



BEACON  
PARTNERS

# DURHAM SUMMIT

3414 N. DUKE STREET, DURHAM, NC

# FIVE-STORY ±63,795 SF OFFICE BUILDING

## BUILDING IMPROVEMENTS

**SINCE 2023, CURRENT OWNERSHIP HAS  
INVESTED \$5.5 MILLION IN CAPITAL  
IMPROVEMENTS AT THE BUILDING, INCLUDING:**

- LOBBY, COMMON AREA & RESTROOM UPGRADES
  - PARKING LOT RESURFACING
  - ELEVATOR MODERNIZATION
    - HVAC REPLACEMENT
  - LANDSCAPE IMPROVEMENTS
  - EXTERIOR FACADE PAINTED

## IDEALLY LOCATED

BETWEEN N. DUKE STREET AND N. ROXBORO STREET,  
DURHAM'S MAIN THOROUGHFARES THAT PROVIDE  
DIRECT ACCESS TO I-85, DOWNTOWN DURHAM  
AND NUMEROUS NEARBY AMENITIES

## PROMINENT VISIBILITY

SITUATED WITHIN NORTH DURHAM'S  
WELL-ESTABLISHED OFFICE & MEDICAL OFFICE  
SUBMARKET AND MINUTES AWAY FROM  
DUKE REGIONAL HOSPITAL



## Floor Plan Suite 210

± 6,029 SF



For additional information,  
please contact:

**William Mann**

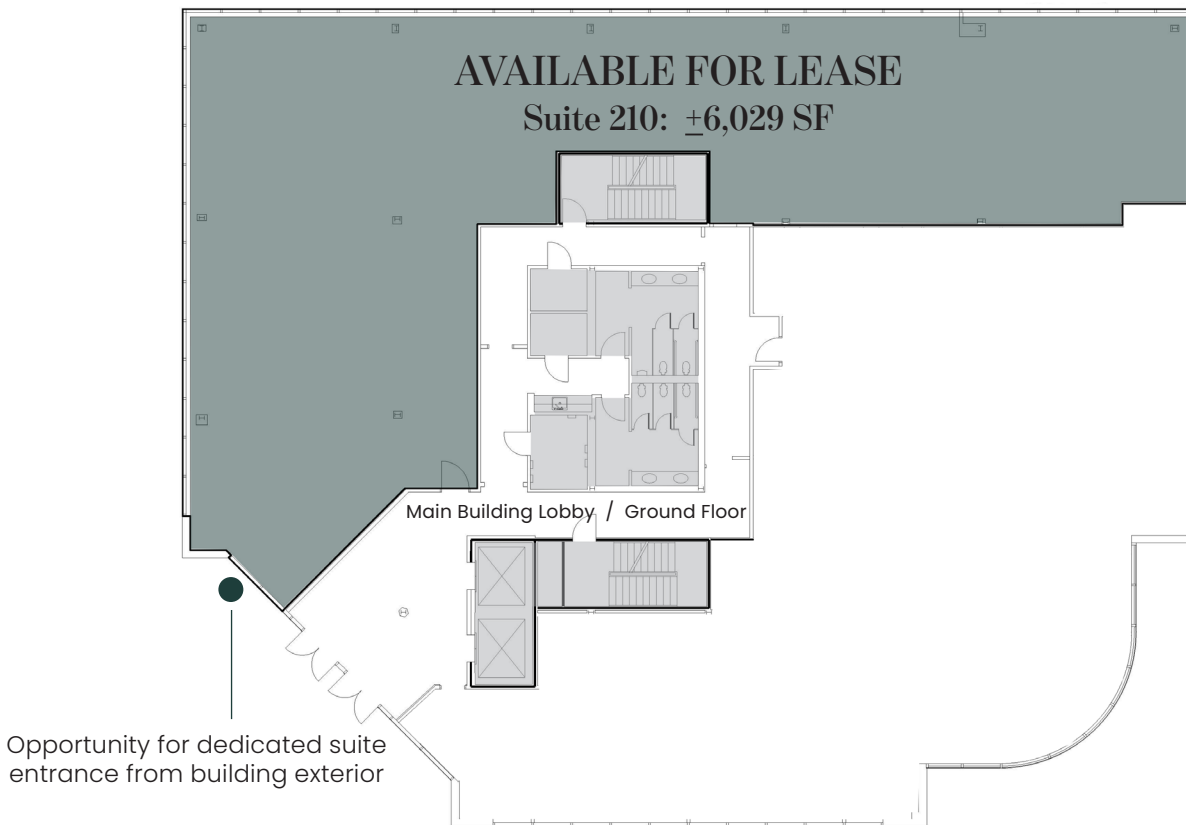
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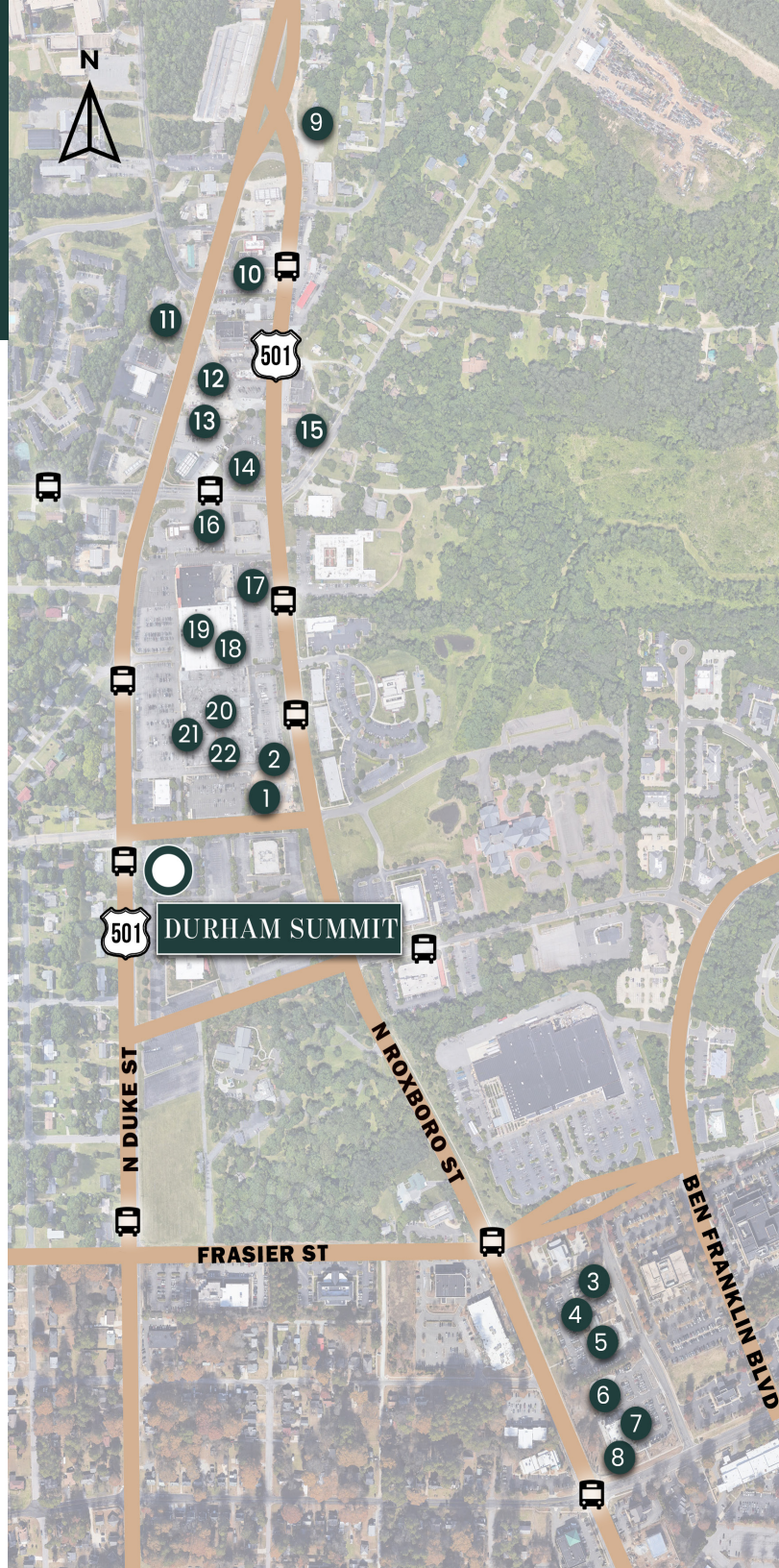


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# AREA AMENITIES

- |                           |                        |
|---------------------------|------------------------|
| 1 STARBUCKS               | 12 WENDY'S             |
| 2 FIREHOUSE SUBS          | 13 TAQUERIA LOS AMIGOS |
| 3 CHICK-FIL-A             | 14 MCDONALD'S          |
| 4 GOODBERRY'S             | 15 CAPTAIN D'S         |
| 5 ZAXBY'S                 | 16 KFC                 |
| 6 FREDDY'S FROZEN CUSTARD | 17 COOK OUT            |
| 7 CHIPOTLE                | 18 BAMBOO HOUSE        |
| 8 PANERA BREAD            | 19 GOLDEN KRUST        |
| 9 WAFFLE HOUSE            | 20 JERSEY MIKE'S       |
| 10 PIZZA INN              | 21 TASTY STOP          |
| 11 TACO BELL              | 22 EL RODEO            |



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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 12 million square feet of space throughout the Carolinas.

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