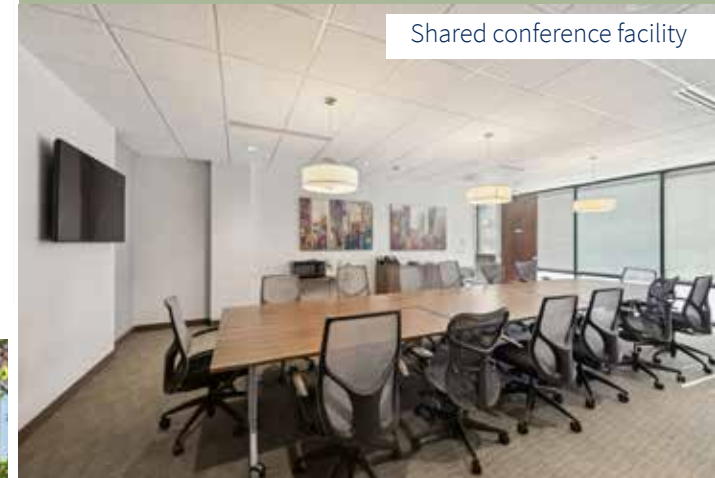


PARK 40 PLAZA

1000 Park Forty Plaza, Durham, NC 27713



2% Additional Broker Bonus!



Shared conference facility



Fresh vending options



Conveniently Located Near RTP
Positioned Immediately off I-40



Total Building
122,029 RSF



Covered Parking Available
4.0/1,000 SF



Rental Rate
\$24.50/SF, FS

Contact us to learn more

919.851.9111

rdleasing@jll.com



RENOVATIONS IN PROGRESS

Existing amenity center includes a **shared conference room** and a **cafe space** just off the lobby.

Property Renovations

	Amount	Status
Parking Lot	\$106,664	Complete
LED Retrofit	\$218,253	Complete
Lobby	\$75,885	Complete
Corridors	\$88,561	Complete
Bathrooms	\$165,223	Complete
HVAC Systems	\$435,214	In-Progress
Elevator Mod	\$467,000	In-Progress
Other (Roof, Garage, Misc.)	\$672,838	Pending

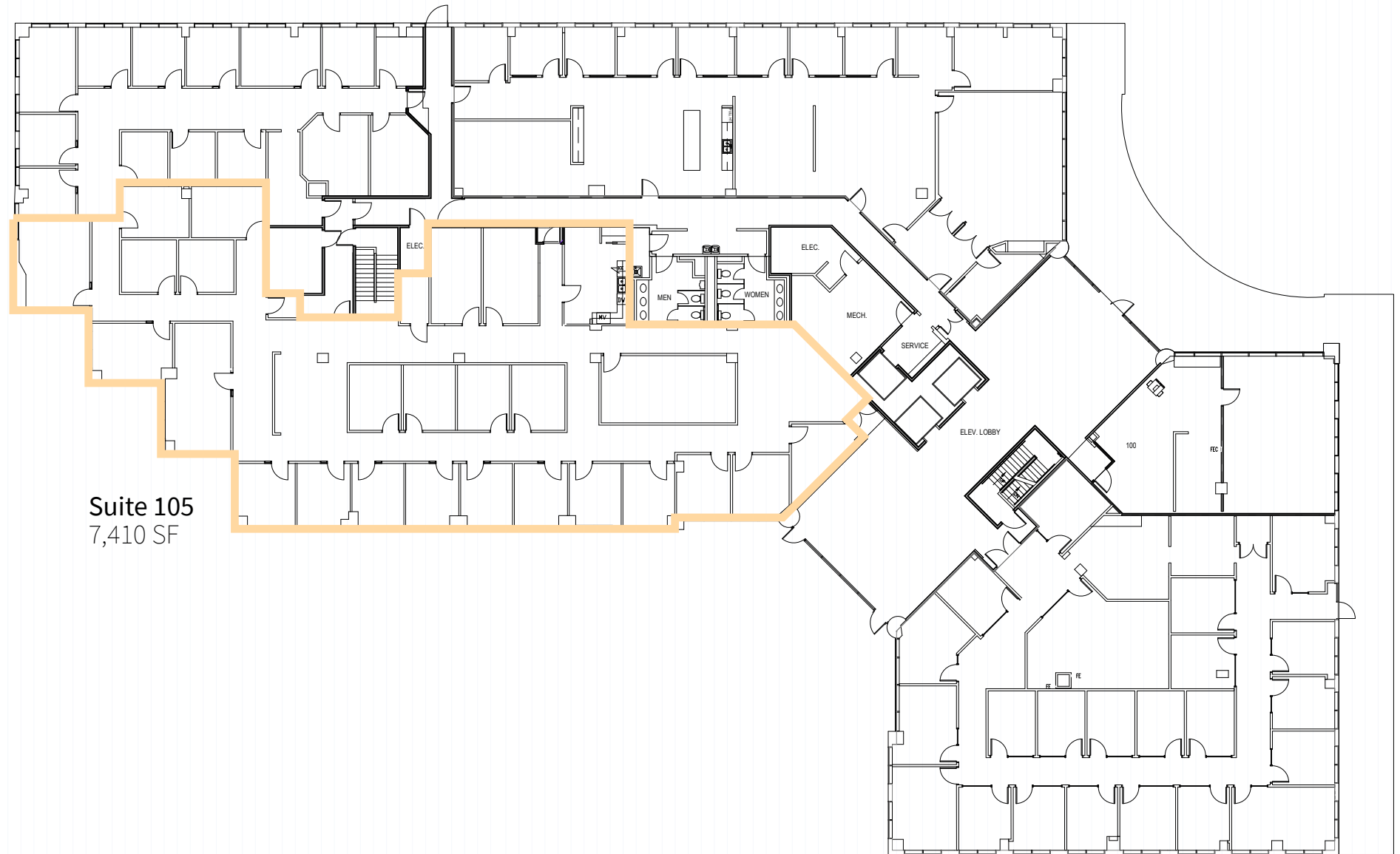
Total Capital Improvements \$2,230,338

Office Availabilities

	Size	Rate Full Service	TI	Condition
Suite 105	7,410 SF	\$24.50/SF	\$30.00/SF	2 nd Gen
Suite 200	2,690 SF	\$24.50/SF	\$0.00/SF	Spec Suite
Suite 220	2,775 SF	\$24.50/SF	\$30.00/SF	2 nd Gen
Suite 235	1,411 SF	\$24.50/SF	\$30.00/SF	2 nd Gen
Suite 280	5,302 SF	\$24.50/SF	\$30.00/SF	2 nd Gen
Suite 285	1,849 SF	\$24.50/SF	\$0.00/SF	Spec Suite
Suite 300	3,490 SF	\$24.50/SF	\$30.00/SF	2 nd Gen
Suite 320	6,301 SF	\$24.50/SF	\$30.00/SF	2 nd Gen
Suite 350	6,539 SF	\$24.50/SF	\$30.00/SF	2 nd Gen
Suite 440	18,581 SF	\$24.50/SF	\$30.00/SF	2 nd Gen
Suite 480	3,021 SF	\$24.50/SF	\$0.00/SF	Spec Suite

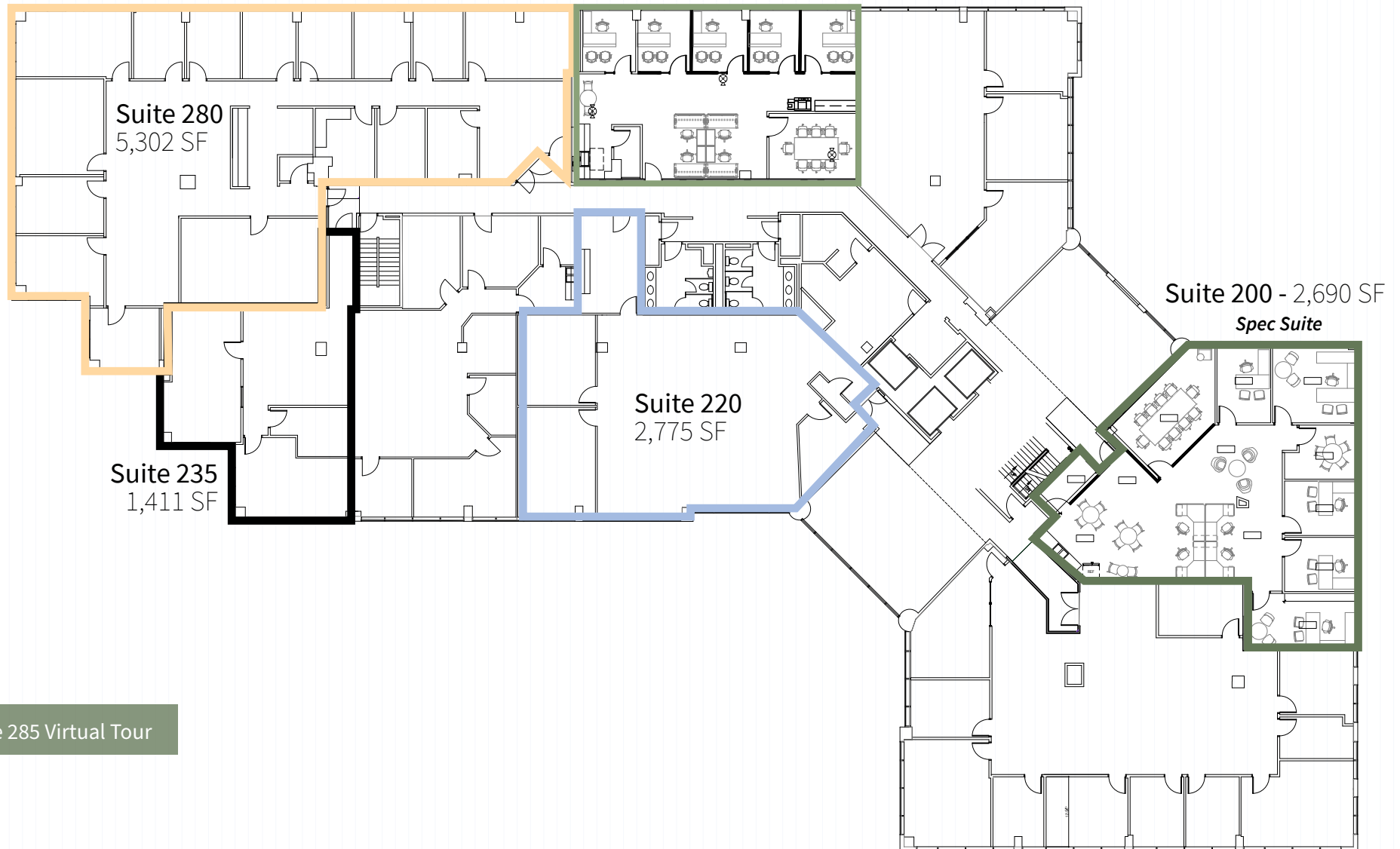
- Landlord can finance additional Tenant Improvement Allowances above what is listed
- No lender approval needed

FIRST FLOOR



SECOND FLOOR

Suite 285 - 1,849 SF
Spec Suite



| Suite 285 Virtual Tour

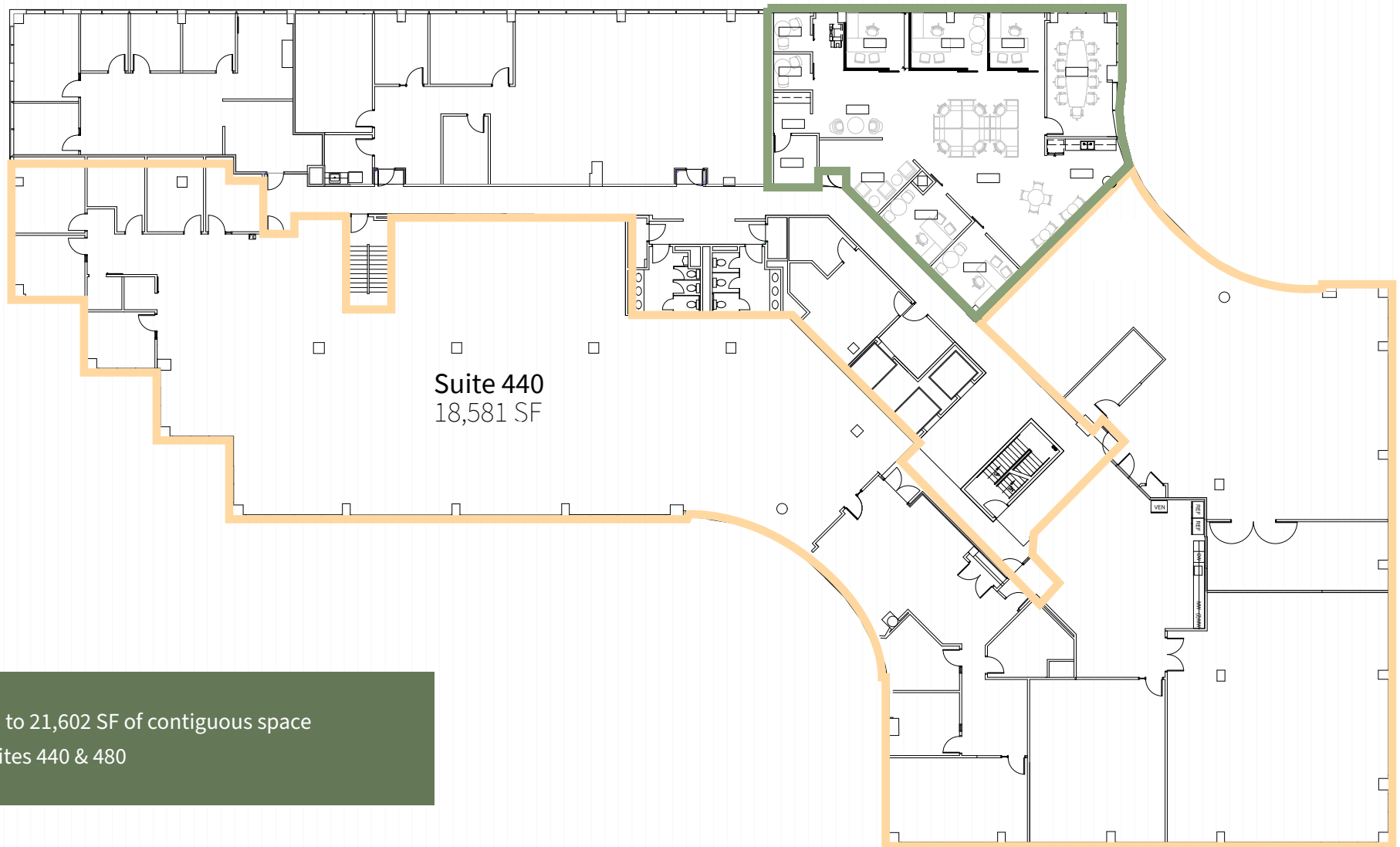
THIRD FLOOR



- Up to 12,840 SF of contiguous space
- Suites 320 & 350

FOURTH FLOOR

Suite 480 - 3,021 SF
Spec Suite



Suite 440
18,581 SF

- Up to 21,602 SF of contiguous space
- Suites 440 & 480