



## Office Unit for Lease, 1911SF

3715 University Dr, STE B  
Durham, NC 27707

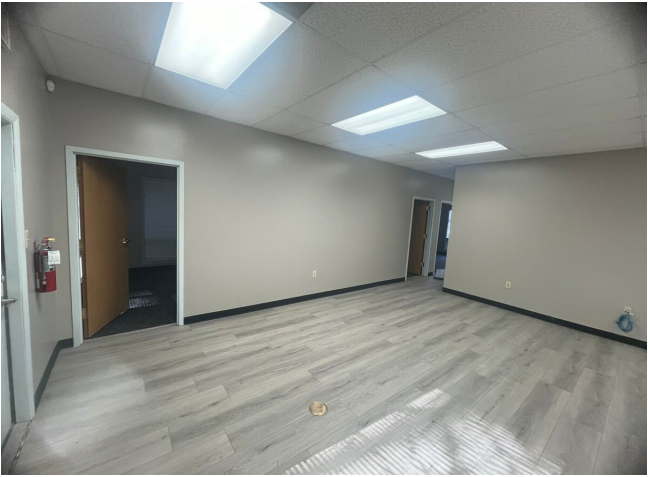
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# 1911 SF Office Unit

Base \$19.00 /SF/YR + TICAM \$4.98/SF/YR

- 24 Hour Access
- Signage
- Well maintained office plaza



|                         |                        |
|-------------------------|------------------------|
| Rental Rate:            | \$19.00 /SF/YR         |
| Property Type:          | Office                 |
| Property Subtype:       | Medical                |
| Building Class:         | B                      |
| Rentable Building Area: | 4,069 SF               |
| Year Built:             | 1996                   |
| Walk Score ®:           | 61 (Somewhat Walkable) |
| Transit Score ®:        | 34 (Some Transit)      |
| Taxes:                  | \$0.12 USD/SF/MO       |
| Operating Expenses:     | \$0.30 USD/SF/MO       |
| Rental Rate Mo:         | \$1.58 /SF/MO          |

## 1st Floor Ste B

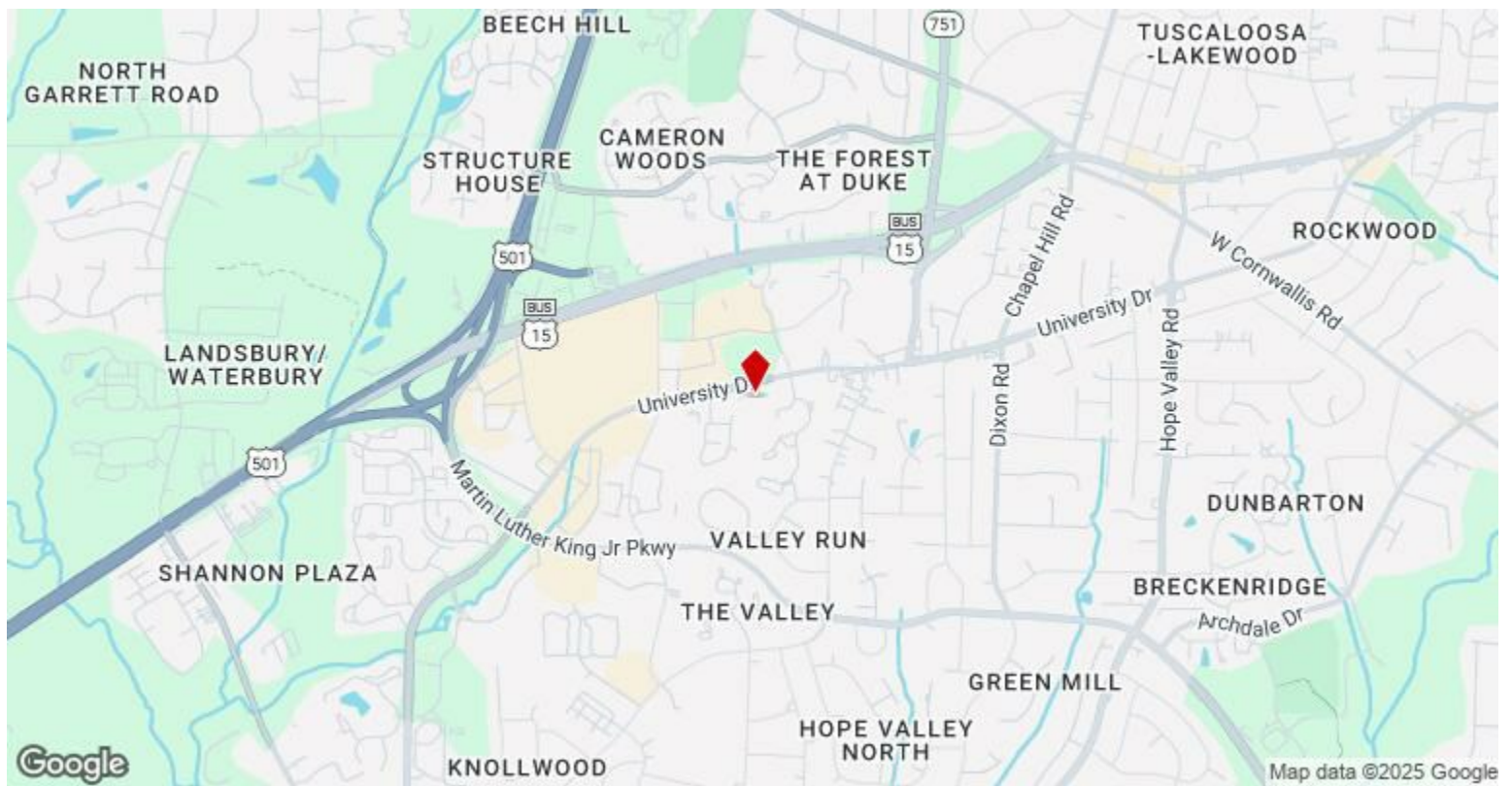
|                 |                   |
|-----------------|-------------------|
| Space Available | 1,911 SF          |
| Rental Rate     | \$19.00 /SF/YR    |
| Date Available  | December 04, 2025 |
| Service Type    | Triple Net (NNN)  |
| Space Type      | Direct            |
| Space Use       | Office            |
| 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.

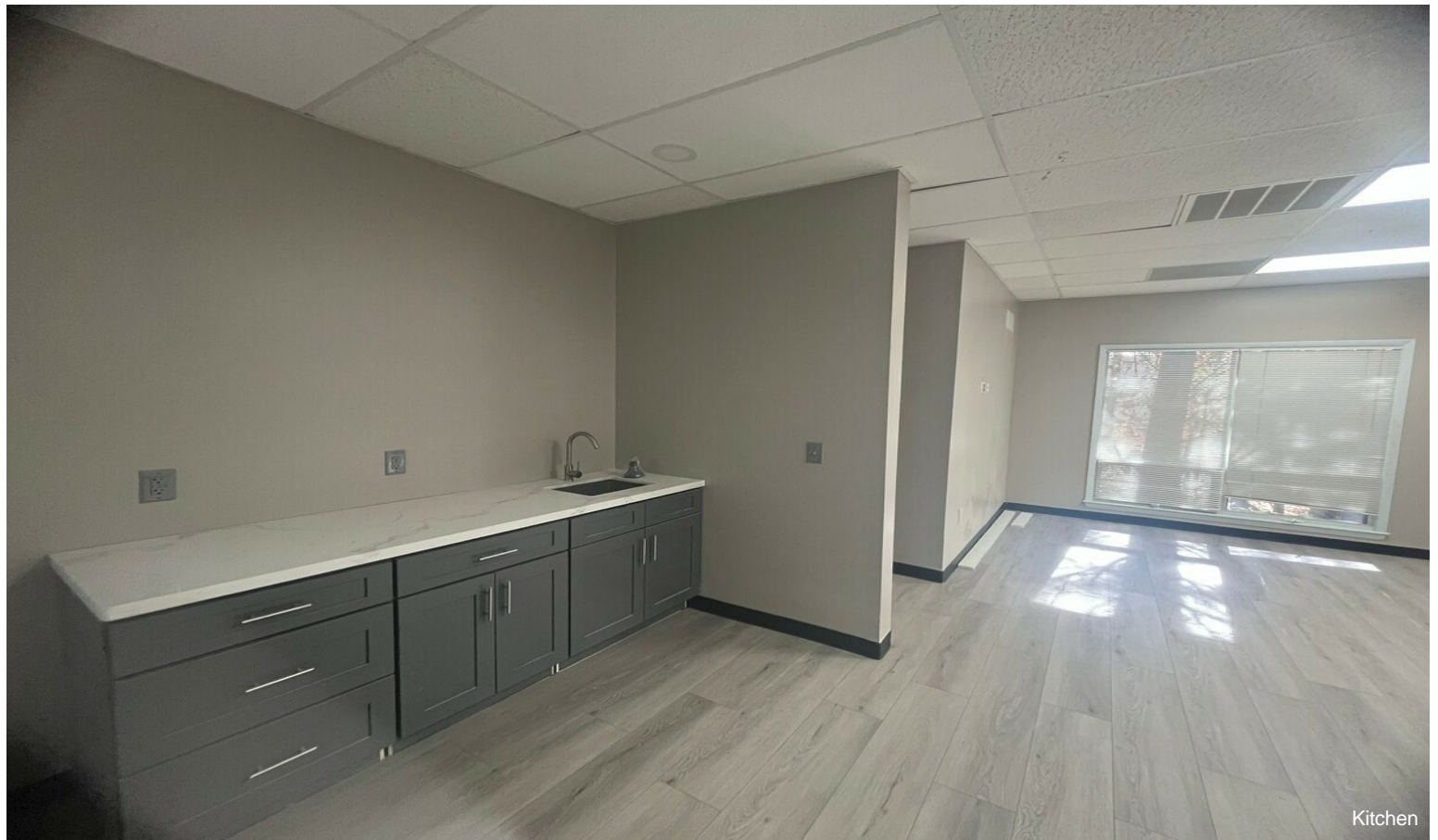


**3715 University Dr, Durham, NC 27707**

## Property Photos



Corridor

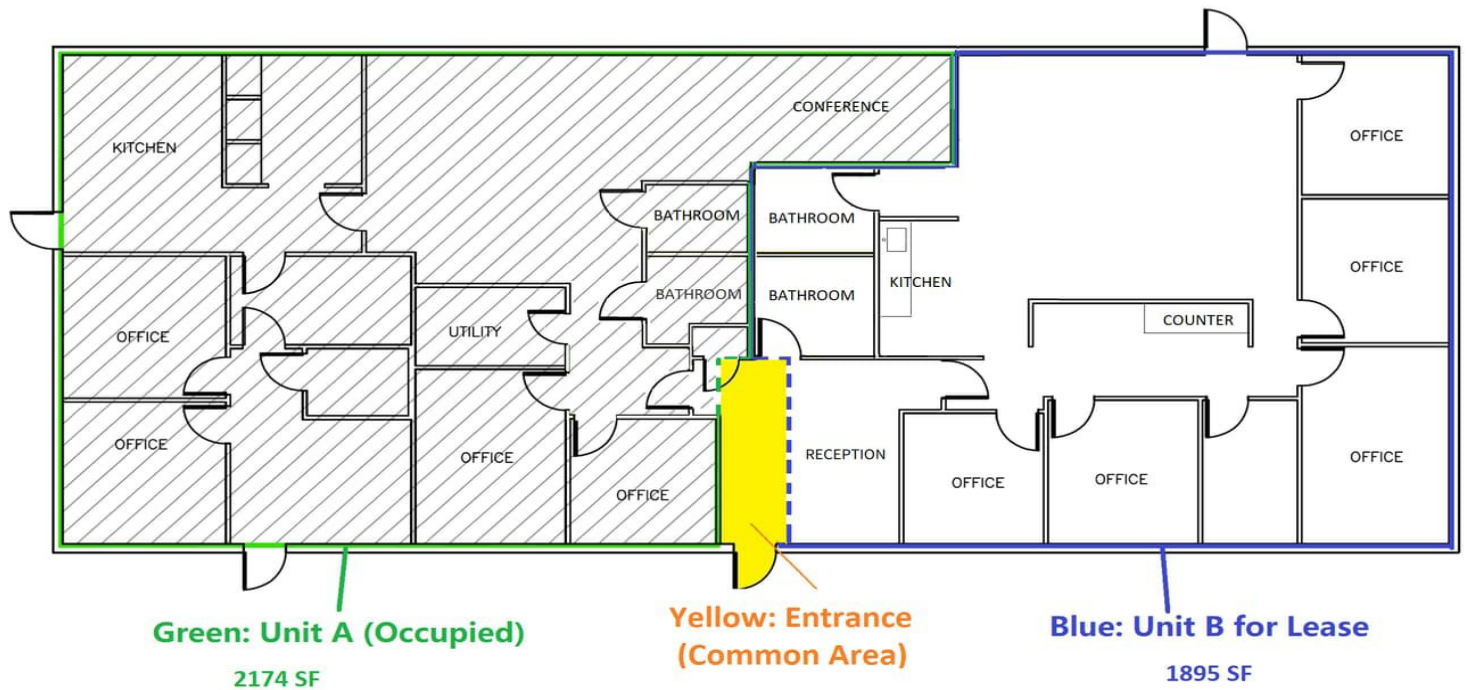


Kitchen

## Property Photos



## Property Photos



## Property Photos

