

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



Lease Type:
NNN



Total Building Area:
± 26,046 SF



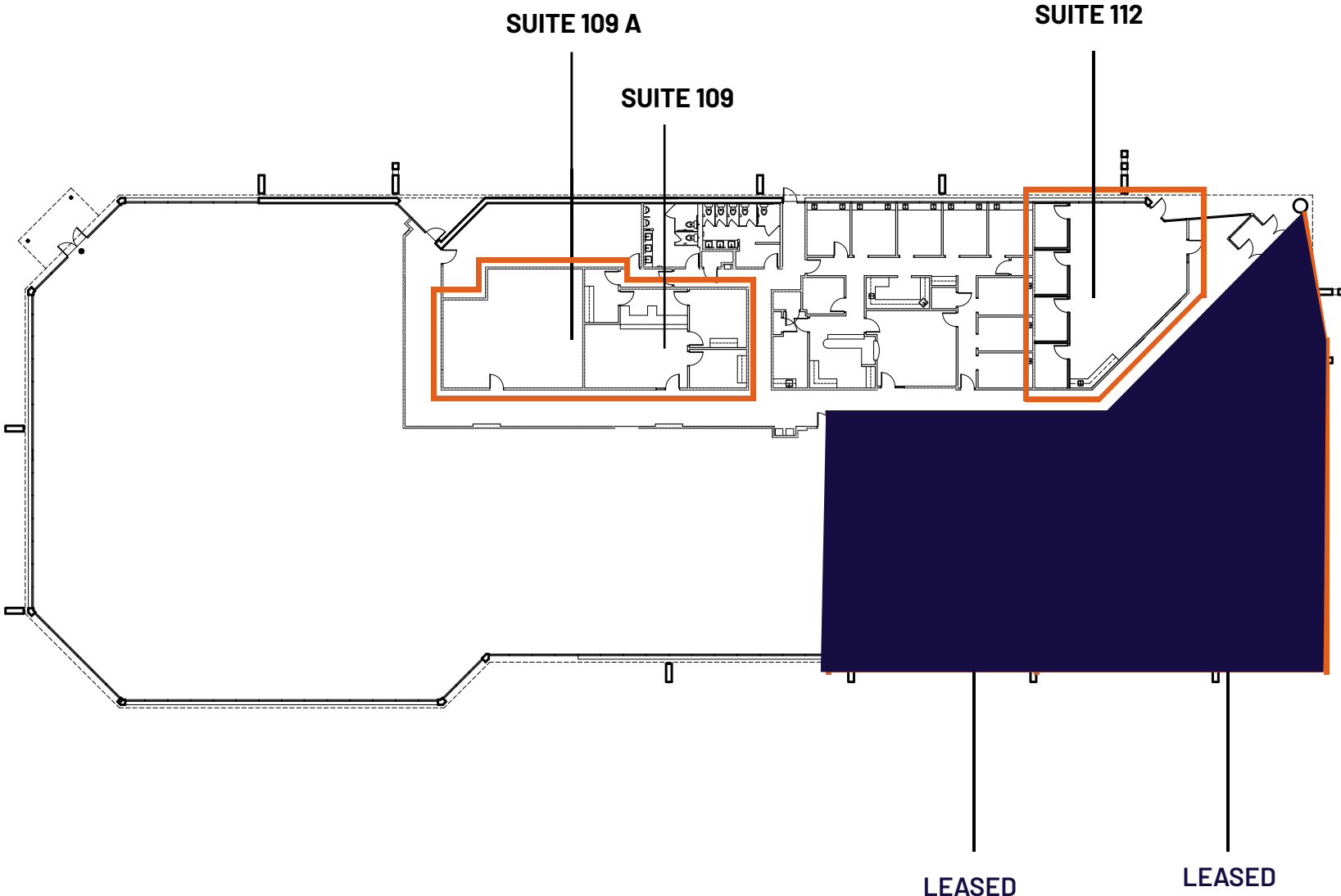
Year Built/Renovated:
1988



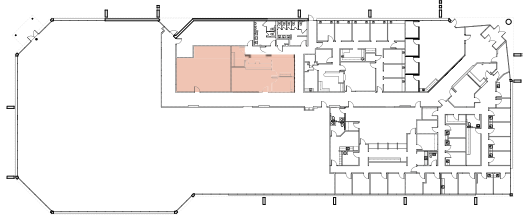
Lease Rate:
\$20.00/SF



FLOOR PLAN



SUITE 109 – FLOOR PLAN

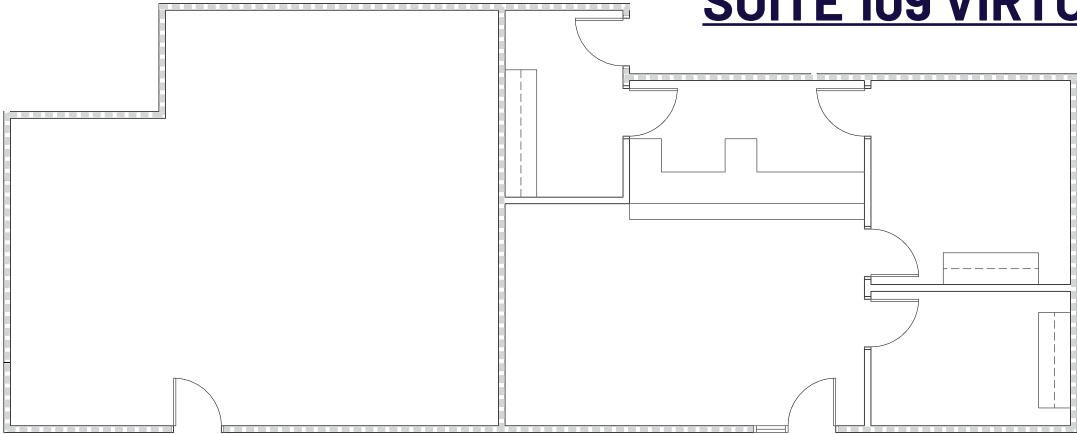


SUITE 109 & 109 A
1,802 SF

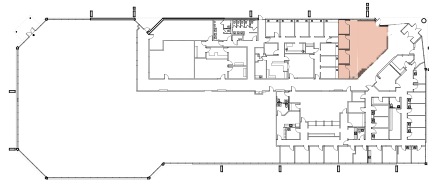
KEY PLAN
COLOR BLOCK DENOTES AREA OF SUITE

SUITE 109 A VIRTUAL TOUR

SUITE 109 VIRTUAL TOUR



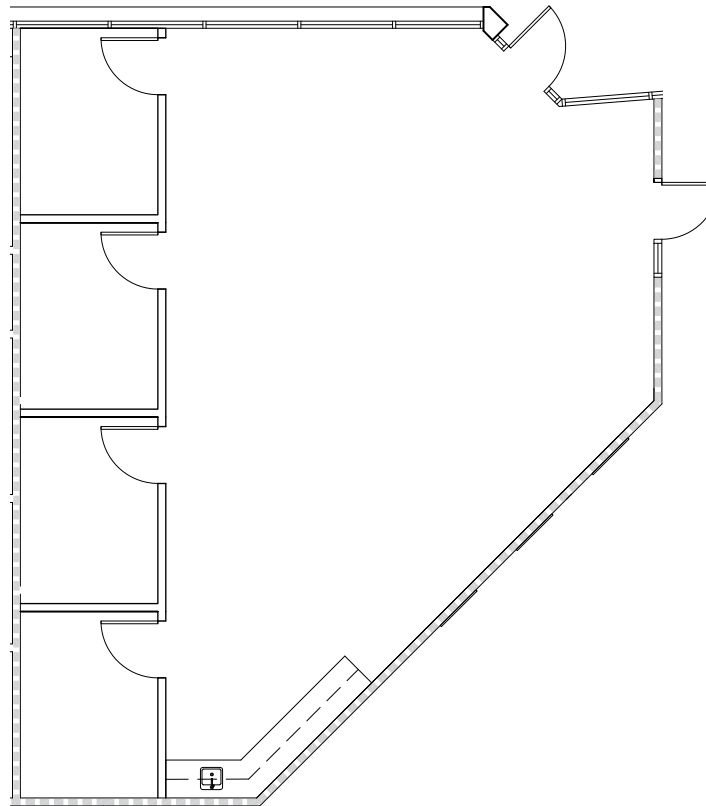
SUITE 112 - FLOOR PLAN



KEY PLAN
COLOR BLOCK DENOTES AREA OF SUITE

VIRTUAL TOUR

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

Duke Regional Hospital

Oxford Commons

Food Lion

Subway