



OFFERING MEMORANDUM

3310 CROASDAILE DRIVE SUITE 400

OFFICE
OWNERSHIP
OPPORTUNITY

3310 CROASDAILE DRIVE, DURHAM, NC 27705

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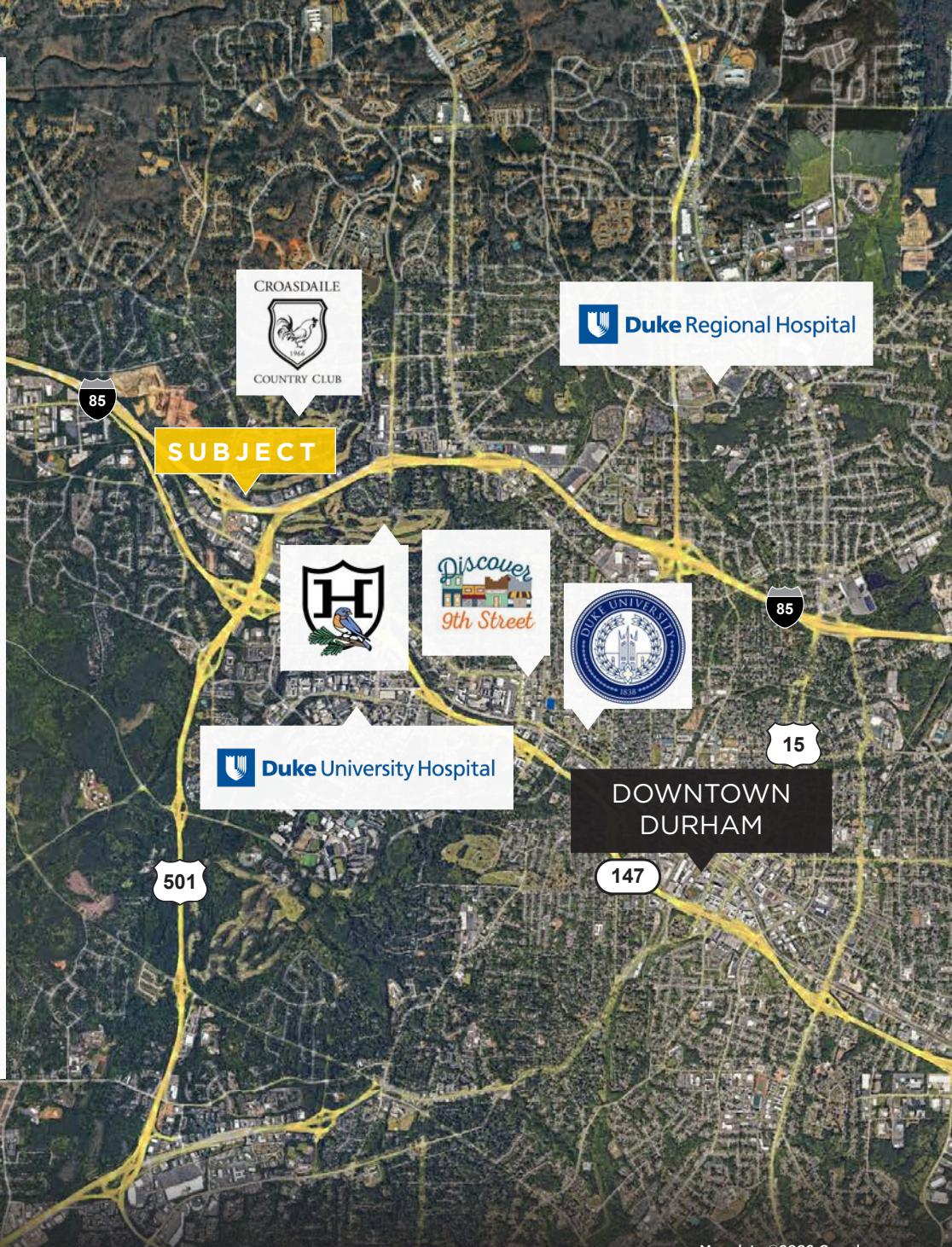
HUGHES MARINO

the OFFERING

Previously occupied by a neuropsychology practice, **3310 Croasdale Drive, Suite 400** is well-suited for healthcare and professional office users seeking ownership in a highly accessible Durham location. The property offers excellent access to I-85, 147 and 501, while maintaining a quiet, professional setting adjacent to Croasdale Country Club, creating an ideal environment for client-facing or patient-oriented services.

The 2,660 SF office condominium features a highly efficient layout with multiple private offices, a dedicated reception area and supporting storage throughout. This configuration is particularly well-suited for behavioral health, therapy, counseling or specialty medical users, while remaining flexible for traditional professional office occupancy. Furniture, fixtures and equipment are negotiable to remain, offering a turnkey opportunity for an owner-occupier.

Located just minutes from downtown Durham, the property provides quick access to Duke University, DPAC, dining and cultural amenities, enhancing convenience for both staff and visitors. Offered at \$599,955, 3310 Croasdale Drive presents an opportunity to own a thoughtfully designed medical or professional office space in a well-established Durham location, allowing users to control occupancy costs while building long-term equity.



Property Information

Address

3310 Croasdaile Drive, Suite 400
Durham, NC 27705

Sale Price

\$599,955

Size

2,660 SF

 Excellent access to I-85,
147/Durham Freeway and 15-501

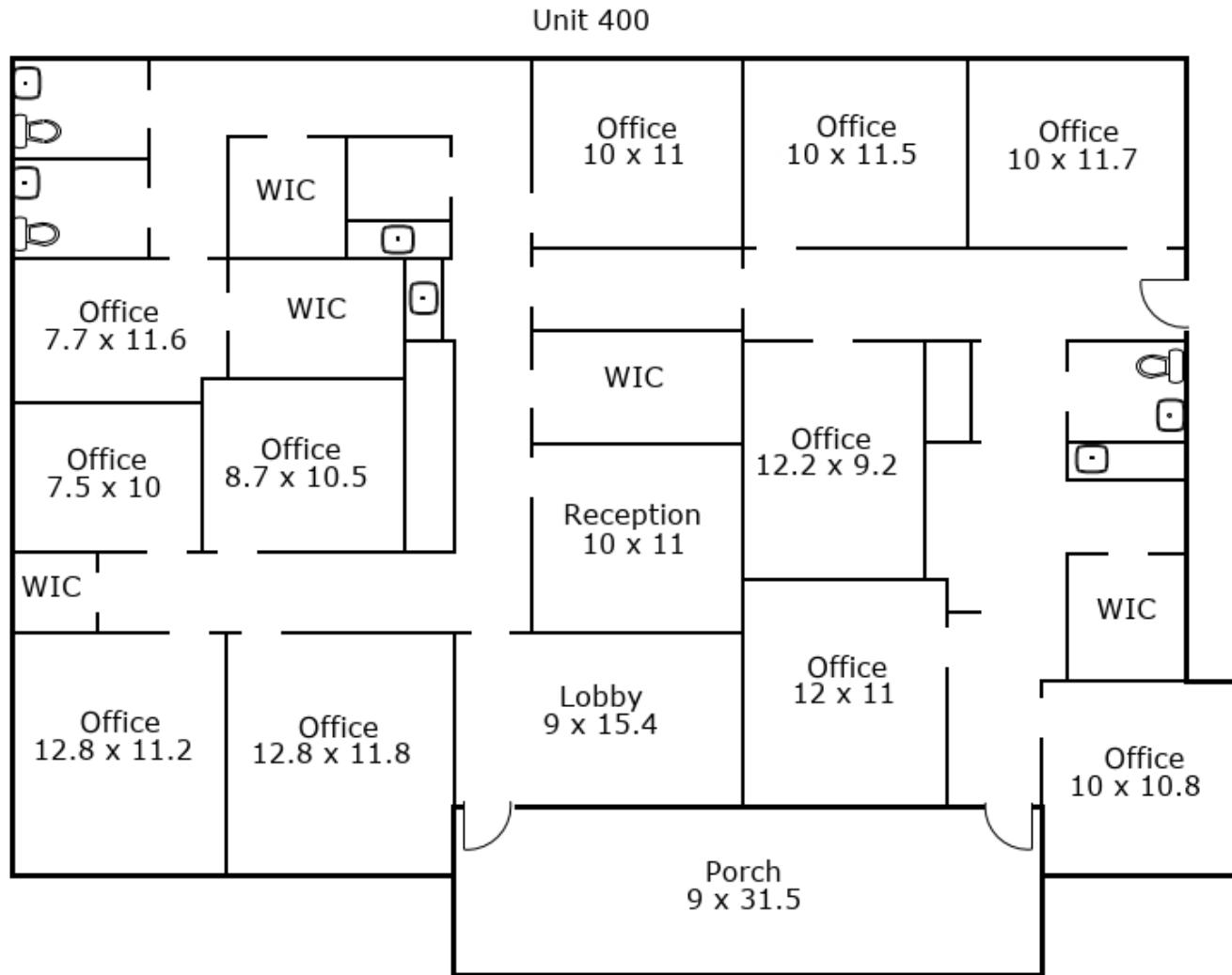
 FF&E is negotiable to remain in the space

 Adjacent to Croasdaile Country Club

 Minutes from downtown Durham,
offering access to DPAC, dining,
cultural amenities, Duke University
and Duke University Hospital



Floor Plan









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