

# THE SQUARE

AT UNIVERSITY HILL

NORTH



*Plentiful  
Outdoor Seating  
+ Walkable  
Amenities*

## COME TO WORK. STAY TO PLAY.

PROPERTY HIGHLIGHTS

This 59,650 SF, 3-story, office building is only steps away from the expansive University Hill mixed-use development. Tenants enjoy walkability to O2 Fitness and multitude of retail and restaurant options. Exterior refresh recently completed with additional common area amenities coming soon.

### AVAILABILITIES

- » **Second Floor | Suite 200**  
±7,000 - 20,884 RSF
- » **Third Floor | Suite 300**  
±10,000 - 20,906 RSF

CALL FOR PRICING

**3708 MAYFAIR STREET  
DURHAM, NC 27707**



## CONTACT:

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**TRINITY PARTNERS**



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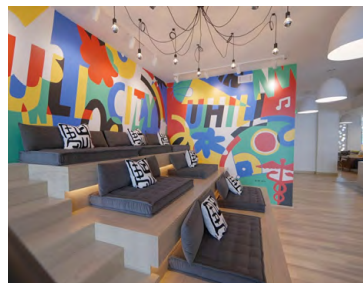


### DISTANCE TO

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 with 65,000 SF of Class A retail with retailers such as O2 Fitness, Midtown Yoga, Wanderlux Salon, Bowerbird Apothecary, Happy & Hale, Gizmo Brew Works, Triangle Coffee House, 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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OUTDOOR  
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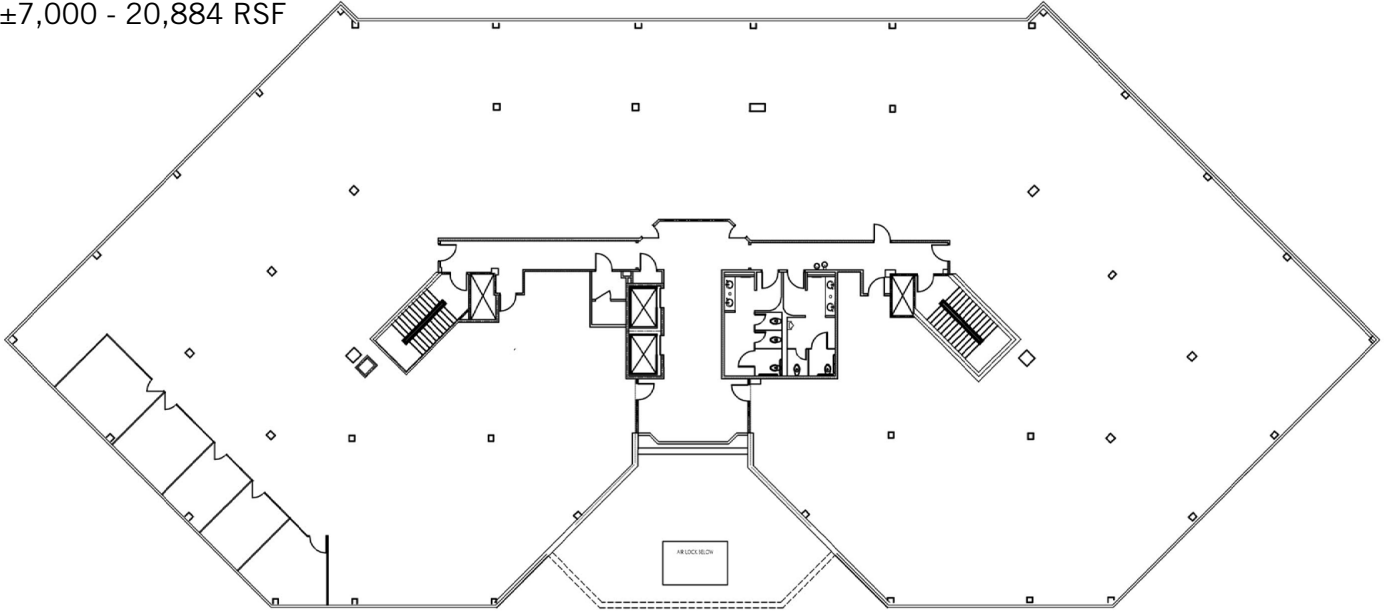


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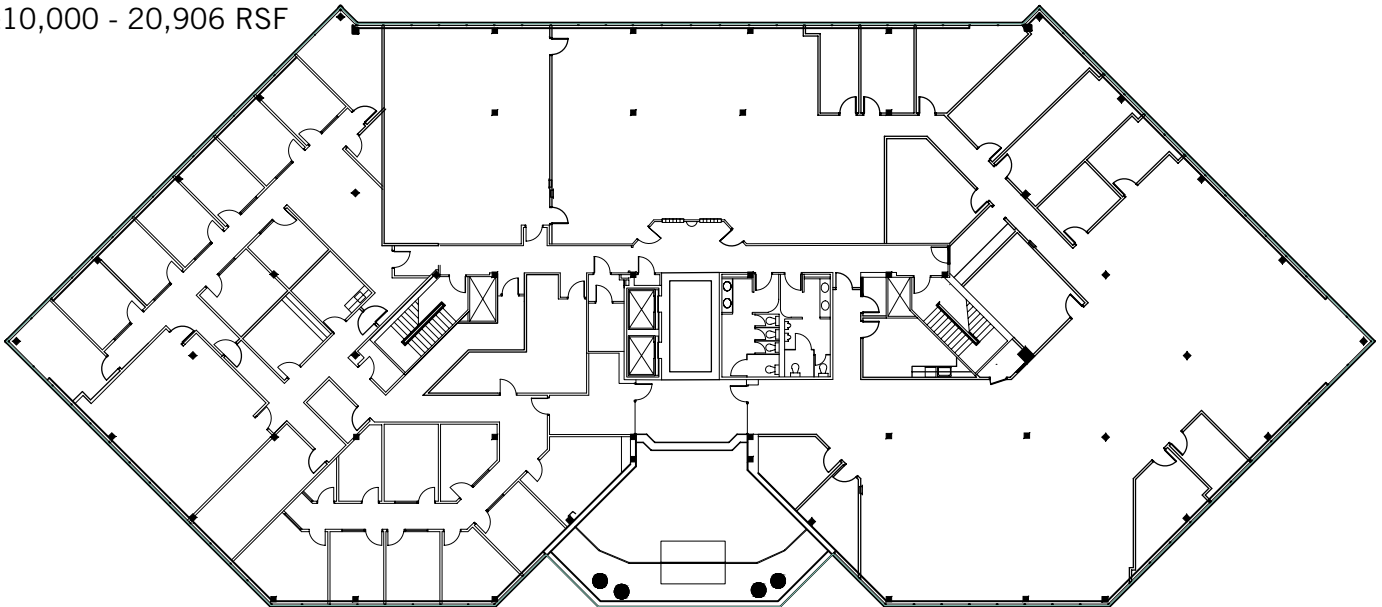
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