

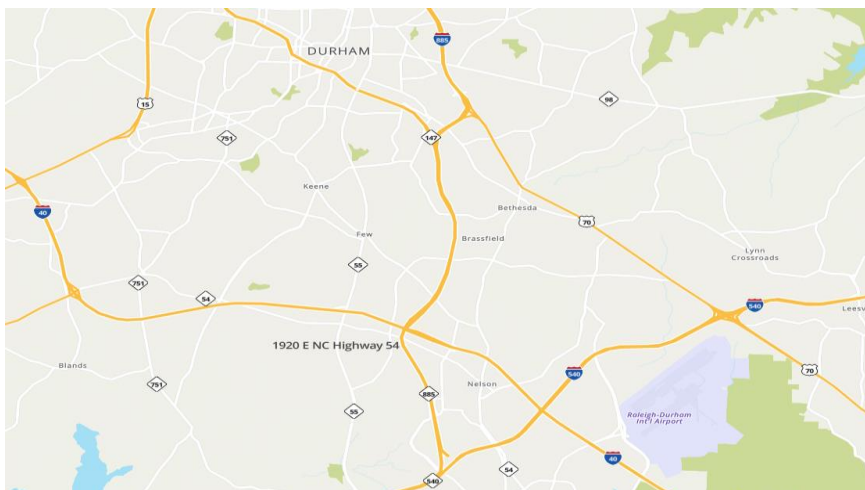
BORDEN REAL ESTATE



For Sale - Investment Condo 1920 NC – 54, Building 400, Durham, NC
\$1,295,000 – Ann. NOI \$77,250 with escalations 6% cap rate

Rare opportunity to purchase a South Durham office condo with a recent 10 -year dental lease in place.

- *Executive Office Park – Established office park situated on Hwy. 54 and near Hwy. 55
- *3,150 SF Office Condo – Combined condo's supporting a long-standing dental practice in Durham
- *10-year dental practice lease with 9 years remaining on initial term and (2) renewal options of 5 years each
- *Triple Net Lease with 3% annual escalations
- *Financials available with a signed NDA
- *Interior recently remodeled



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