



M & F Bank Corporate Center

2634 Durham-Chapel Hill Blvd, Durham, NC 27707

Justin Head

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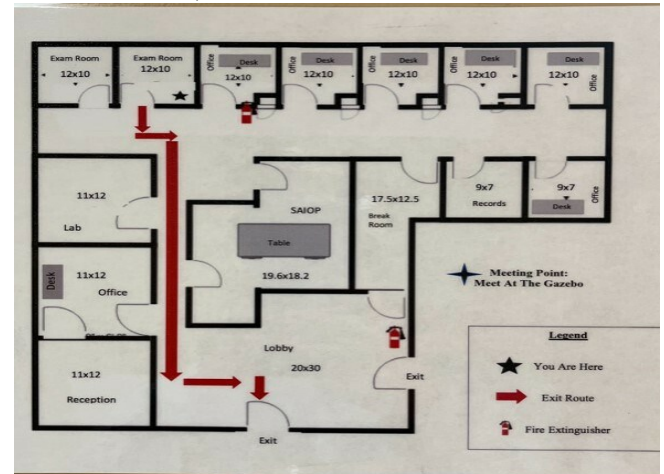
M & F Bank Corporate Center

\$18.00 /SF/YR

No power bill, no water bill, includes janitorial !
 The site (on the bus line) is located on the main thoroughfare (Durham - Chapel Hill Blvd.) that connects Southern Durham to Downtown and the Duke University area. It is within 2 miles of many of the major economic drivers of Durham including Duke University Hospital, Duke University, DPAC, American Tobacco Campus, and North Carolina Central University. The heart of Downtown Durham, which is realizing a tremendous redevelopment boom, is easily accessed, only 5 minutes away + 6 Miles from I-40
 Fire alarm system in place.

+ 13 Miles from RDU International Airport
 Please...

- Great Location on the Durham - Chapel Hill Blvd. - Convenient to Downtown Durham, On the Chapel Hill Side of Durham, and within 3 miles of I40 to Raleigh

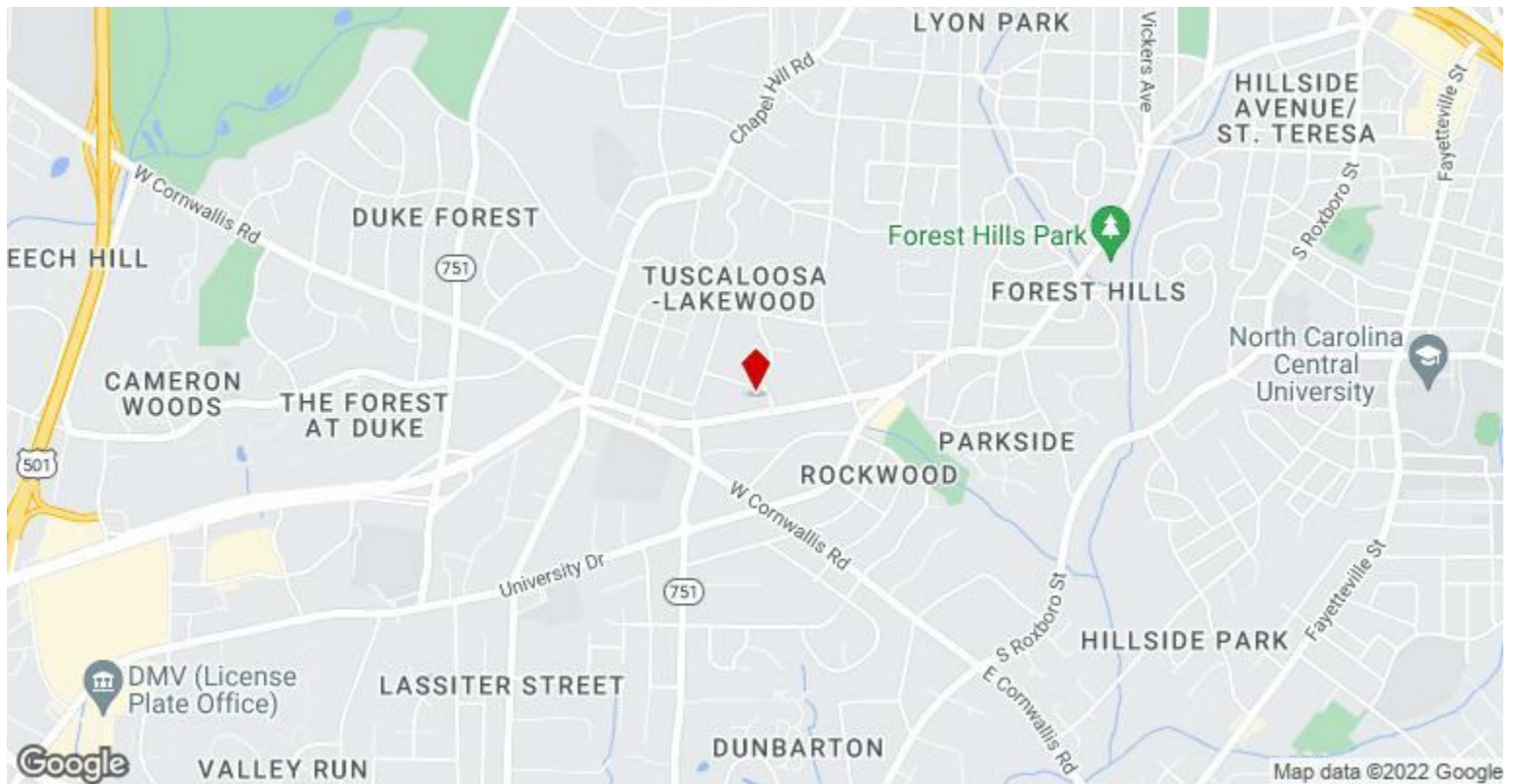


Rental Rate:	\$18.00 /SF/YR
Property Type:	Office
Building Class:	B
Rentable Building Area:	63,893 SF
Year Built:	1976
Cross Streets:	Midvale Rd
Walk Score ®:	69 (Somewhat Walkable)
Transit Score ®:	30 (Some Transit)
Rental Rate Mo:	\$1.50 /SF/MO

2nd Floor Ste 216

Space Available	3,400 SF
Rental Rate	\$18.00 /SF/YR
Date Available	February 01, 2023
Service Type	Full Service
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Full service lease (includes power, janitorial, etc.) Some of the space includes water, could be used for medical and a variety of office uses. Up to 12 offices ! There is an elevator in the building so no stairs required for the second floor



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Please note - we charge \$2.50 per sq. ft. to cover Utilities and Common Area Maintenance. A bargain, as Utilities alone are often as high as \$2.5 sq. ft.

Property Photos



Building Photo



Building Photo