



OFFERING MEMORANDUM

3310 CROASDAILE DRIVE SUITE 400

OFFICE
OWNERSHIP
OPPORTUNITY

3310 CROASDAILE DRIVE, DURHAM, NC 27705

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DURHAM, NC 27705

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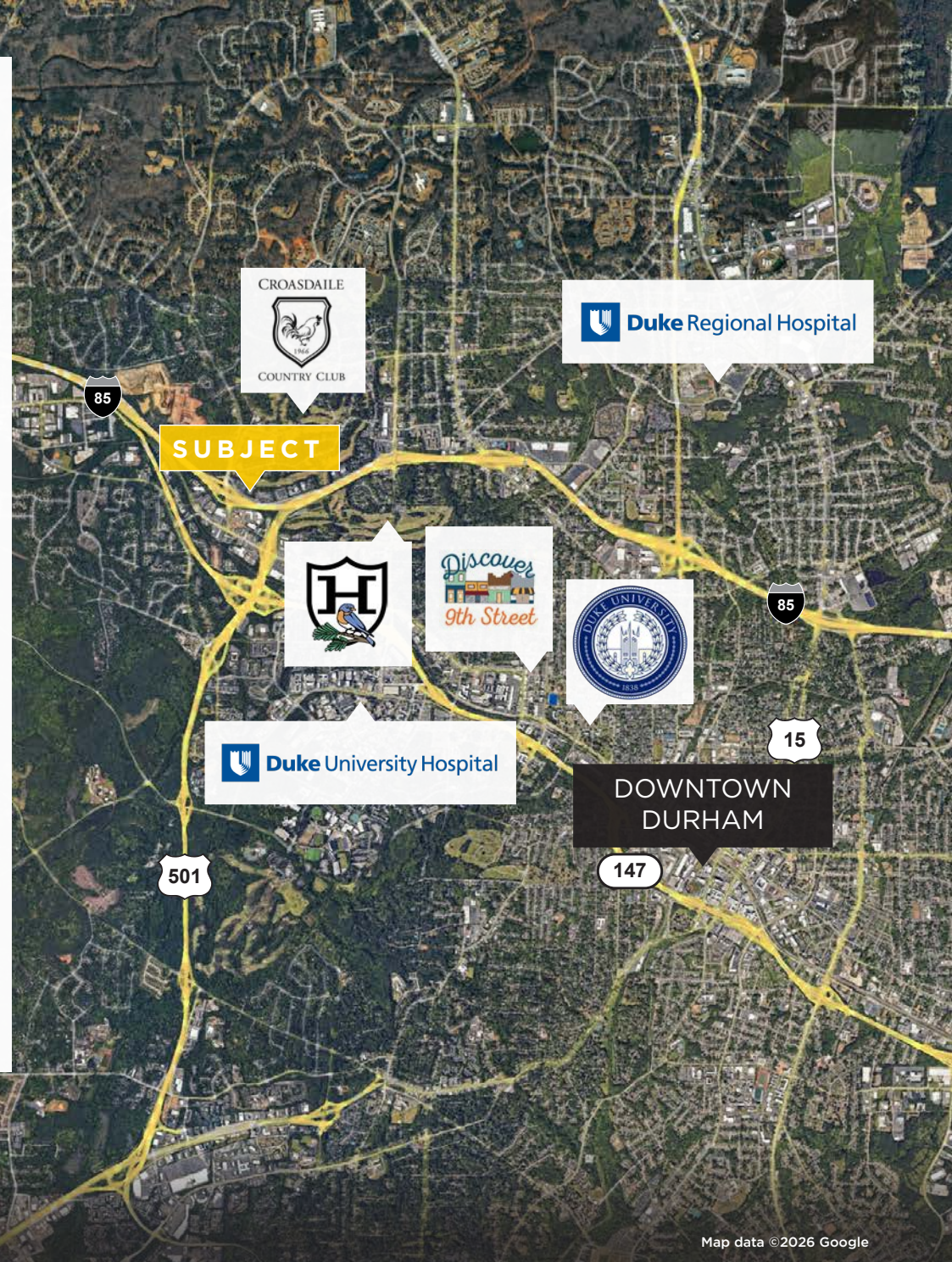
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the OFFERING

Previously occupied by a neuropsychology practice, **3310 Croasdaile 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 15-501, while maintaining a quiet, professional setting adjacent to Croasdaile 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 Croasdaile 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



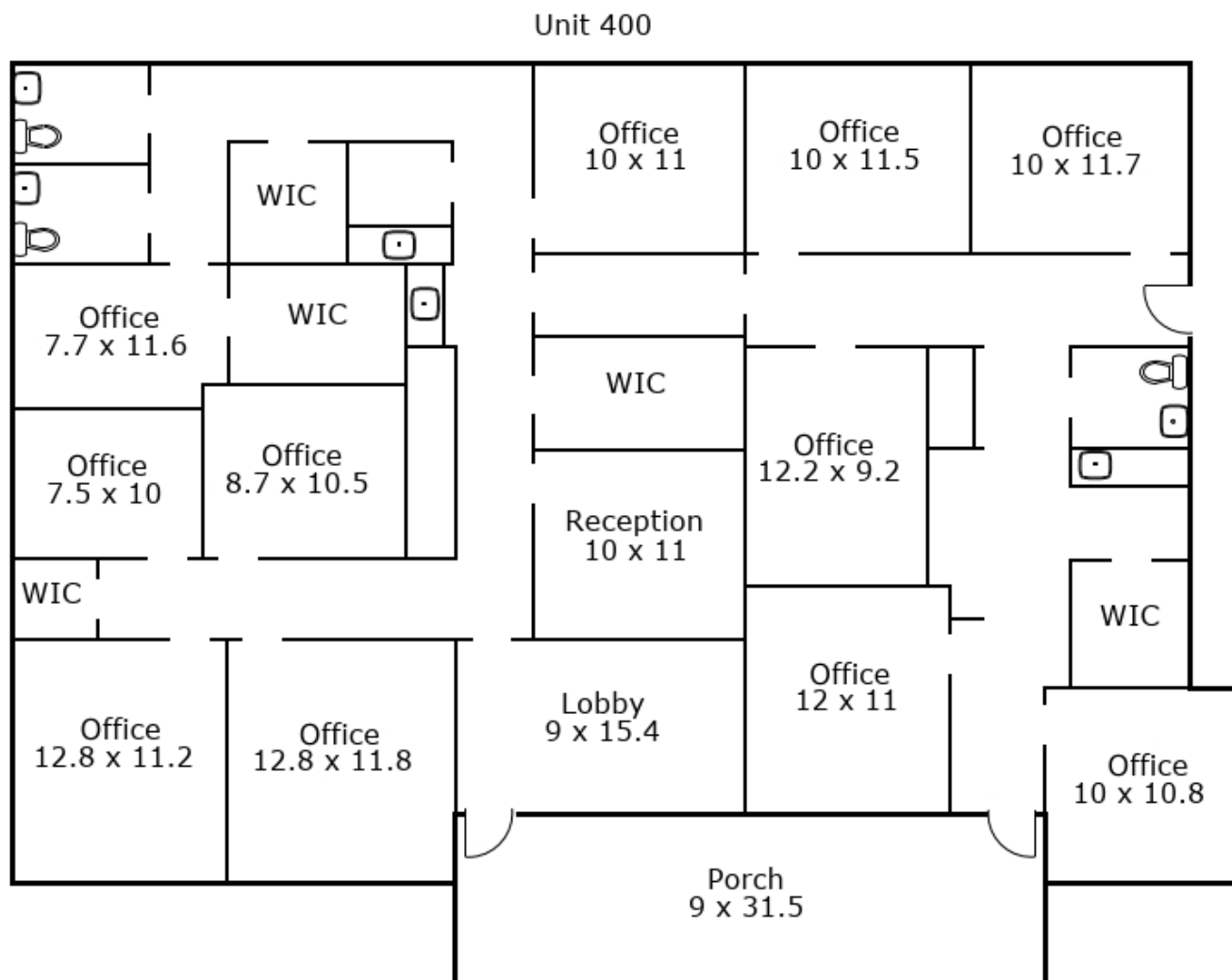
Adjacent to Croasdaile Country Club



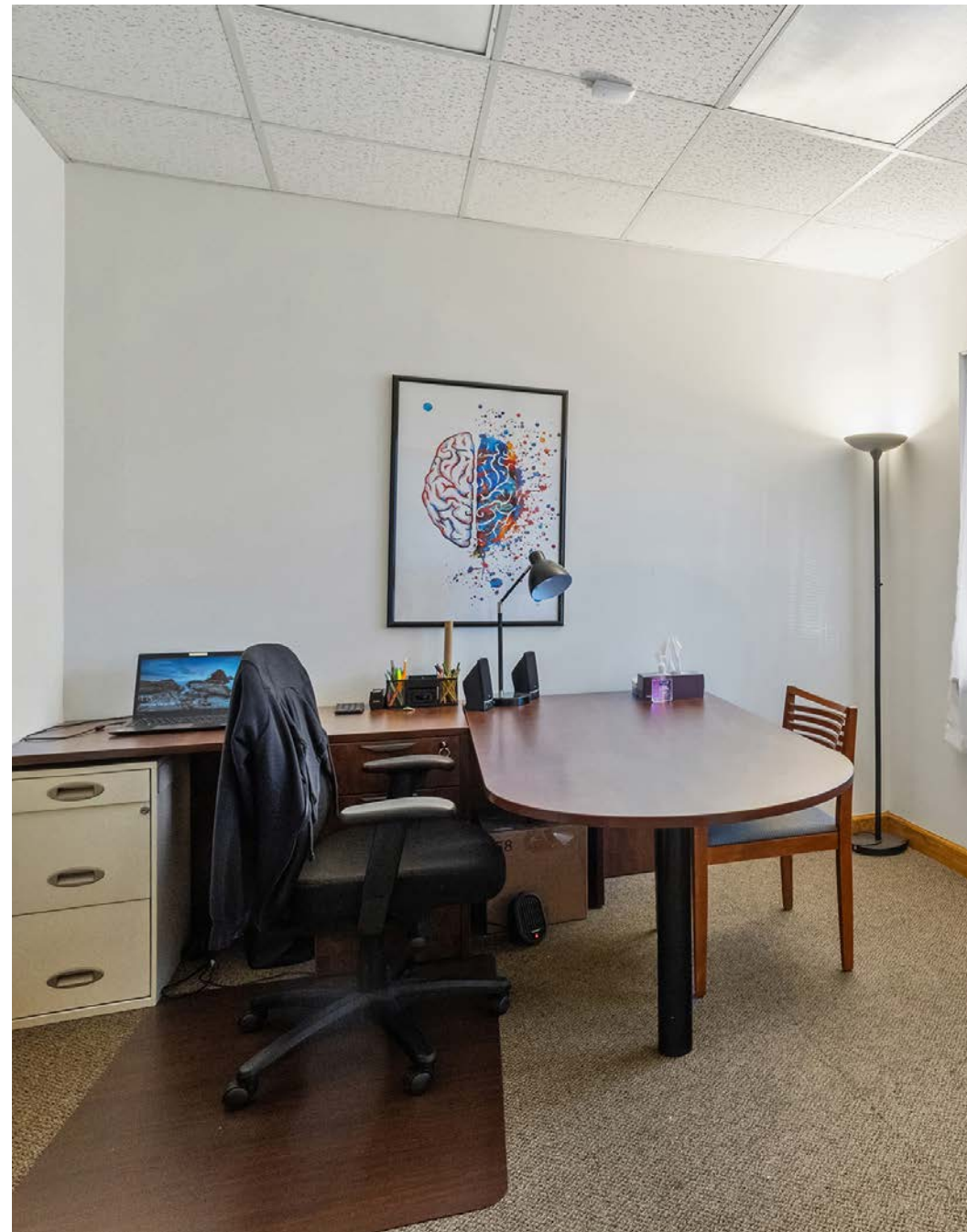
Minutes from downtown Durham,
offering access to DPAC, dining,
cultural amenities, Duke University
and Duke University Hospital



Floor Plan









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