



CROASDAILE OFFICE PARK



FOR LEASE | SUITE 220
1816 FRONT STREET
DURHAM, NC 27705

PRESENTED BY:

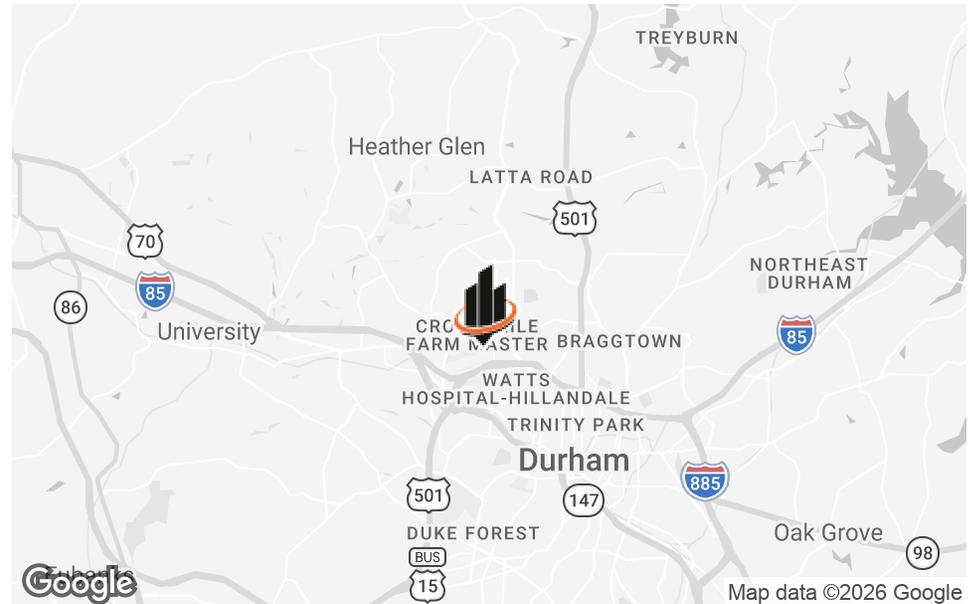


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PROPERTY SUMMARY



LEASE RATE

\$18.75/SF (MG)

PROPERTY OVERVIEW

Suite 220 at Croasdaile Office Park offers a professional office condo in a quiet, well-maintained suburban setting. Formerly occupied by a financial services firm, **the space features windowed offices, a conference room, lobby, and kitchenette, with landlord flexibility for flooring and paint allowances** to help qualified tenants customize the space to their specific needs.

OFFERING SUMMARY

SUITE 220 SIZE: ±3,000 SF

ZONING: Office Institutional (OI)

PARCEL ID: 130652

AVAILABLE: Immediately

LEASE TERM: Minimum 3 Years

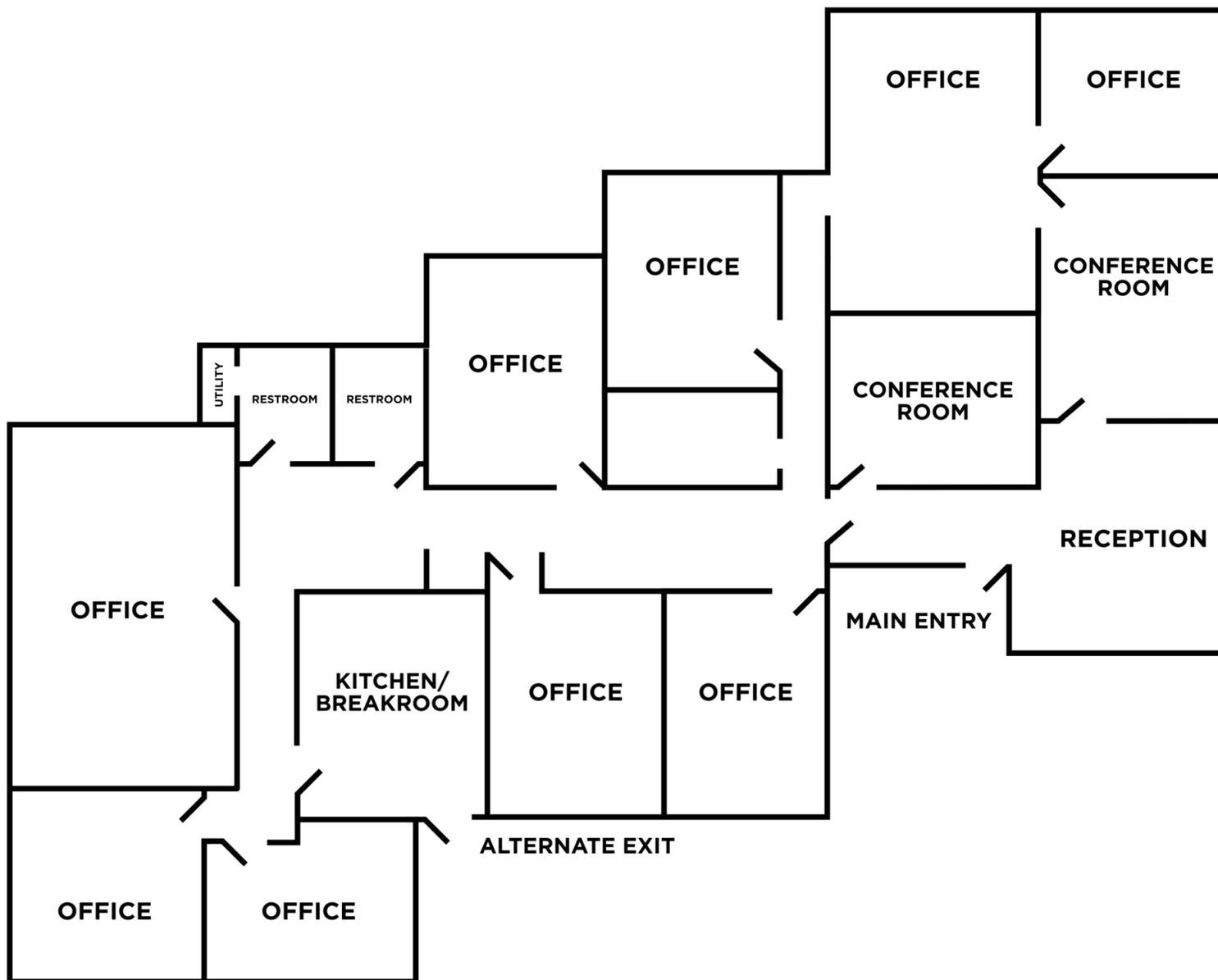
LOCATION DESCRIPTION

Located in north Durham, Croasdaile Office Park is surrounded by a variety of retail and service businesses and offers **convenient access to I-85/US 70 (±0.2 miles), Duke University/Medical Center (±2 miles), and downtown (±4 miles).**

PROPERTY HIGHLIGHTS

- Ideal for professional services under Office Institutional (OI) zoning
- Covered sidewalk entry and nine-foot drop ceilings throughout
- Well-landscaped office park with abundant surface parking
- Modified Gross (MG) lease structure, with tenant responsible for utilities, internet, and janitorial

FLOOR PLAN (SUITE 220)



SUITE PHOTOS



NEARBY RETAILERS



RETAILER MAP





Local Expertise.
National Reach.

SVN | Real Estate Associates

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