

OFFICE FOR SUBLEASE

3917 UNIVERSITY DRIVE

DURHAM, NC 27707



NAITRI PROPERTIES

PROPERTY OVERVIEW

Ideal location for an office tenant seeking high visibility, convenience and walk-ability. Directly across the street from the newly redeveloped University Hill project, 3917 University Drive is just steps away from restaurants and retail options. The area boasts easy access to I-40, NC Hwy-147, and US 15-501, as well as close proximity to downtown Durham. Easily accessible points of interest include Duke University, UNC Chapel Hill, and RTP.

ADDRESS	3917 University Dr., Durham, NC 27707
BUILDING SIZE	Approximately 12,500 RSF
AVAILABLE SPACE	Suite 100: 4,279 RSF - Available with 30 days notice
RENTAL RATE	Negotiable
OPERATING EXPENSES	Full service, no pass throughs
TERM	Term negotiable - Lease expires 1/31/2029
PARKING RATIO	Approximately 4 spaces per 1,000 SF
HIGHLIGHTS	<ul style="list-style-type: none">• Direct access first floor• 10 offices, conference room, 16 workstations, reception area, break & work rooms.• Signalized intersection at University Dr. and Shannon Rd.
AMENITIES WITHIN 1 MILE	<ul style="list-style-type: none">• Five minute walk to University Hill: O2 Fitness, Midtown Yoga, Triangle Coffee House, BB's Crispy Chicken, Gizmo Brewworks, and more.• South Square shopping areas including Target, Starbucks, Chick-Fil-A, Ale House.
SIGNAGE	Prominent building & monument signage available.

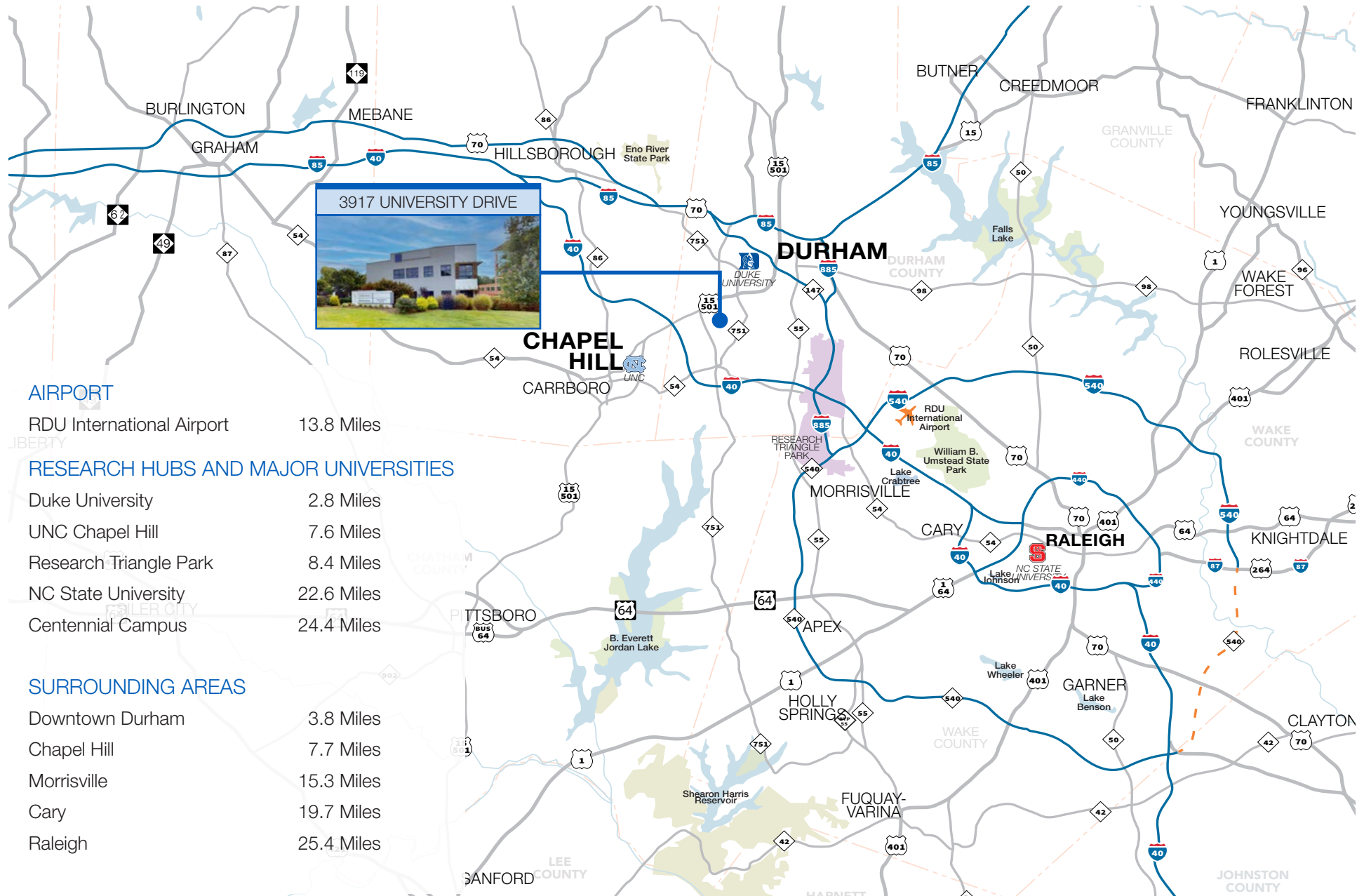
CONTACT

ROBIN ROSEBERRY ANDERS, SIOR | 919.369.6713 | randers@triprop.com
THOMAS FLYNN | 919.281.2304 | tflynn@triprop.com

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TRIANGLE REGION



AIRPORT

RDU International Airport 13.8 Miles

RESEARCH HUBS AND MAJOR UNIVERSITIES

Duke University 2.8 Miles
 UNC Chapel Hill 7.6 Miles
 Research Triangle Park 8.4 Miles
 NC State University 22.6 Miles
 Centennial Campus 24.4 Miles

SURROUNDING AREAS

Downtown Durham 3.8 Miles
 Chapel Hill 7.7 Miles
 Morrisville 15.3 Miles
 Cary 19.7 Miles
 Raleigh 25.4 Miles

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THE FOREST AT DUKE



DOWNTOWN
DURHAM



Durham-Chapel Hill Blvd.



SECU



TARGET



NCDOR NORTH CAROLINA
DEPARTMENT OF
REVENUE



at home



RALEIGH DURHAM
INTERNATIONAL
AIRPORT

CHAPEL HILL

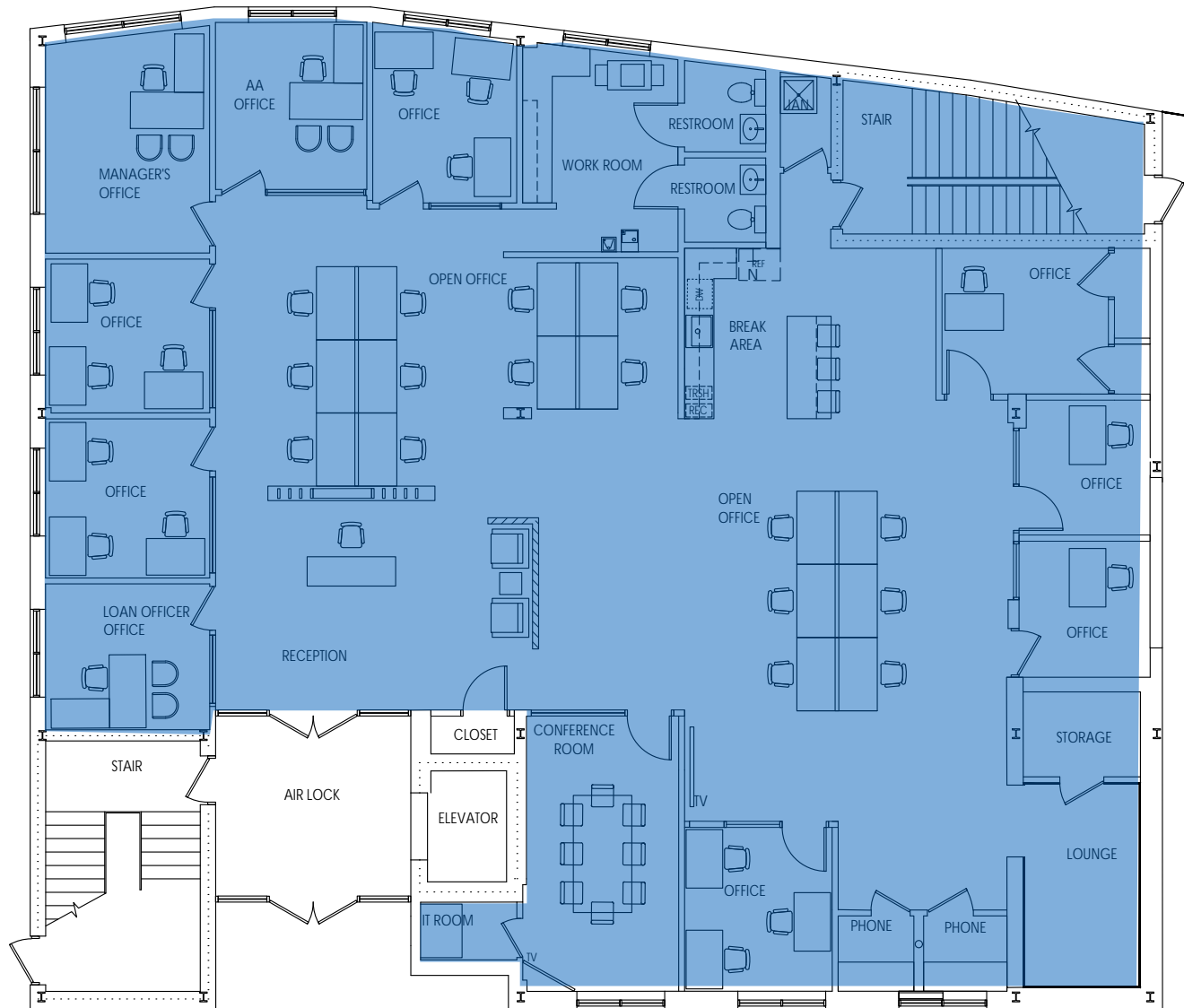
Google Earth

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FLOOR PLAN



CLICK OR
SCAN FOR
VIRTUAL TOUR



Suite 100
4,279 RSF

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