

BORDEN REAL ESTATE



904 Broad Street

(Available to Lease)

Durham, NC

Location: Great stand-alone building location along the small business corridor of Broad Street. Pedestrian friendly street, with just a short walk from Duke University's East Campus, Mad Hatters, Whole Foods and Ninth Street.

Building Features:

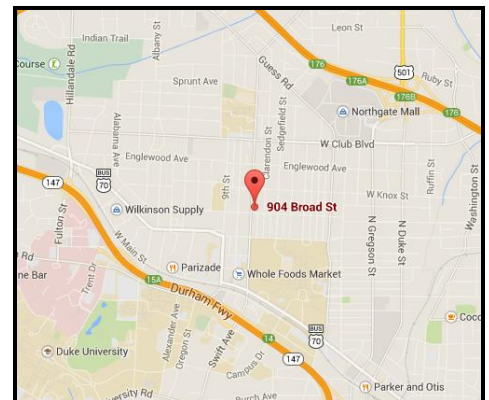
- 1,720 SF of office space with frontage to Broad Street. Can be sub-divided with a shared waiting area.
- Property parking along the side of the building and rear lot. Small rear yard for outdoor seating.
- The property has excellent visibility, offers a residential feel, neighborhood like setting amongst numerous local businesses.
- Very fitting business office for someone who wants to be near downtown with affordable pricing and onsite parking.

Suite Features:

- 2 kitchenettes, 2 bathrooms, large conference room and spacious waiting room area.

1,720 SF

\$2,300 per month, plus utilities



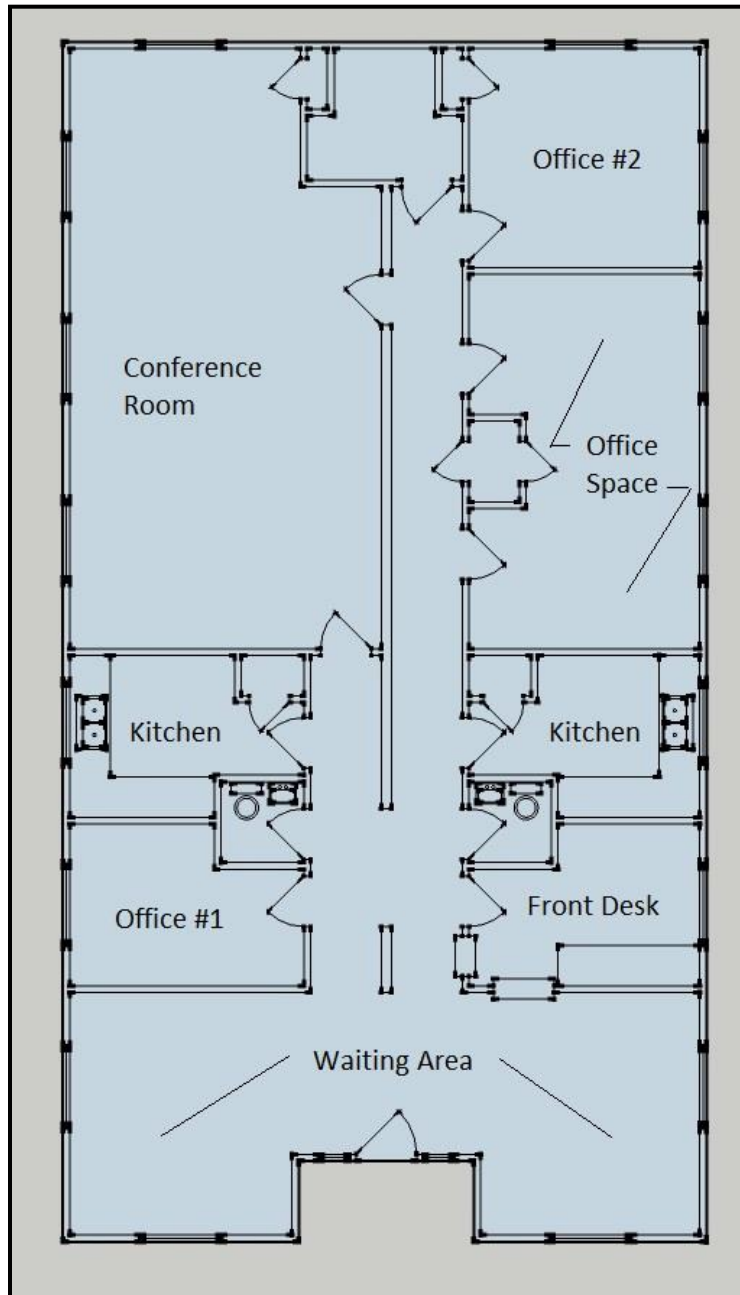
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Floor Plan



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