

OFFICE SPACE FOR SALE or LEASE
4400 Ben Franklin Blvd. Durham, NC



PropertyZoom Inc.

For Further information, Please Call Madan at 919-579-0058

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Property Details-1

- A total of 14,749 SF 1st Floor and 2nd floor
- Additional Basement Space of 4480 SF
- total of 42 Parking spaces
- 2.1 Acres land for all 3 parcels
- if needed, more parking spaces can be built on 2 lots coming with this price package, see next package
- The building was rebuilt in 1997 at this location
- The Building can be used for any kind office space including Medical, IT, Insurance, Finance, Transpiration, etc
- The building has Centralized Air Forced Gas Heating and AC

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Property Details- 2

- The sale package included 3 land parcels:

1. 0833-01-15-9966 with the Building Parcel 172261, 1.331 Acres
2. 0833-01-15-8861, Parcel 172262, Land 0.45 Acre
3. 0833-01-25-0863, Parcel 172263, Land 0.316 Acre

The property has 58 parking spaces; however, if needed more, Parcels 172262 and 172263 can be utilized to increase parking spaces or the parcels new office building can be constructed to increase the space.

All three parcels are zoned Commercial.

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Neighborhood-1

Nearby various Medical buildings include:

- North Durham Orthodontics,
- Aspirar Pharmacy
- Durham Dermatologist Associates
- Duke Regional Hospital
- Regional Pediatrics
- Central Carolina Foot and Ankle Care,
- Duke Children Primary Care,
- Carolina Behavior Care Pharmacy
- Durham Pediatrics
- Durham Rheumatology
- Carver Rehabilitation and Living Center
- Oral and Maxillofacial Surgery Associates
- Employee Occupational Health and Wellness

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Neighborhood-1

- Nearby, there are retails Businesses including:
 - Banks,
 - Pharmacies
 - Lowe's HW store,
 - Schools,
 - Day Care center
 - Take-Out Food Enterprises and Restaurants

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- The Property is priced for \$3.49M.
- The price is \$182/SF with a total SF of 19,229 including the Basement.
 - The 1st and 2nd FLOORS total SF is 14,749.
 - 4,480SF of basement
 - Two land parcels are also included in the price
- 5300 SF is rented at present, the lease expires on May 1, 2025.
- Space is offered for lease with a minimum of 5300SF and up to 19,229SF
- Rent is Negotiable 3-Net lease
- The building has been recently painted.

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Main Features of the Building:

- One very large open space that can accommodate approximately 30 workstations with plug ins
- One large conference room with projector screens in place
- Four Large Private Offices
- Loading area elevator servicing three floors
- Men and Women restrooms on two floors
- Round Driveway

ALL SHOWINGS BY APPOINTMENT ONLY. Please call Madan at 919-579-0058 or 847-530-1550.

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THE WRIGHT MANSION – EXTERIOR
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Interior of The Wright Mansion



INTERIOR-THE WRIGHT MANSION - OFFICE SPACE FOR SALE or LEASE
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