

THE SQUARE

AT UNIVERSITY HILL

SOUTH



COME TO WORK. STAY TO PLAY.

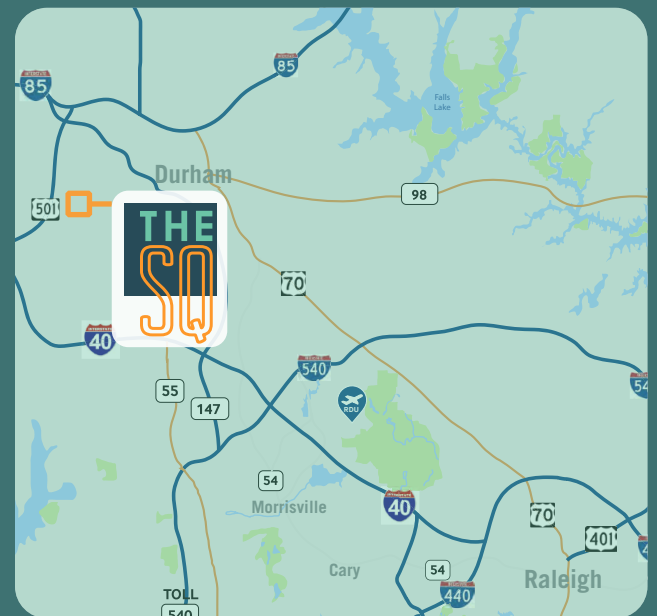
**3710 UNIVERSITY DRIVE
DURHAM, NC 27707**

This 58,249 SF, 3-story, office building is just steps away from the new, expansive University Hill mixed-use development. Tenants will enjoy walkability to O2 Fitness and multitude of retail and restaurant options. Significant renovations are underway - exterior refresh recently completed, two move-in-ready pre-built suites and first floor Tenant Hub just added, and more common area amenities coming soon.

PROPERTY HIGHLIGHTS

AVAILABILITIES

- » Suite 135: 2,016 RSF
- » Suite 201: 3,374 RSF
- » Suite 260: 2,538 RSF
- » Suite 301: 1,912 RSF
- » Suite 330: 1,571 RSF
available October 1, 2024
- » Suite 340: 2,137 RSF



CALL FOR PRICING

CONTACT:

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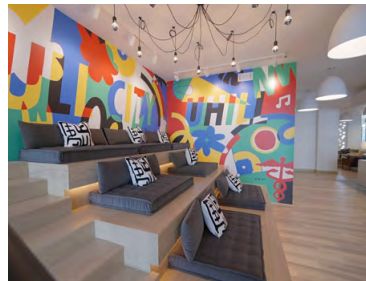


DISTANCE TO

UNIVERSITY HILL	0.2 miles
US 15-501	0.4 miles
DUKE UNIVERSITY	2.5 miles
I-40	3.2 miles
DOWNTOWN DURHAM	3.7 miles



Adjacent to The Square is University Hill – a 300,000 SF mixed-use development that includes 65,000 SF of Class A retail with signed retailers such as O2 Fitness, Midtown Yoga, Happy & Hale, Zambreno’s, and Ashley Christensen’s latest restaurant concept BB’s Crispy Chicken with more to be announced. The development also includes 262 luxury apartments and South Square Walls, a collaboration of some of North Carolina’s best mural artists featuring numerous murals totaling over 20,000 SF of wall space. All within a short walk from The Square.



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TENANT HUB



OUTDOOR AMENITIES
RECENTLY COMPLETED



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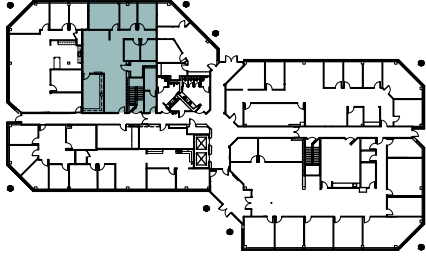
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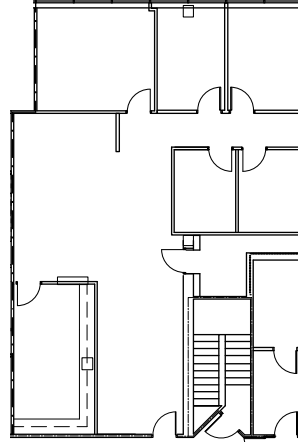
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FIRST FLOOR AVAILABILITIES

KEY

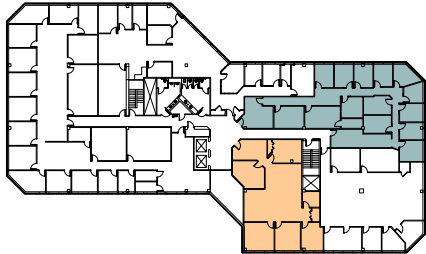


» **Suite 135**
2,016 RSF

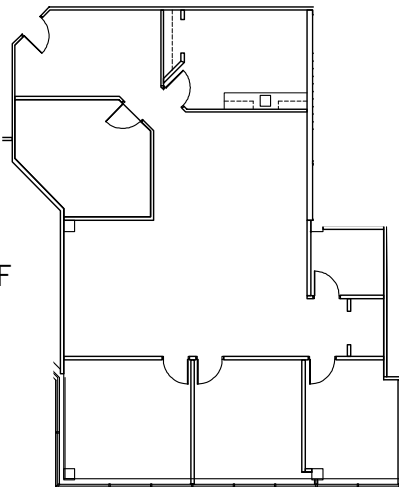


SECOND FLOOR AVAILABILITIES

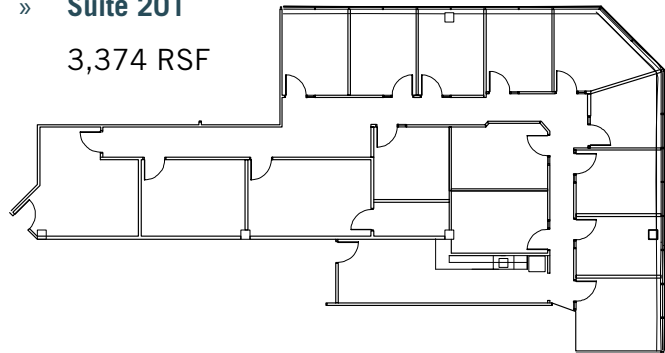
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2,538 RSF



» **Suite 201**
3,374 RSF



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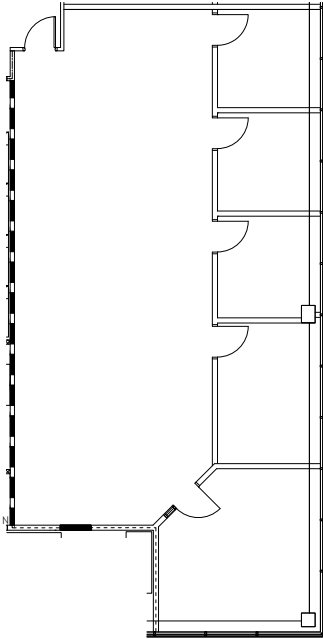
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THIRD FLOOR AVAILABILITIES

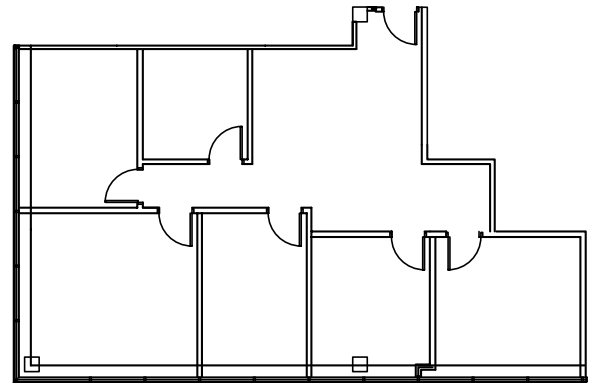
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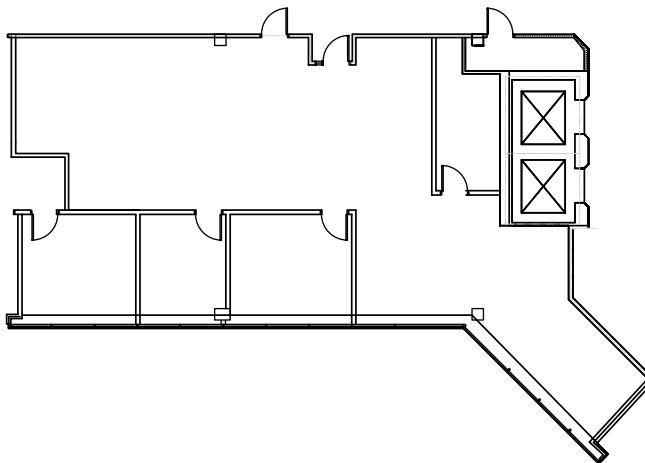
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1,912 RSF



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1,571 RSF
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2,137 RSF



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