

BORDEN

REAL ESTATE

Investment Condo for Sale! SOUTHPOINT PROFESSIONAL CENTER I



Great Investment Opportunity



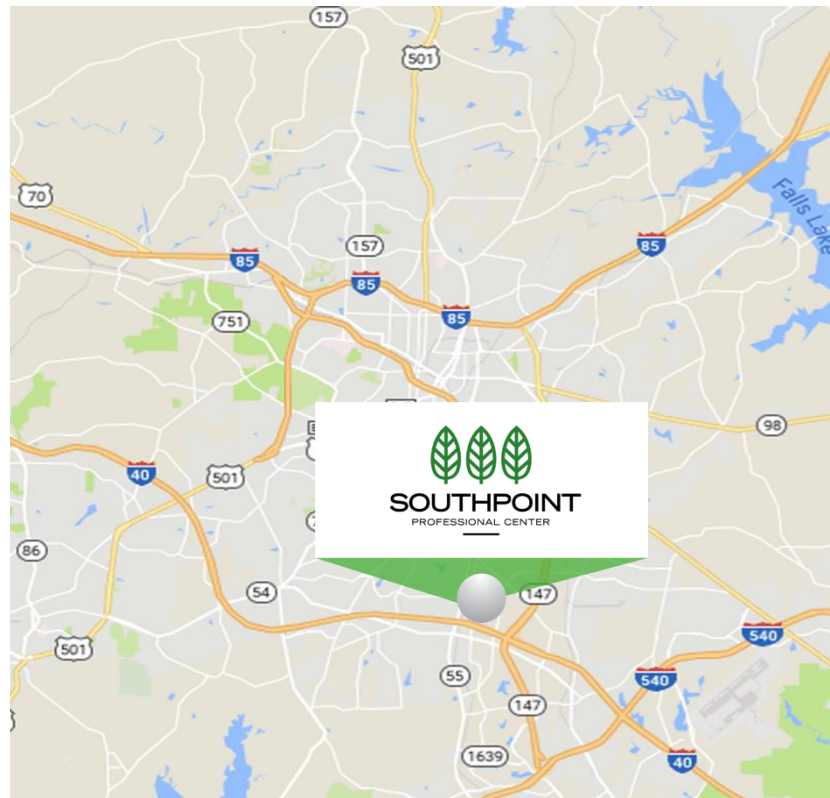
Southpoint I – Suite 100

249 E NC HWY 54, Durham, NC 27713

Medical-Health Office Condo for Sale

- 8,986 RSF medical-health space – One 100% occupied condo sub-divided into 2 secured triple net leased suites.
- The medical office park is home to many established medical, dental and health practices.
- Combined 2025 annual base rent: \$203,313 with 3% yearly escalations
- Leases, COA budget furnished with a signed NDA.

\$2,995,000 / 6.8% cap rate



FOR MORE INFORMATION :

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*Only minutes from Chapel Hill, Hillsborough, and Research Triangle Park, **Southpoint Professional Center** is positioned in an unparalleled location.*

Close proximity to RDU International Airport and other key access points along the I-40 corridor.



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