

16,785 SF AVAILABLE FOR LEASE

3908 PATRIOT DRIVE

DURHAM, NC 27703



**CUSHMAN &
WAKEFIELD**

3908 PATRIOT DRIVE DURHAM, NC



PROPERTY DESCRIPTION

Patriot Science Center is a flex facility with second generation office and flex space. Building systems are separated by suite.

- 16,785 SF: 1200 A 480/277 V service, emergency power from 100 kW generator, 170 ton air cooled chiller with primary/secondary pumps, 2 M BTU high efficiency condensing boiler

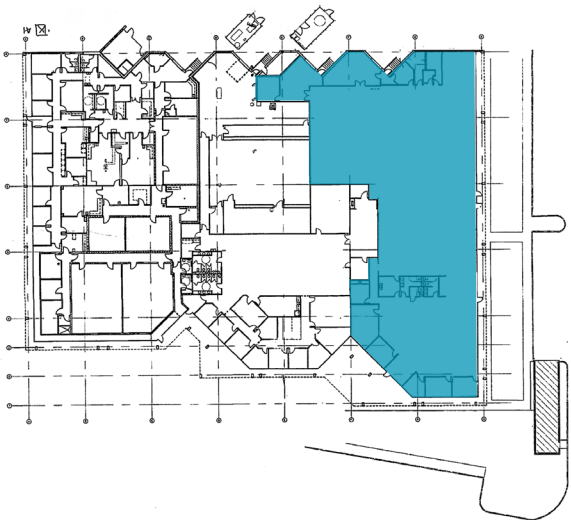
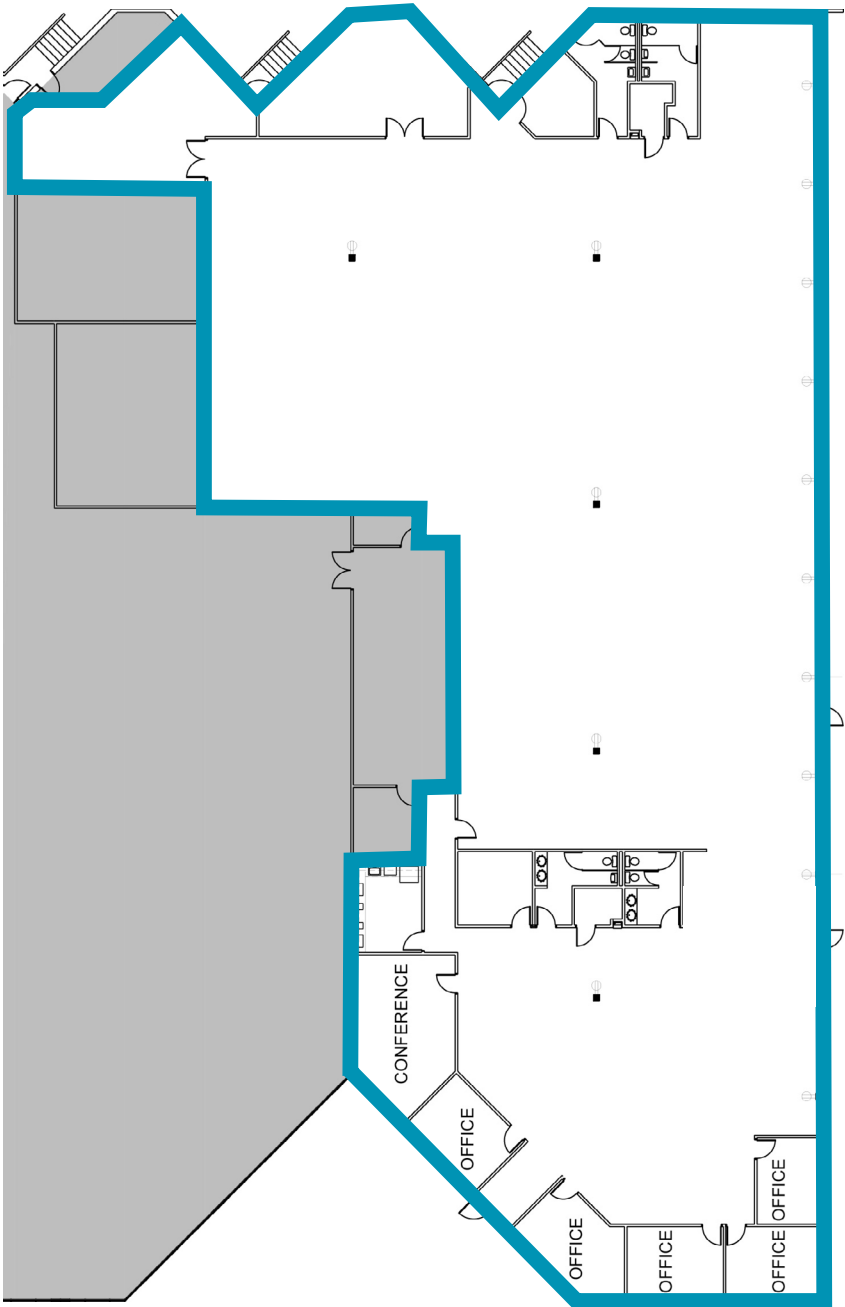
PROPERTY HIGHLIGHTS

Building Size:	47,320 SF
Space Available:	16,785 SF of modified flex shell
Available:	Immediately
Clear Height:	18'
Parking:	2.7 : 1,000
Location:	Located on Miami Boulevard, near RTP and RDU Airport

3908 PATRIOT DRIVE
DURHAM, NC

FLOOR
PLAN

16,785 SF



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AMENITIES

V'S KITCHEN
GUSSY'S PLACE
PIPER'S IN THE PARK
DANNY'S BARBEQUE
BIG T'S FRY FISH
VILLAGERS COFFEE
SHEETZ

SITE

AMENITIES MAP



RDU AIRPORT
10 MINUTE DRIVE



DOWNTOWN DURHAM
12 MINUTE DRIVE



NEAREST HOTELS
5 MINUTE DRIVE



NEAREST RESTAURANTS
2 MINUTE DRIVE



DOWNTOWN RALEIGH
25 MINUTE DRIVE

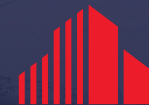


NEAREST RETAIL
2 MINUTE DRIVE



FOR MORE INFORMATION, CONTACT:

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