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**PICKETT
SPROUSE**
COMMERCIAL
REAL ESTATE

Professional Office Suites for Lease

3200 Croasdaile Drive, Suite 401, Durham, NC 27705



Office Suites

Pickett Sprouse Commercial Real Estate

Property Overview

Professional office suites available in the highly desirable Croasdaile Office Park, just minutes from Duke University, Duke Regional Hospital, I-85, US-15-501, and NC-147. This location offers convenient access for both clients and staff, with ample shared parking on site.

Multiple one-room private office suites are available, ideal for mental health specialists, personal service providers, counselors, or single professional users seeking a quiet, well-located space. Each suite includes access to a shared reception and waiting area, along with a shared kitchenette for added convenience.

PIN	0812-48-8167-027
REID	130480
County	Durham
Zoning	OI (Office Institutional)
Square Footage	±180 - 384 SF (see floorplan for SF breakdown)
Lease Rate	\$550-\$935 / month + \$25 utility reimbursement (see floorplan for lease rate breakdown)



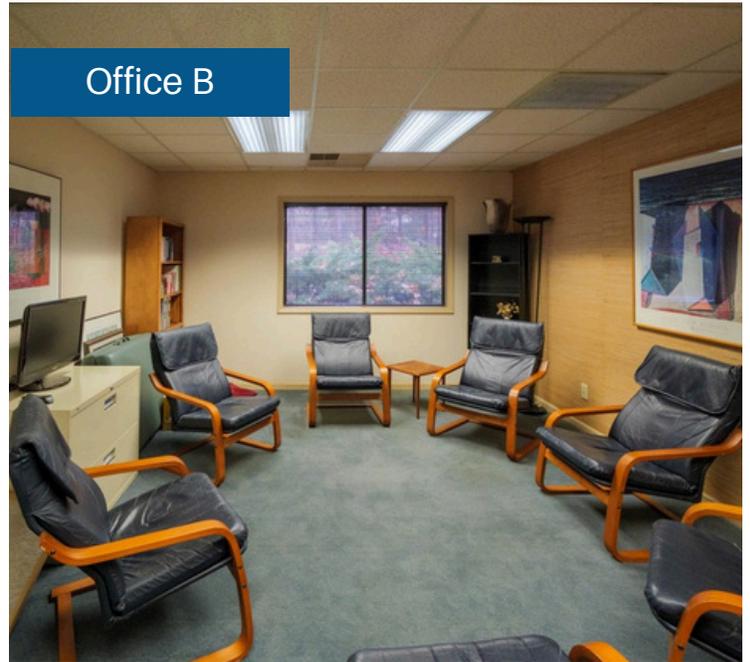
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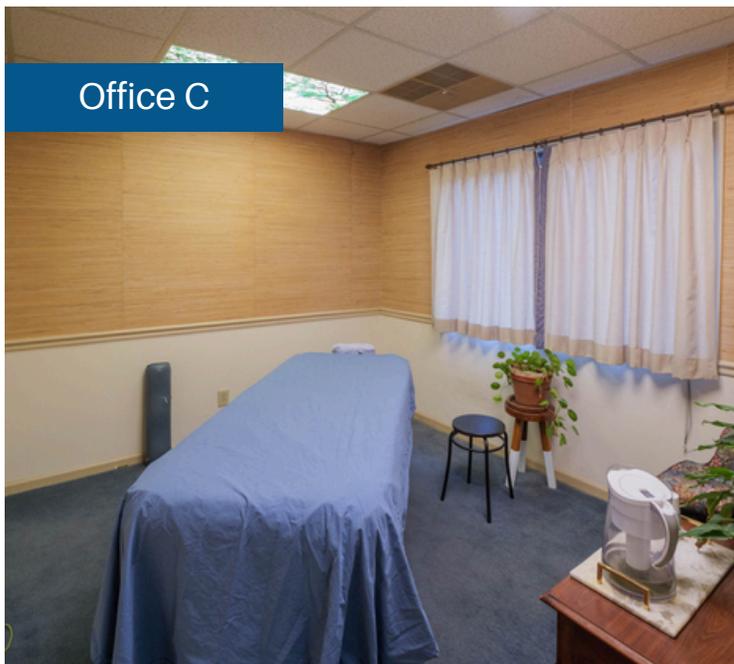
Two Available Offices



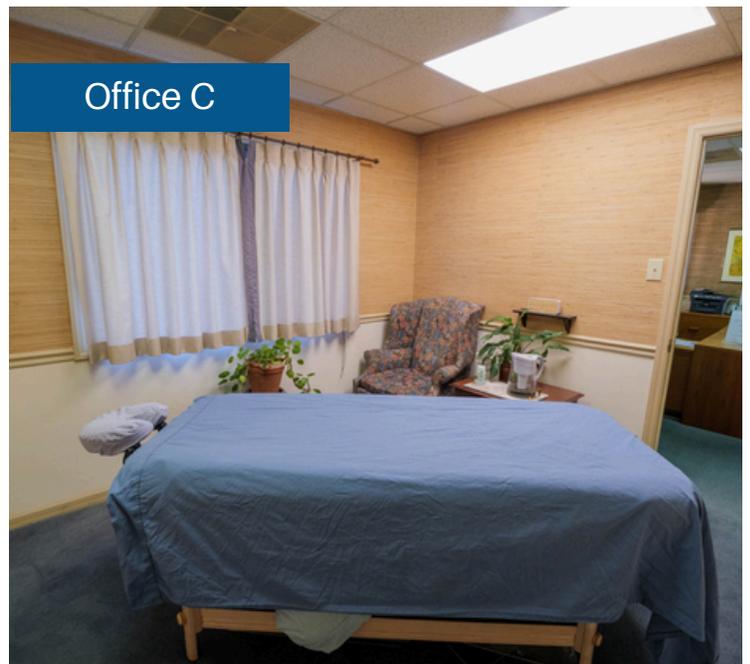
Office B



Office B



Office C



Office C

3200 CROASDAILE DRIVE, SUITE 401, DURHAM, NC 27705

Reception



Reception



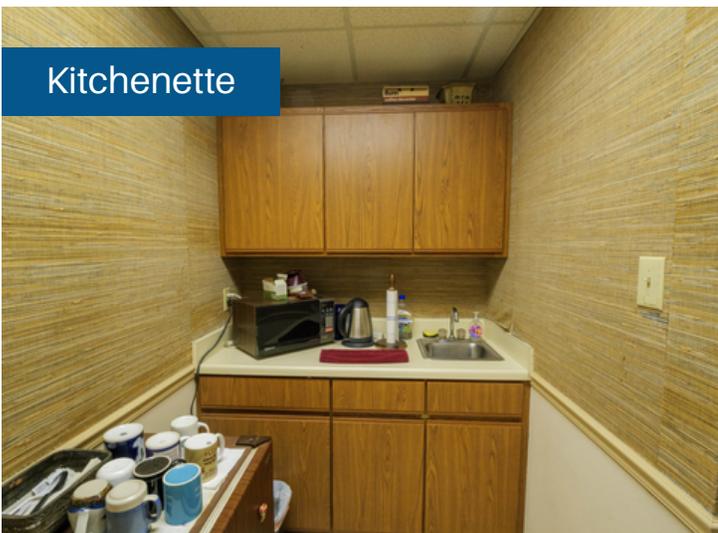
Reception



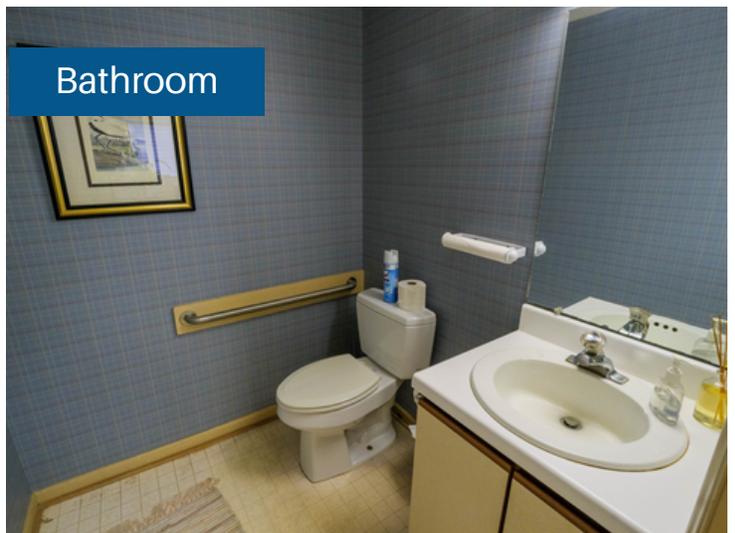
Kitchenette/Bathroom



Kitchenette

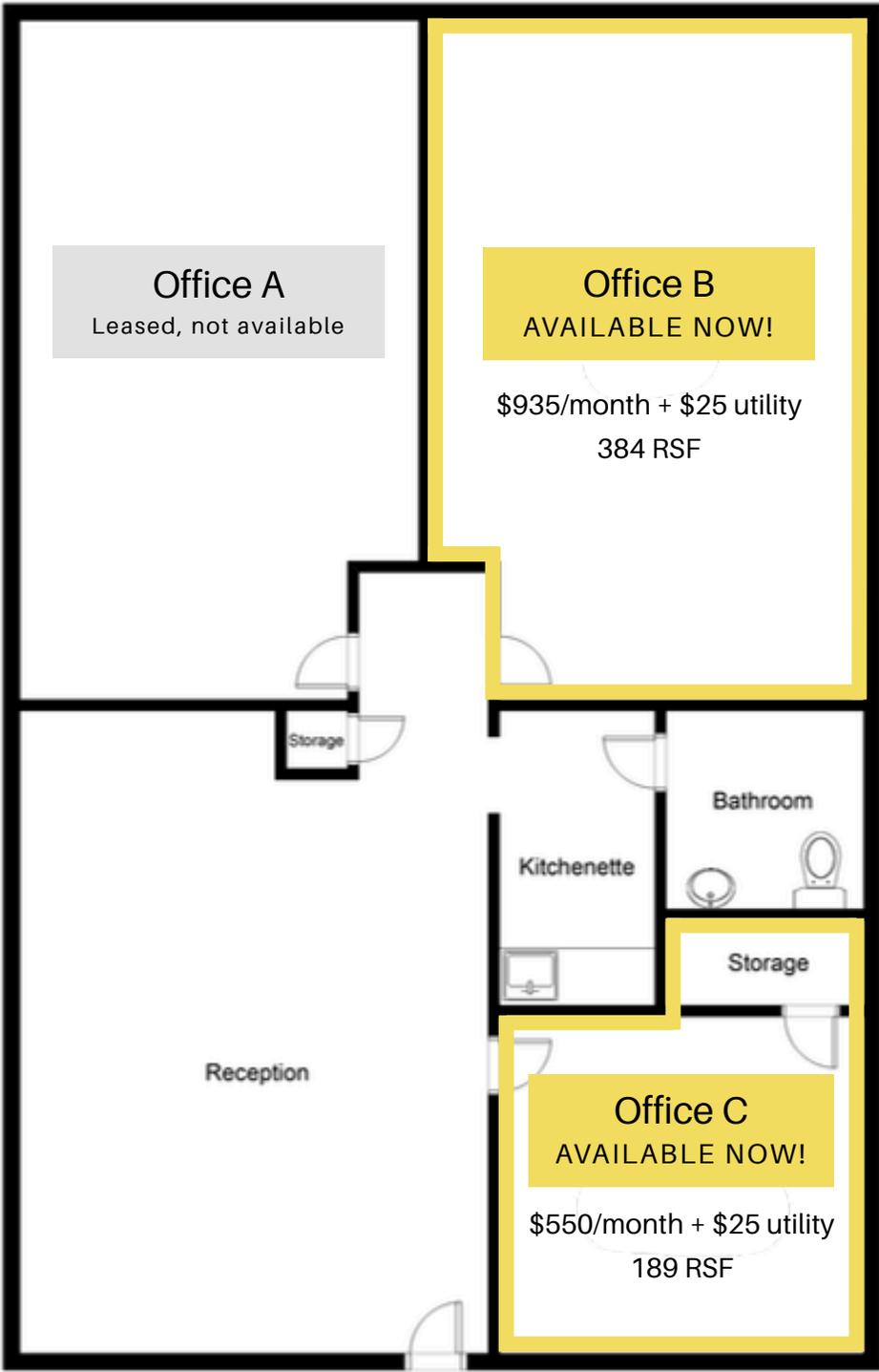


Bathroom



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Duke
Urgent Care
Croasdaile

Hillandale
Road

Watts
College of
Nursing

VA National
Center

Hillandale Rd.
VA Clinic

To 15/501



SUBJECT

Croasdaile
Drive

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PICKETT SPROUSE

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