



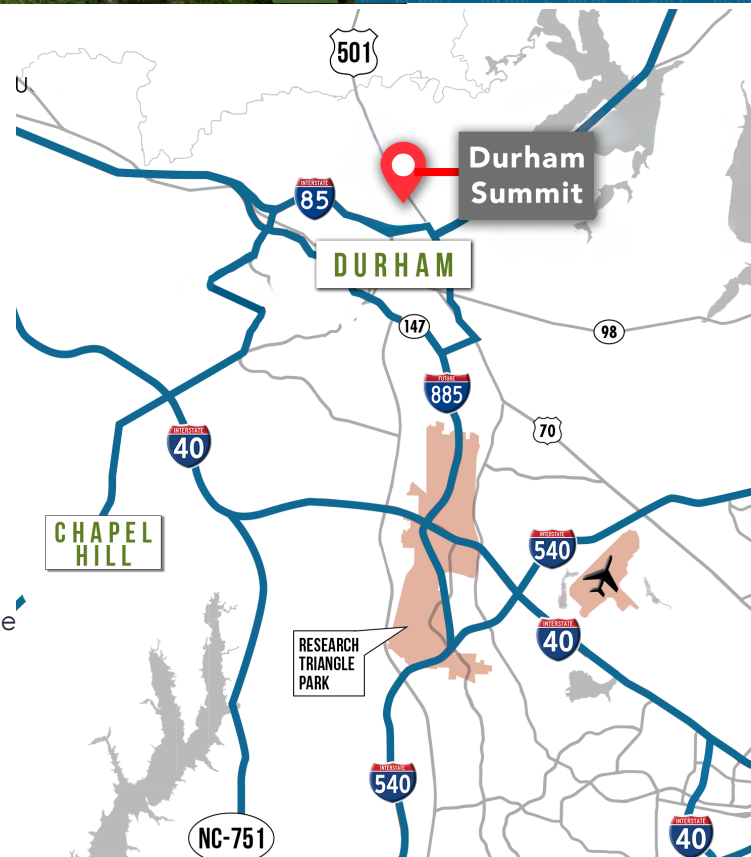
BEACON PARTNERS

DURHAM SUMMIT

3414 N Duke Street
Durham, NC 27704

±3,979 – 12,000 SF AVAILABLE

- 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



BEACON PARTNERS

Investing in the future of our community

FOR MORE INFORMATION, CONTACT:

WILLIAM MANN

919.261.7566 (d) | william@beacondevelopment.com

www.beacondevelopment.com



DURHAM SUMMIT

3414 N Duke Street
Durham, NC 27704

SUITE AVAILABILITIES & RENOVATIONS

Lease Rate: Call for Pricing

Tenant Improvement Allowance Available

FIRST FLOOR

SUITE 100 **5,003 RSF**

SUITE 105 **3,979 RSF**

**COMBINED
100 & 105** **8,982 RSF**

SECOND FLOOR

SUITE 200 **5,967 RSF**

SUITE 210 **6,029 RSF**

**COMBINED
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



**BEACON
PARTNERS**

Investing in the future of our community

FOR MORE INFORMATION, CONTACT:

WILLIAM MANN

919.261.7566 (d) | william@beacondevelopment.com

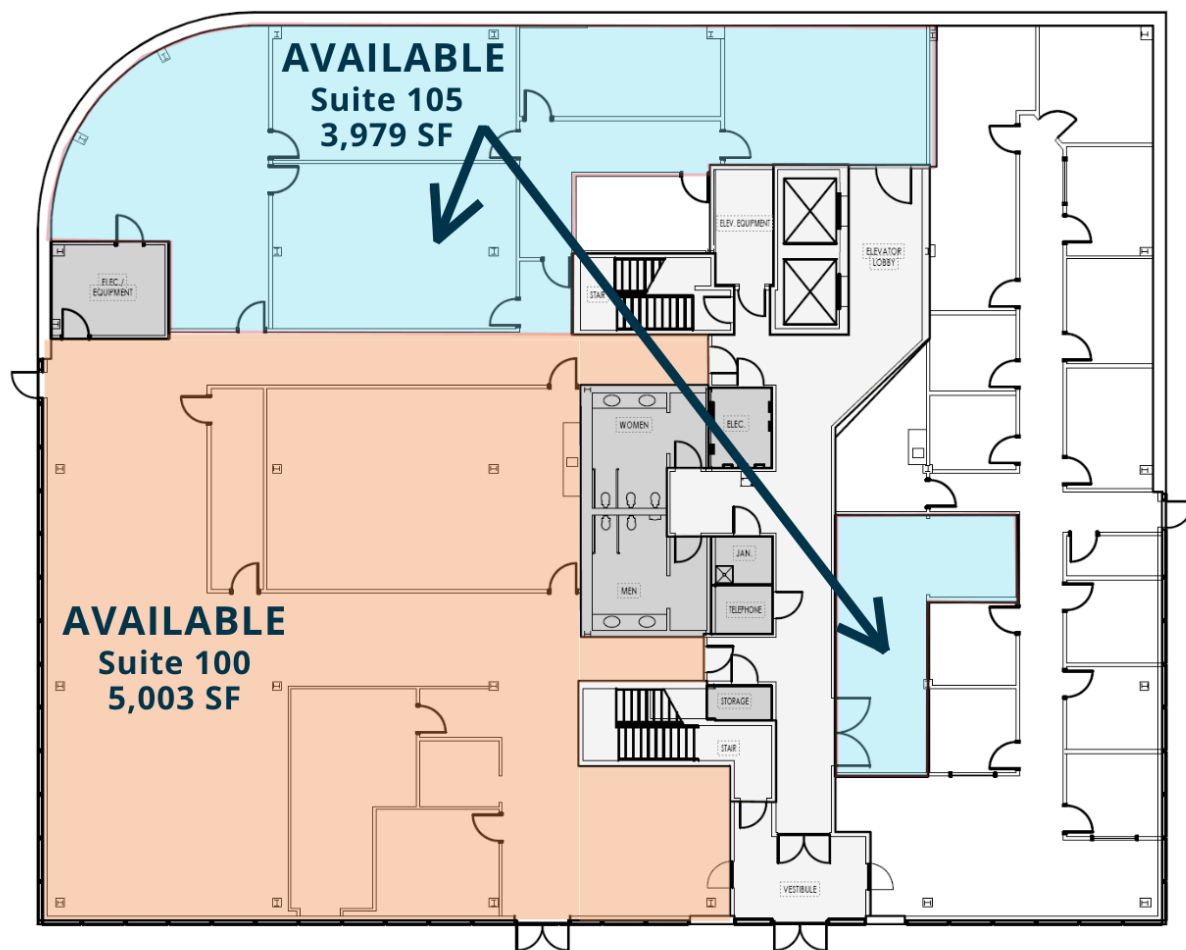
www.beacondevelopment.com



DURHAM SUMMIT

3414 N Duke Street
Durham, NC 27704

SUITE 105: \pm 3,979 - 8,982 SF



FIRST FLOOR

Note: Suites can be combined or altered



FOR MORE INFORMATION, CONTACT:

WILLIAM MANN

919.261.7566 (d) | william@beacondevelopment.com

www.beacondevelopment.com

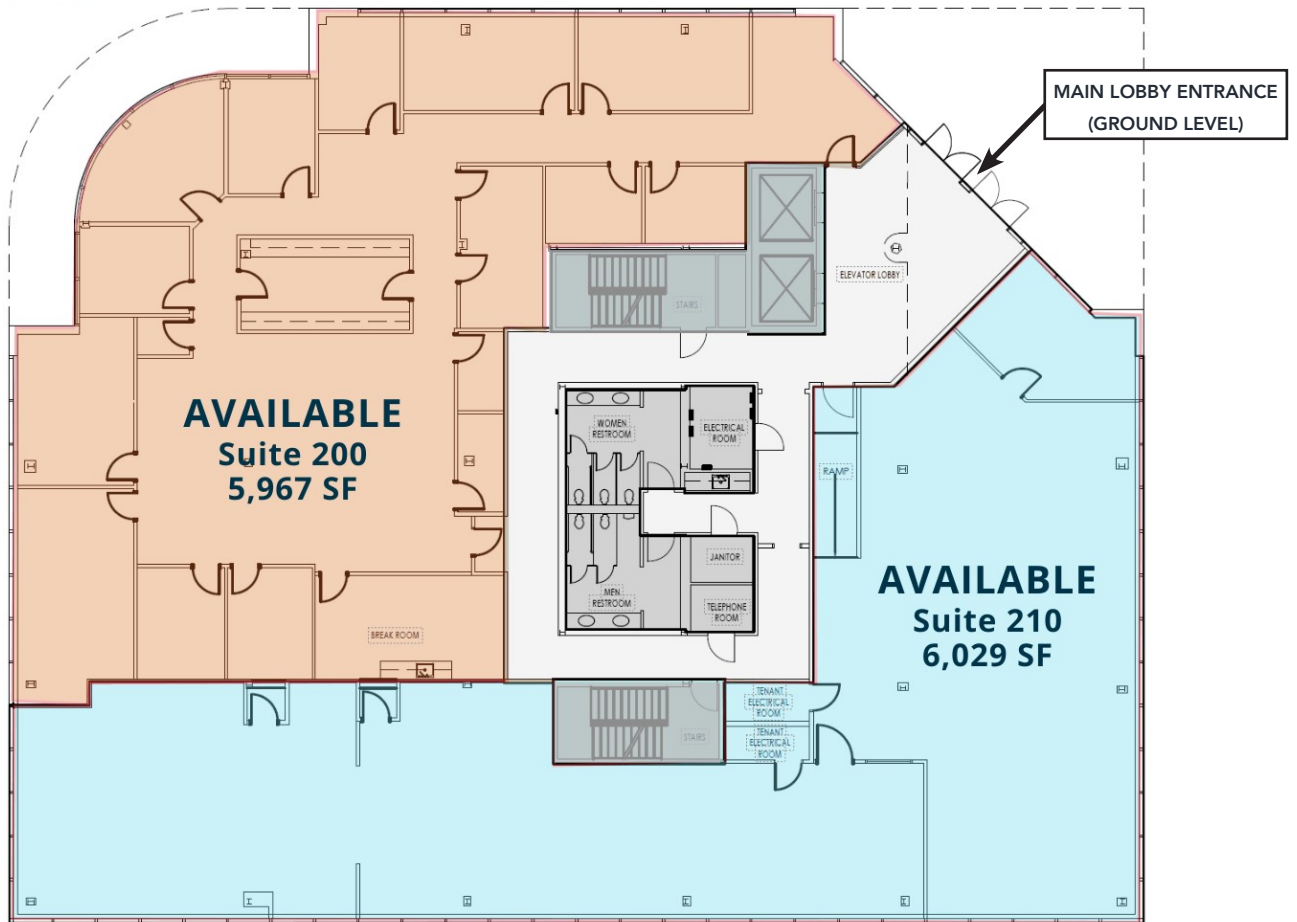


DURHAM SUMMIT

3414 N Duke Street
Durham, NC 27704

SUITE 200: ±5,967 SF

SUITE 210: 6,029 SF



SECOND FLOOR

Note: Suites can be combined or altered



Investing in the future of our community

FOR MORE INFORMATION, CONTACT:

WILLIAM MANN

919.261.7566 (d) | william@beacondevelopment.com

www.beacondevelopment.com

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

DURHAM

MEDICAL OFFICE SUBMARKET

3414 N Duke Street
Durham, NC 27704



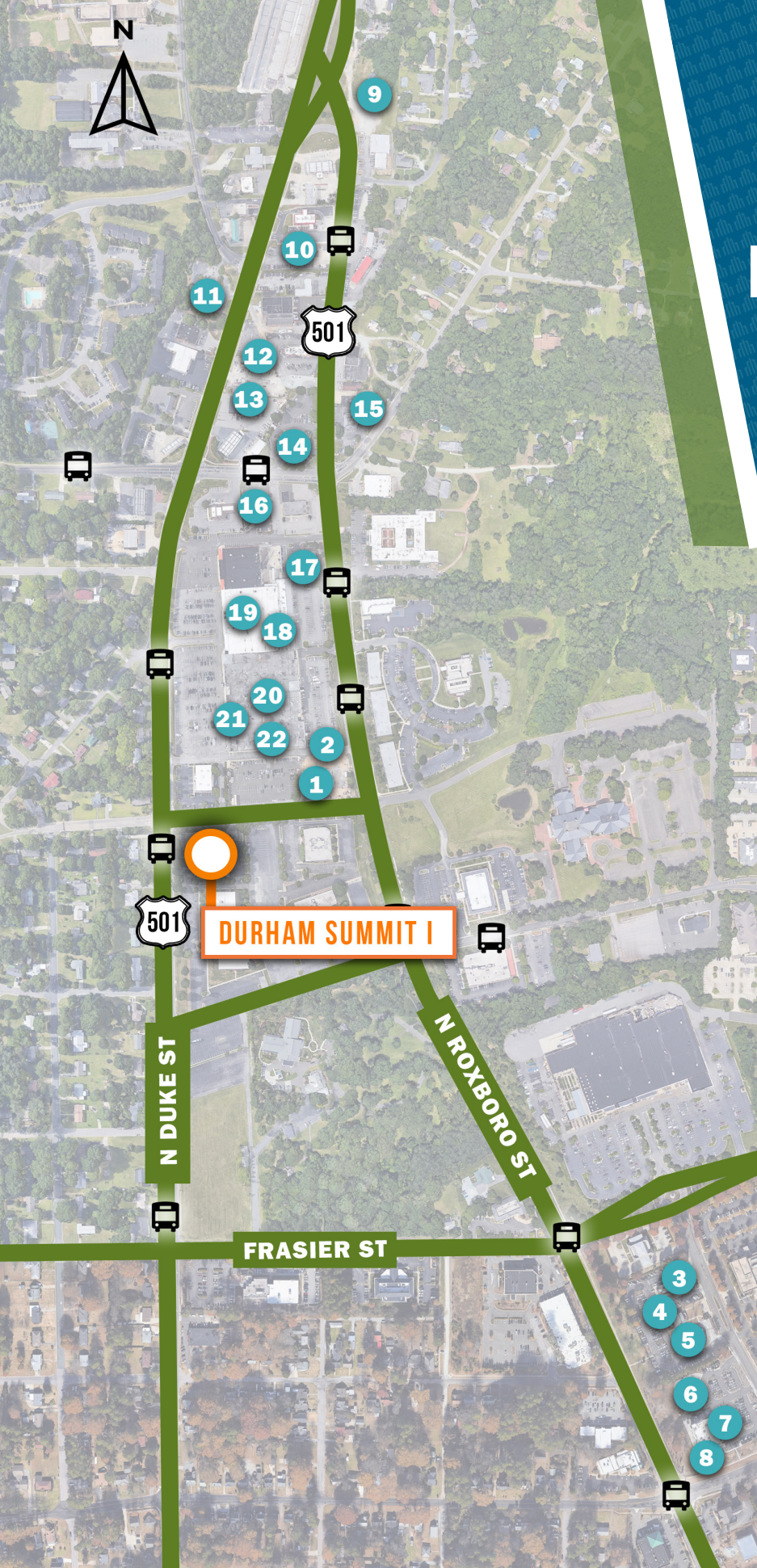
Investing in the future of our community

FOR MORE INFORMATION, CONTACT:

WILLIAM MANN

919.261.7566 (d) | william@beacondevelopment.com

www.beacondevelopment.com



NEARBY RESTAURANTS

3414 N Duke Street
Durham, NC 27704

1. Starbucks
2. Firehosue Subs
3. Chick-fil-a
4. Goodberry's
5. Zaxby's
6. Freddy's Frozen Custard & Burgers
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



Investing in the future of our community

FOR MORE INFORMATION, CONTACT:

WILLIAM MANN

919.261.7566 (d) | william@beacondevelopment.com

www.beacondevelopment.com



DURHAM SUMMIT

3414 N Duke Street
Durham, NC 27704

Beacon Partners is a commercial real estate firm specializing in the development, acquisition, and operation of industrial, office and mixed-use properties. Beacon leases, owns or manages more than 17.5+ million square feet of space throughout the Carolinas.



Investing in the future of our community

FOR MORE INFORMATION, CONTACT:

WILLIAM MANN

919.261.7566 (d) | william@beacondevelopment.com

www.beacondevelopment.com