

# THE SQUARE

AT UNIVERSITY HILL

SOUTH



## COME TO WORK. STAY TO PLAY.

**3710 UNIVERSITY DRIVE  
DURHAM, NC 27707**

PROPERTY HIGHLIGHTS

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.

### AVAILABILITIES

- » **Suite 135:** 2,016 RSF
- » **Suite 201:** 3,374 RSF
- » **Suite 340:** 2,137 RSF



CALL FOR PRICING

### CONTACT:

Sarah Warren | 919.323.2331 | [swarren@trinity-partners.com](mailto:swarren@trinity-partners.com)

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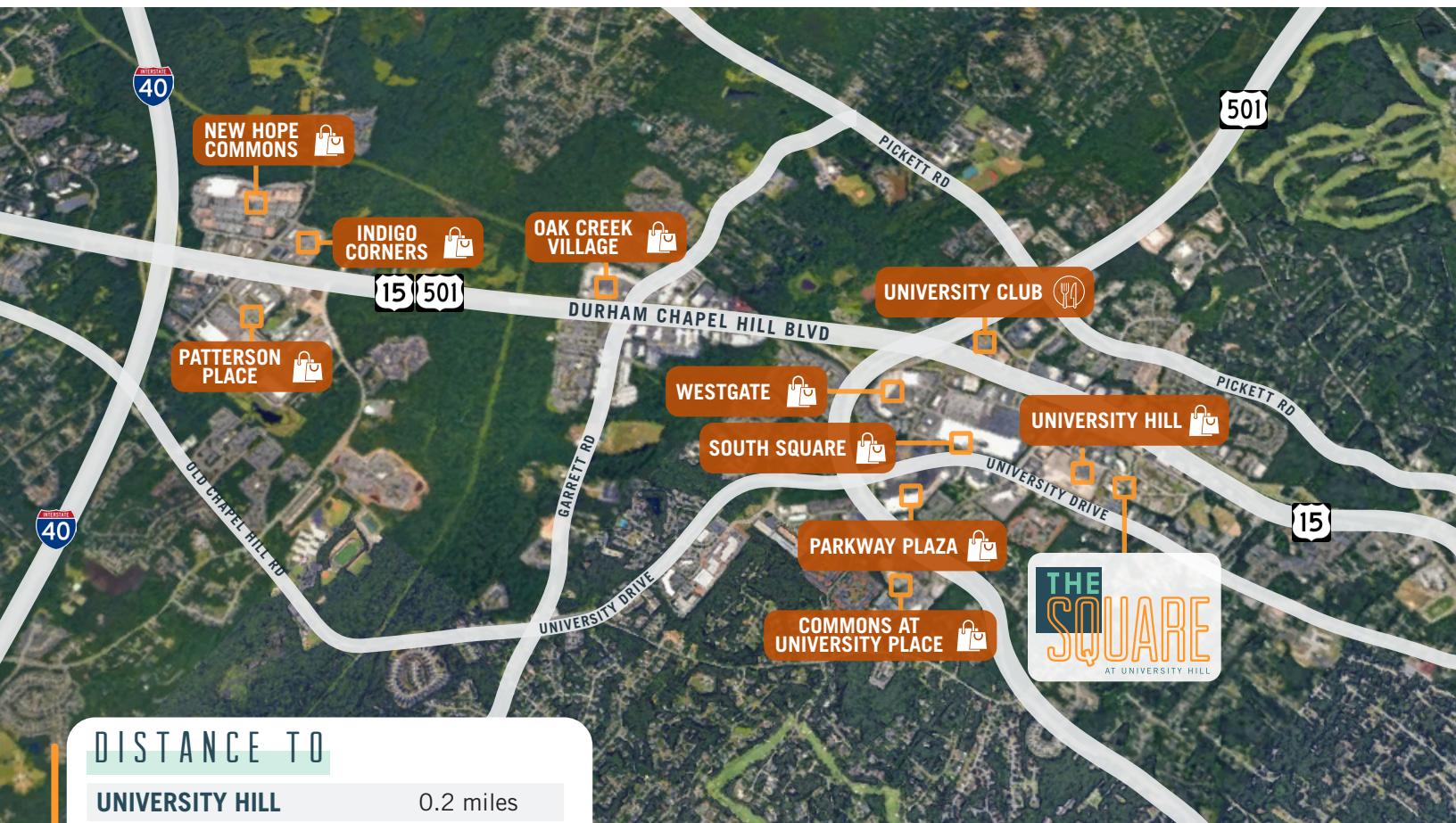
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## DISTANCE TO

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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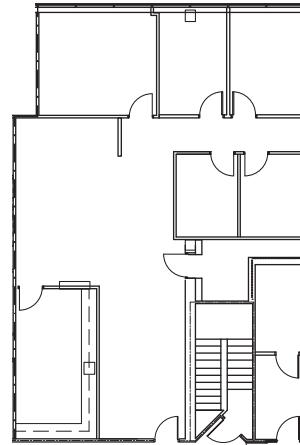
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## FIRST FLOOR

KEY

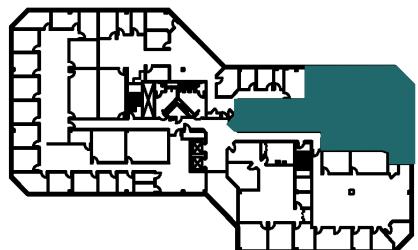


Suite 135  
2,016 RSF



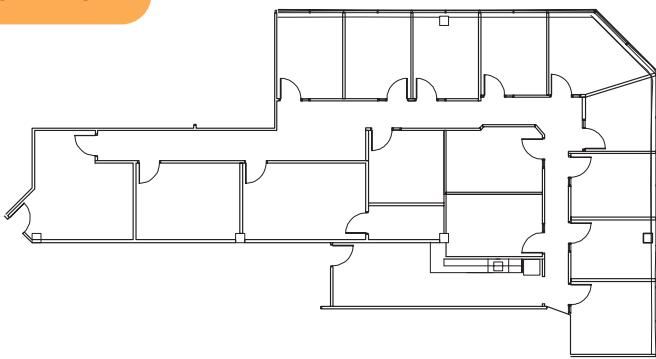
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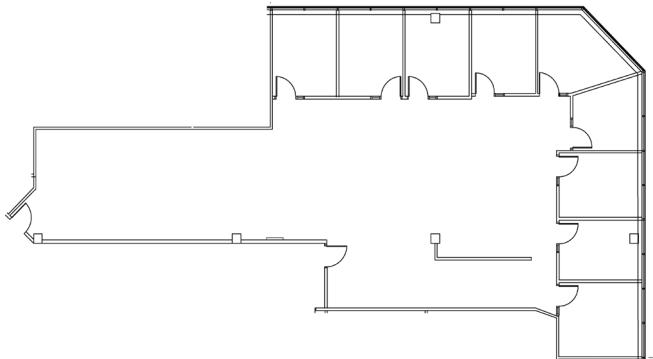


Suite 201  
3,374 RSF

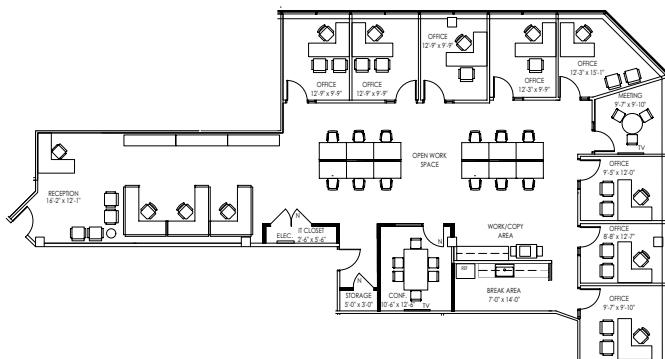
floor plan: as built



Suite 201: demo plan



Suite 201: proposed spec suite



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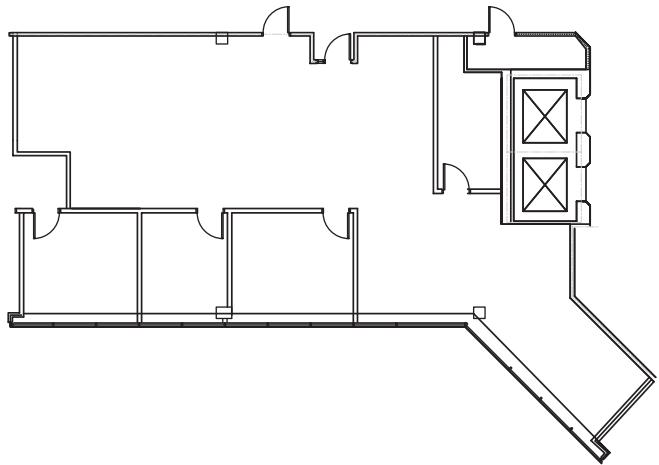
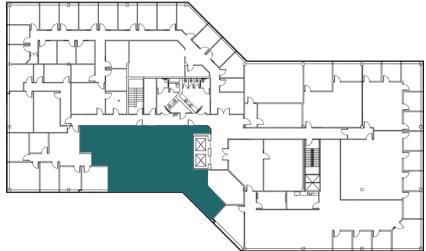
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## THIRD FLOOR

Suite 340

2,137 RSF

KEY



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