neurology

**3901 N. ROXBORO ST**

Chick-Fil-A  
Zaxbys  
Freddys

Davis Ambulatory Surgical Center

NEWSOM ST

KENAN RD

WINSTON RD

N. DUKE ST

PACIFIC AVE

BEN FRANKLIN BLVD

EAST CARVER ST

WEST CARVER ST

CRUTCHFIELD ST

N. ROXBORO ST

Oxford Commons

Food Lion

Duke Regional Hospital

Subway