

For Lease

3414 N DUKE ST | DURHAM, NC 27704

+/- 2,000 - 12,000 SF AVAILABLE

UNDER NEW OWNERSHIP
RENOVATIONS UNDERWAY



DURHAM
SUMMIT
CAMPUS

 BEACON
PARTNERS

 RCR

Property Highlights

- 5-Story, 64,332 SF Office Building with 4.0+/1000 parking
- Under New Ownership With a \$5.5+ Million Full Building Repositioning Underway
- Flexible Floor Plans with direct suite entrances available immediately
- Prominent Visibility With Convenient Proximity To Numerous Nearby Amenities
- Ideally Positioned Between Durham's Main Thoroughfares Leading to Downtown: North Duke St (30,000 VPD) & North Roxboro St (17,500 VPD)
- Situated Within North Durham's Established Medical Office Submarket And 2 Minutes from Duke Regional Hospital, One Of The Country's Largest Clinical and Biomedical Research Institutions
- Monument & Building Signage Opportunities Available

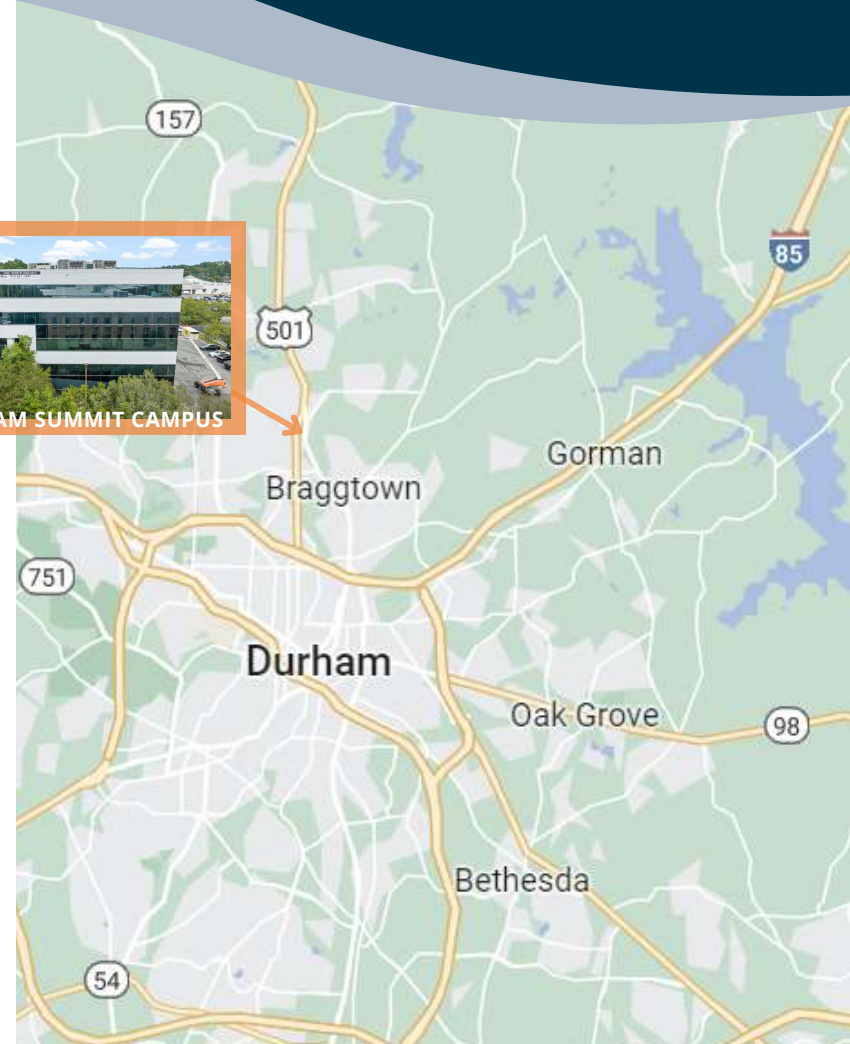


Property Highlights

USE	Office / Medical Office
SUBMARKET	North Durham
YEAR BUILT	1989, renovations underway
ZONING	OI
PARKING	4(+) : 1000
PIN	0823-85-09-9589

DRIVE TIMES

DUKE REGIONAL HOSPITAL	2 Mins	RTP	18 Mins
I-85	4 Mins	CHAPEL HILL	20 Mins
DOWNTOWN DURHAM	7 Mins	RDU AIRPORT	24 Mins
HWY 501 / 751	9 Mins	DOWNTOWN RALEIGH	30 Mins



Suite Availabilities

Lease Rate: Call for Pricing

Tenant Improvement Allowance Available

FIRST FLOOR

Suite 105 4,472 RSF

SECOND FLOOR

Suite 200 5,967 RSF

Suite 210 6,029 RSF

**Full Floor:
Suite 200 & 210** 11,996 RSF

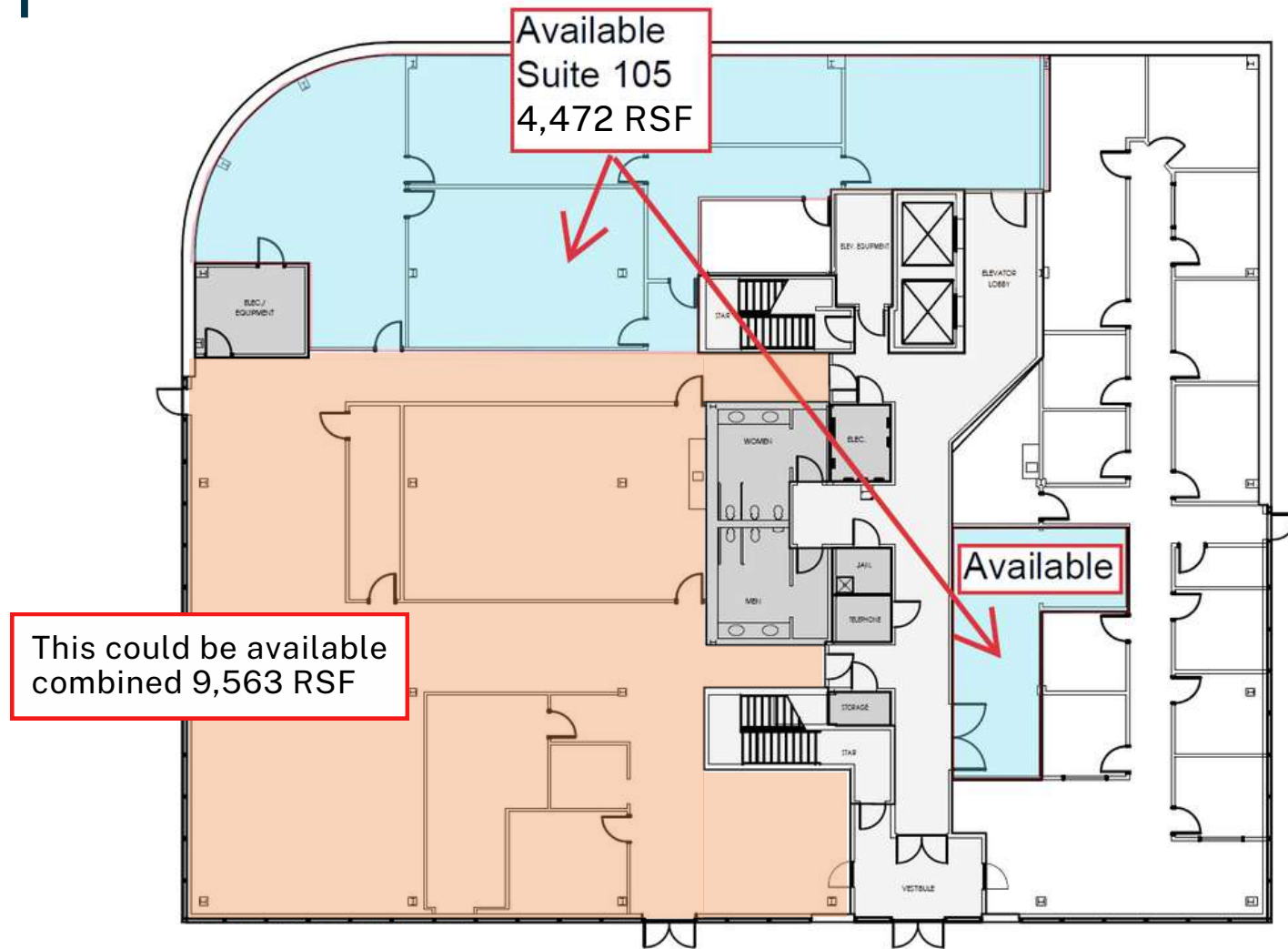
**Second floor features ground level
entry directly off main lobby**

Extensive Renovations Currently Underway:

- Parking Lot Pave and Landscaping Improvements
- Exterior Building Painting Completed Q3 2023
- Modernization of Both Building Elevators
- Full Replacement of Building HVAC and Controls
- Lobby, Common Area and Restroom Finish Upgrades on All Floors



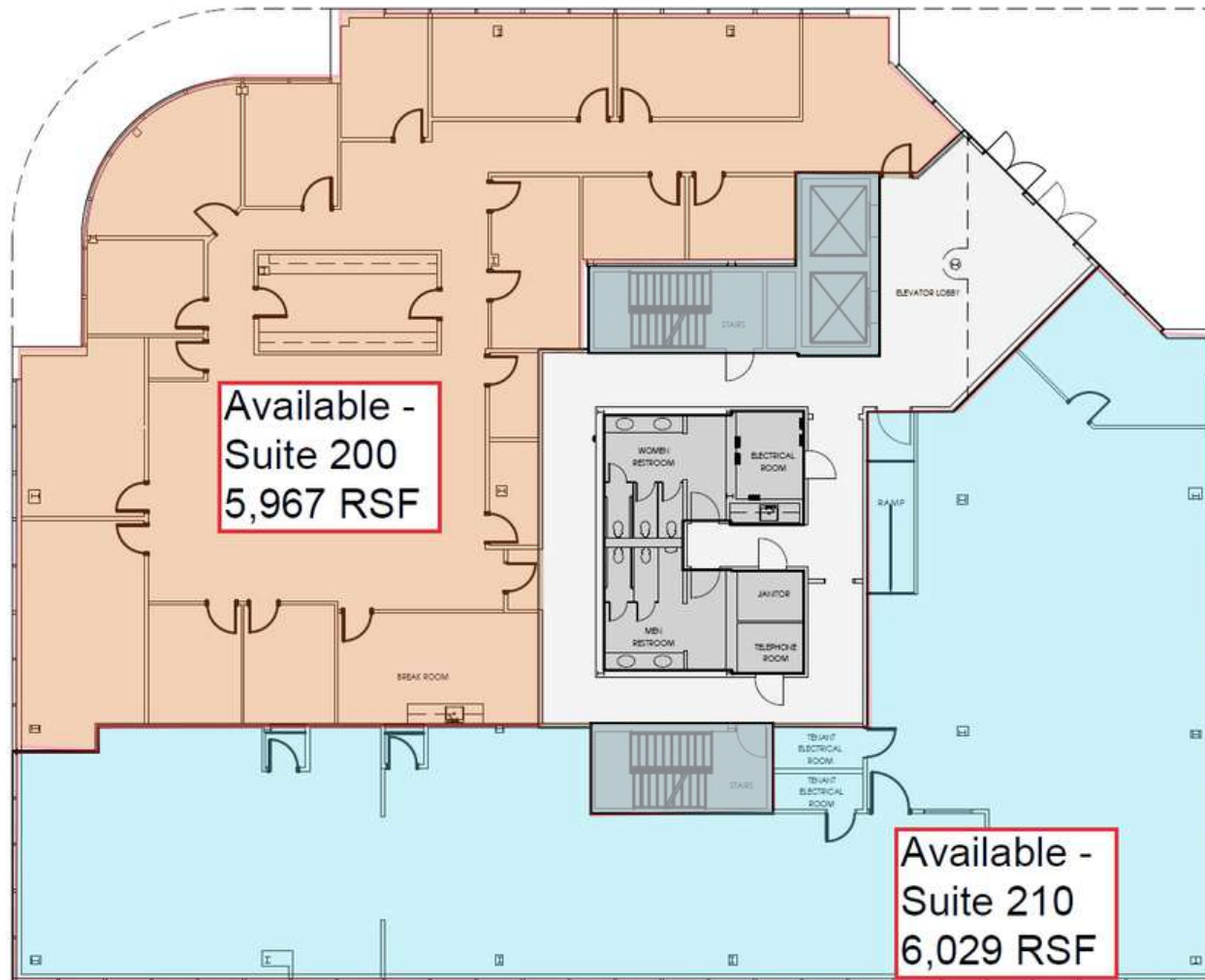
Property Floorplans



FIRST FLOOR

Note: Suites can be combined or altered

Property Floorplans

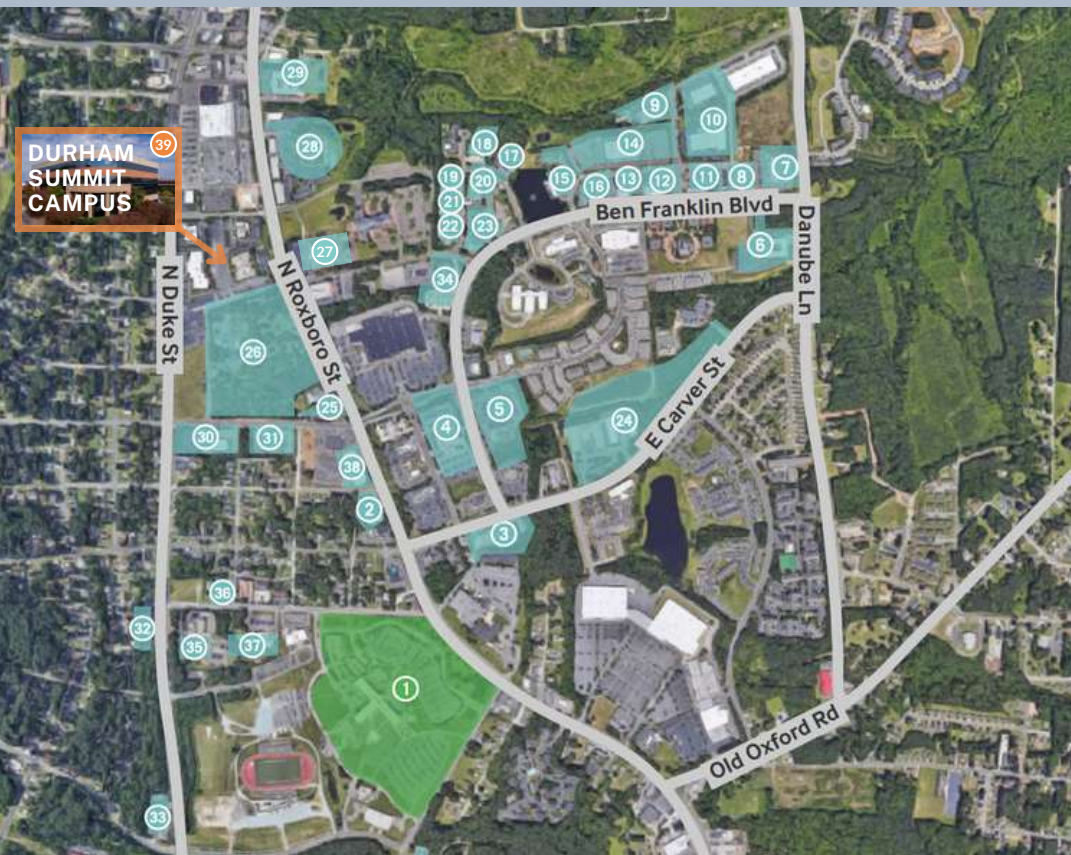


SECOND FLOOR

Note: Suites can be
combined or altered

Durham Medical Community

Nearby Restaurants



- | | |
|--------------------------------------|--|
| 1 Duke Durham Regional Hospital | 21 Jeffrey R. Cecil, DDS |
| 2 Planned Parenthood | 22 SXR Medical Evaluations |
| 3 Duke Ambulatory Services | 23 Psychiatric & Psychological Associates |
| 4 EmergeOrtho | 24 Carver Living Center |
| 5 NC Specialty Hospital | 25 Family Medicine |
| 6 Brookdale Durham (Senior Living) | 26 Hock Family Pavillion |
| 7 Duke Clinical Labs | 27 NCEENT |
| 8 Durham Nephrology | 28 Durham Medical Center |
| 9 Argos Therapeutics | 29 Concordia Transitional Care & Rehabilitation |
| 10 Almac (Clinical Trials Lab) | 30 Duke Department of Neurology |
| 11 RAPHA Healthcare Services | 31 Triangle Urology |
| 12 Durham Diagnostic Imaging | 32 Oral & Maxillofacial Surgery Associates |
| 13 Wound Healing & Hyperbaric Center | 33 Duke Street Pediatric Denistry |
| 14 Duke Homecare & Hospice | 34 Raleigh Neurology |
| 15 Triangle Community Physicians | 35 Duke Center for Metabolic & Weight Loss Surgery |
| 16 North Durham Orthodontics | 36 North Durham Women's Health |
| 17 Freedom Lake Dialysis | 37 City of Medicine Academy |
| 18 Regional Pediatric | 38 Carolina Dental Arts |
| 19 Central Carolina Foot & Ankle | 39 Durham Summit Campus |
| 20 Harris & Smith OB/GYN | |



- 1 Starbucks
- 2 Firehouse Subs
- 3 Chick-fil-A
- 4 Goodberry's
- 5 Zaxby's
- 6 Freddy's Frozen Custard & Steakburgers
- 7 Chipotle
- 8 Panera Bread
- 9 Waffle House
- 10 Pizza Inn
- 11 Taco Bell
- 12 Wendy's
- 13 Taqueria Los Amigos
- 14 McDonald's
- 15 Captain D's
- 16 KFC
- 17 Cook Out
- 18 Bamboo House
- 19 Golden Krust
- 20 Jersey Mike's
- 21 Tasty Stop
- 22 El Rodeo

Durham Summit Campus

An affiliate of Beacon Partners recently acquired the four-building campus known as Durham Summit. Beacon plans to partially redevelop the site which will consist of demolishing 2 of the existing buildings and constructing a state-of-the-art multifamily apartment community with 250+ Class A residential units. The multifamily development further demonstrates Beacon's commitment to investing in the Durham Summit Campus, its current and future tenants, and the growth of the North Durham submarket as a whole.



DURHAM SUMMIT MULTI-FAMILY SITE PLAN

**Final site plan is tentative and subject to zoning and entitlement approvals*

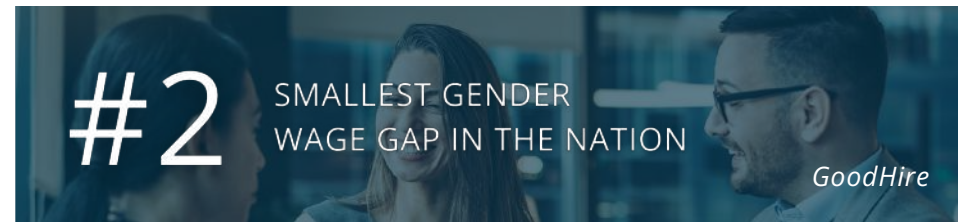
Durham Market Overview



Going into the second half of 2023, Durham enjoys a strong and diversified economy that continues to grow at a faster rate than the U.S. economy as a whole. Durham's rate of GDP growth is in the top 20 among major U.S. metros. Office-using sectors like professional and business services, finance, and information are leading Durham's recovery.

The metro's healthy economy is underpinned by its large talent base and highly educated workforce, which plays a significant role in attracting corporate investment. Duke University, North Carolina State University, and UNC Chapel Hill produce thousands of graduates every year, many of whom fall into the local workforce.

-Costar





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