

# BORDEN

REAL ESTATE

## SOUTHPOINT PROFESSIONAL CENTER I – South Durham



### THE PLACE YOU WANT TO BE



#### Southpoint I – Suite 110 Available to Lease or Purchase

249 E NC HWY 54, Durham, NC 27713

- 3,037 rentable square feet of medical-health space – Former MRI room with opportunities to add additional exam or treatment rooms
- Ground floor condo w/ private access from parking lot or common area main lobby elevator
- Currently 5 exam rooms (1 w/ a counter-sink) , 2 bathrooms, waiting room with check-in counter

\$18.75 NNN / TICAM \$7.01psf  
\$850,000 to Purchase

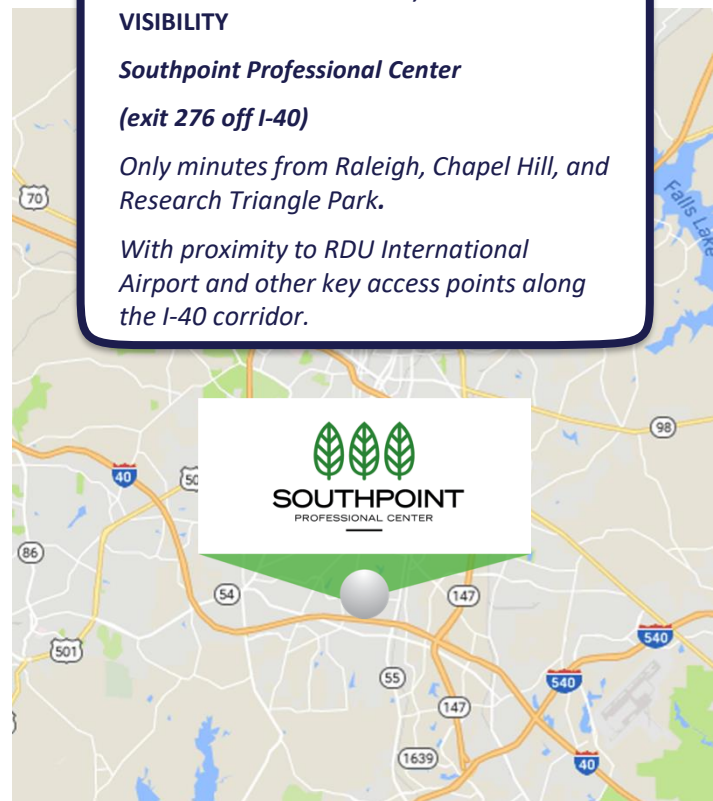
#### UNPARALLELED LOCATION, ACCESS & VISIBILITY

##### *Southpoint Professional Center*

*(exit 276 off I-40)*

*Only minutes from Raleigh, Chapel Hill, and Research Triangle Park.*

*With proximity to RDU International Airport and other key access points along the I-40 corridor.*



FOR MORE INFORMATION  
PLEASE CONTACT:

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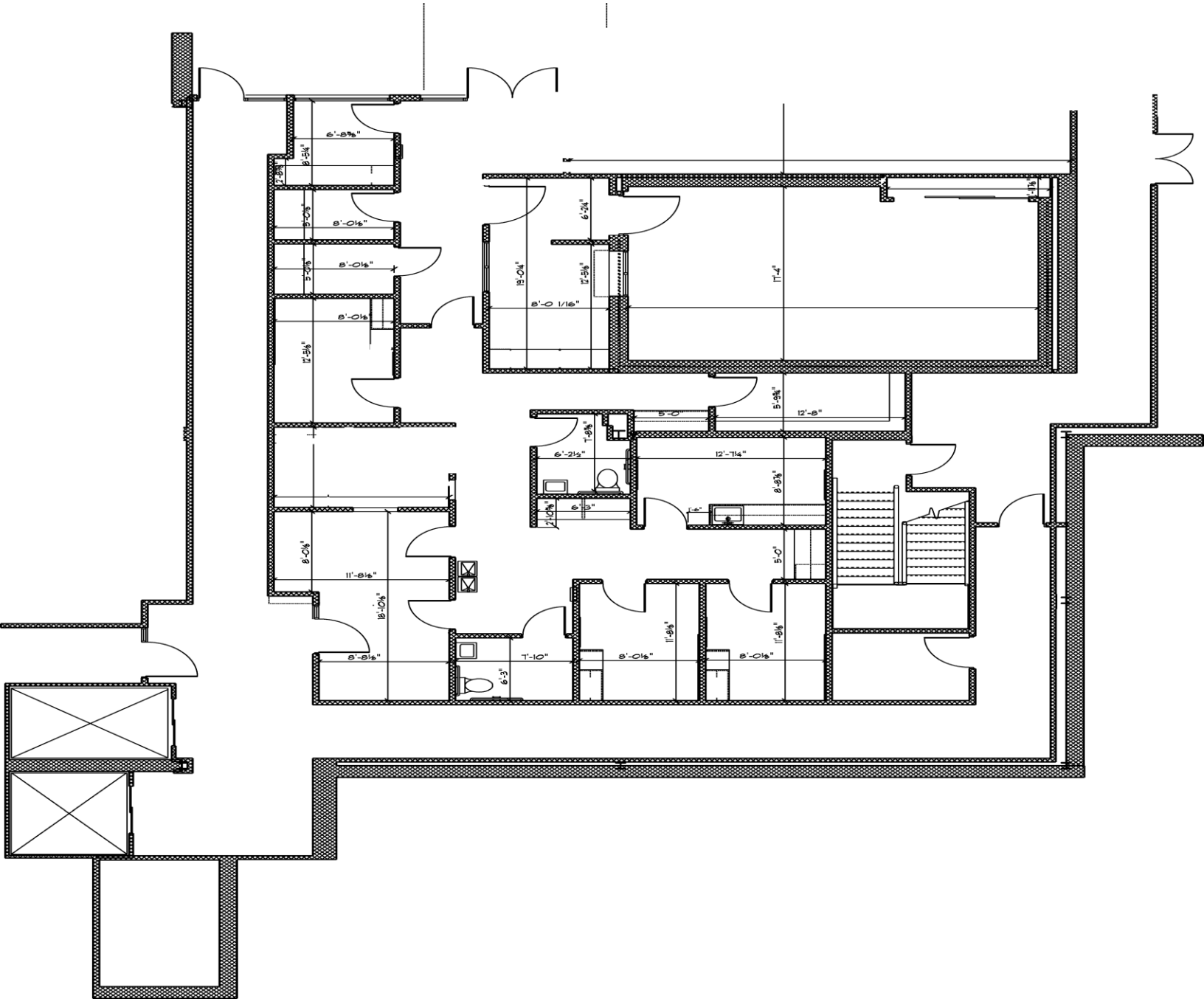
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## Southpoint I – Suite 110 – Floor Plan



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