



Office Unit for Lease, 1895SF

3715 University Dr, STE B
Durham, NC 27707

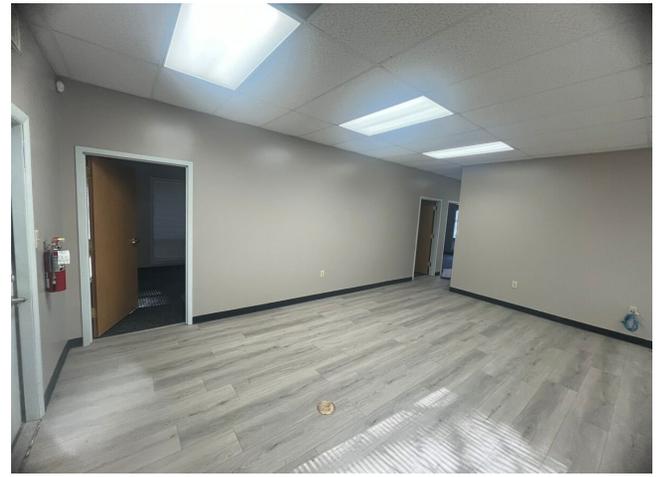
Wen Zhong
Bryanna Property LLC
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1895 SF Office Unit

Base \$18.00 /SF/YR + TICAM \$4.98/SF/YR

- 24 Hour Access
- Signage
- Well maintained office plaza



Rental Rate:	\$18.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
	B
Building Class:	4,069 SF
Rentable Building Area:	1996
Year Built:	61 (Somewhat Walkable)
	34 (Some Transit)
Walk Score ®:	\$0.12 USD/SF/MO
Transit Score ®:	\$0.30 USD/SF/MO
Taxes:	\$1.58 /SF/MO
Operating Expenses:	
Rental Rate Mo:	

1st Floor Ste B

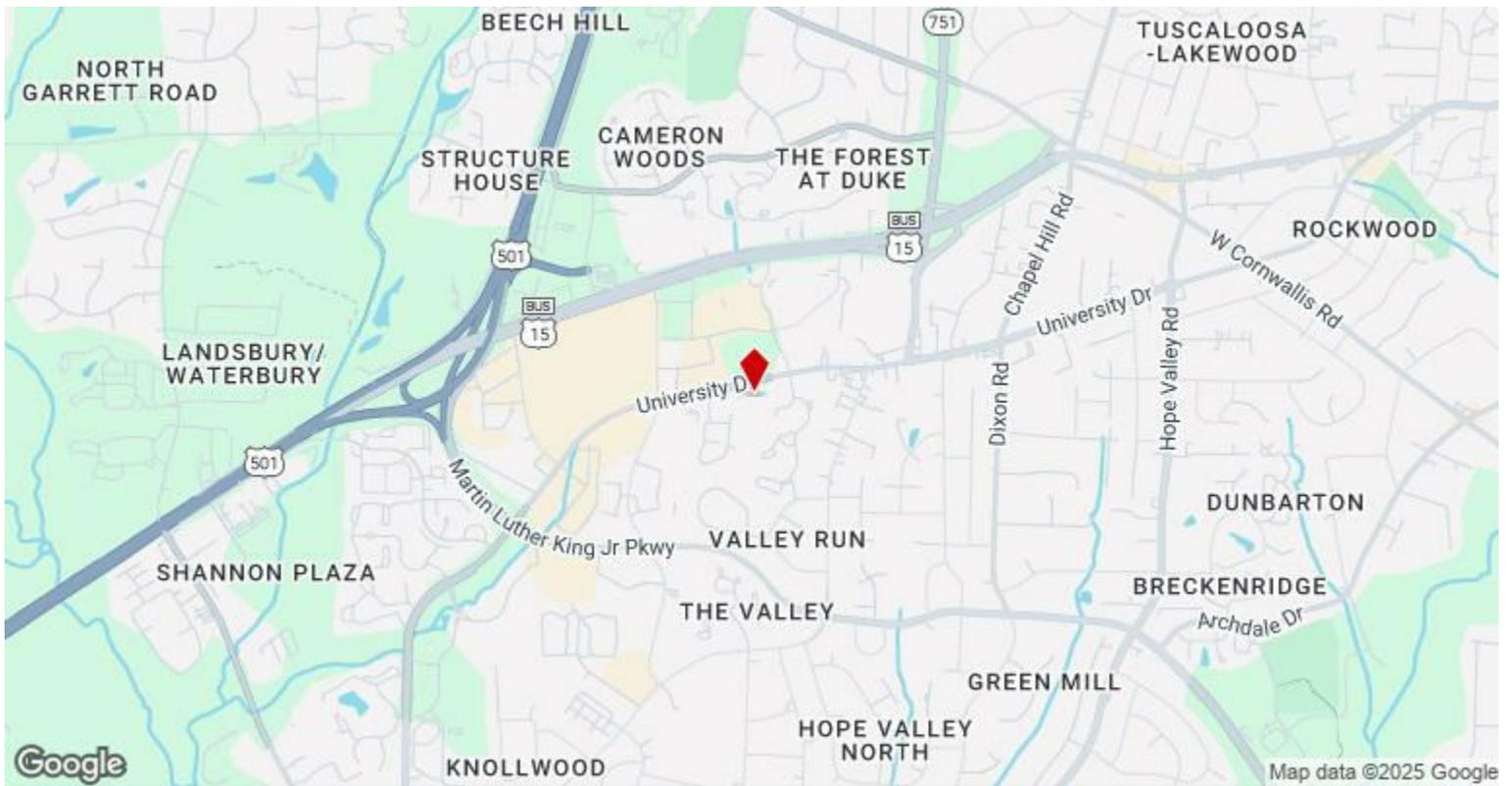
Space Available	1,895 SF
Rental Rate	\$18.00 /SF/YR
Date Available	December 04, 2025
Service Type	Triple Net (NNN)
Space Type	Direct
Space Use	Office
Lease Term	3 - 5 Years

Class B Condo for Lease — Ideal for Professional Service Firms. Prime location just minutes from Duke University and Downtown Durham, with convenient walking access to a nearby shopping center.

Features: 5 private offices; 1 large open work area; 1 Kitchen; 2 bathrooms.

Perfect for law firms, medical or wellness practices, consulting groups, or other professional service companies seeking a well-located, efficient workspace.

The rent \$19/SF/YR does not include tax, utility, and management.

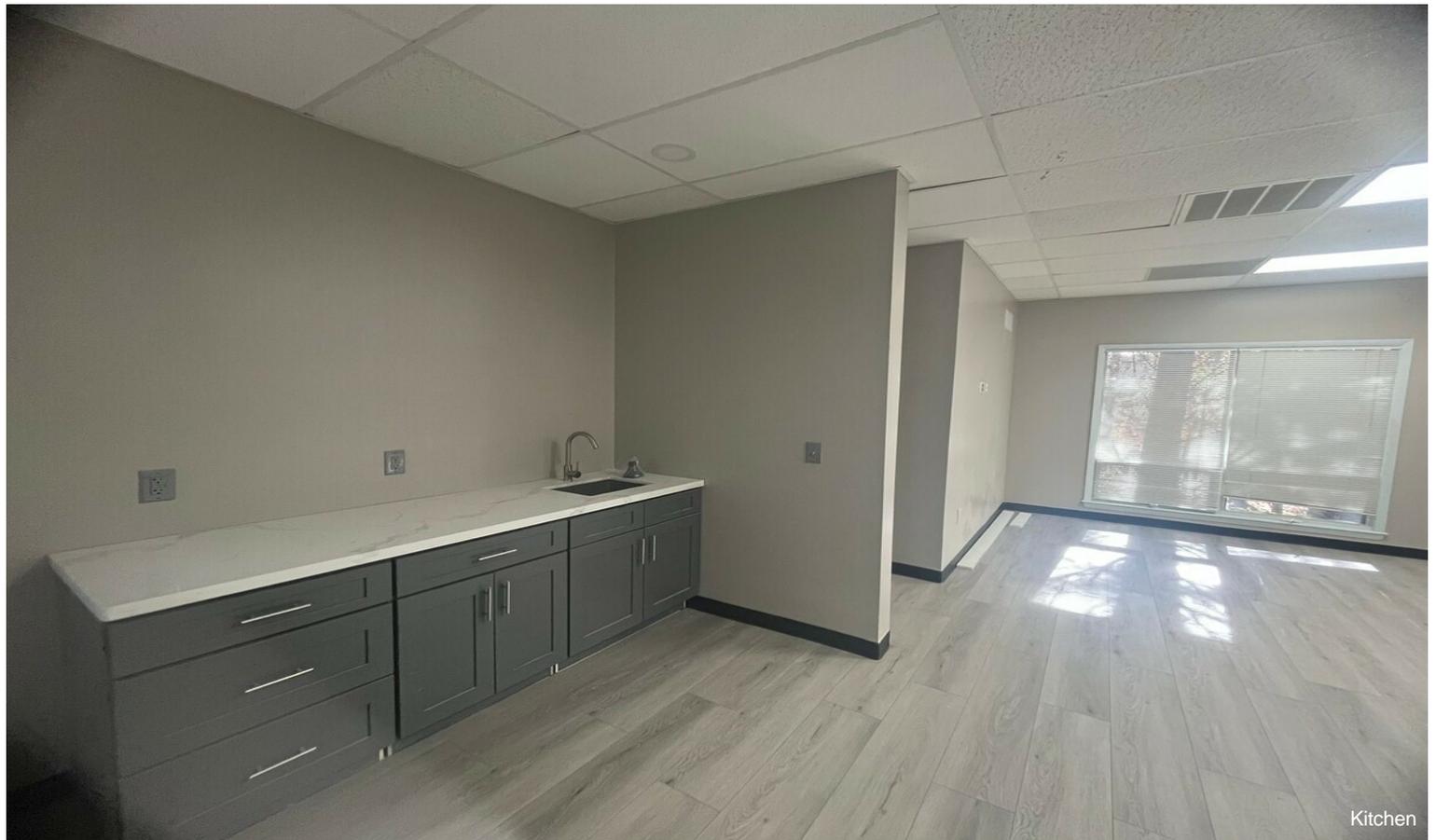


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Property Photos



Corridor

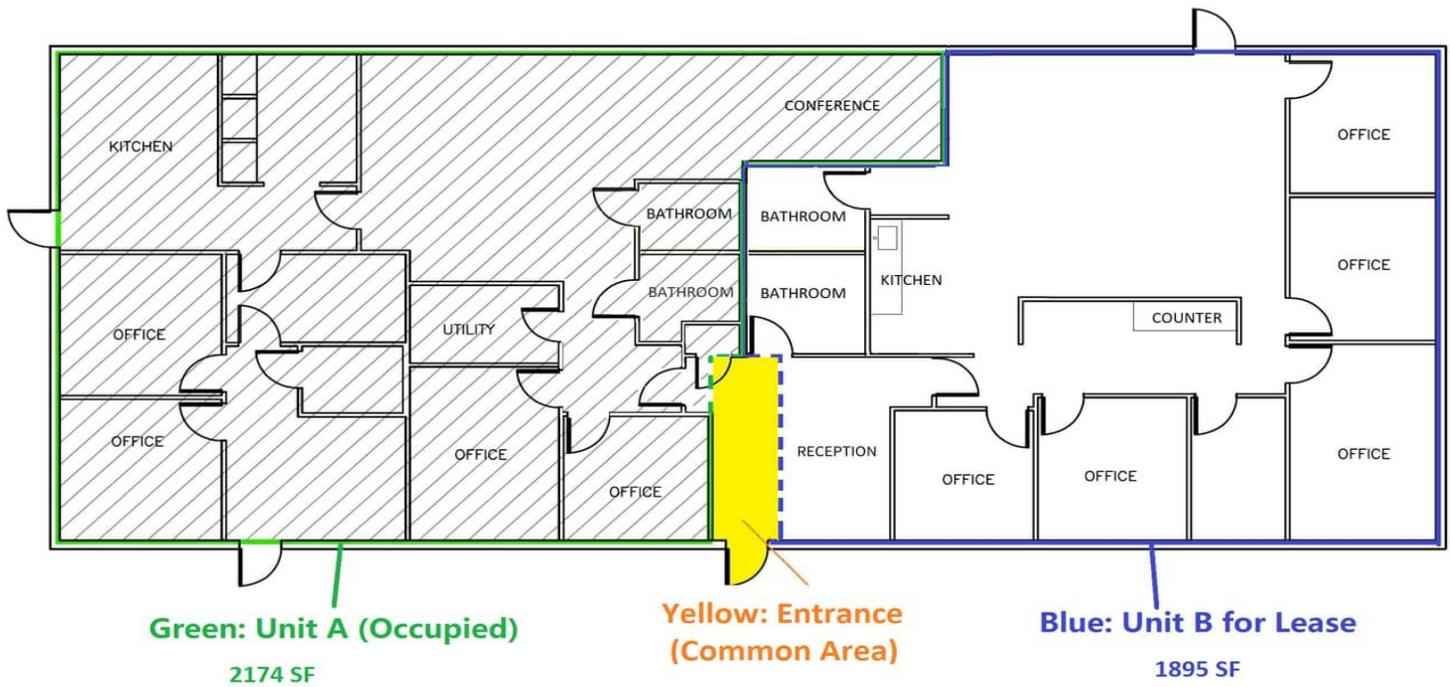


Kitchen

Property Photos



Property Photos



Property Photos



Plaza