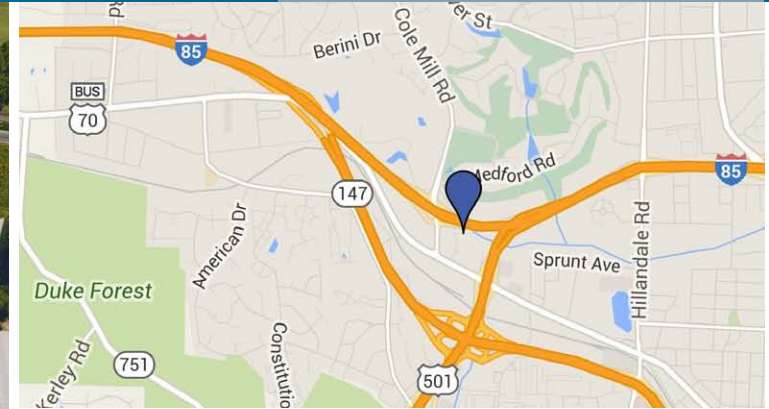


Westport 85

OFFICE AND FLEX SPACE

FOR LEASE



Property Details

Location	1408 Christian Avenue Durham, NC 27705
Building Size	32,000 SF Flex Building
Space Available Office	<ul style="list-style-type: none">• Suite 4 - 2,495 SF• Suite 12 - 2,400 SF
Space Available Flex	<ul style="list-style-type: none">• Suite 33 - 1,600 SF
Zoning	Industrial Light (IL)
Features	<ul style="list-style-type: none">• Easy access to I-85, US 15-501, Durham Freeway (NC-147), Cole Mill Road and Hillsborough Road• Convenient to Duke University and Duke University Medical Center

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Aerial



Site Plan



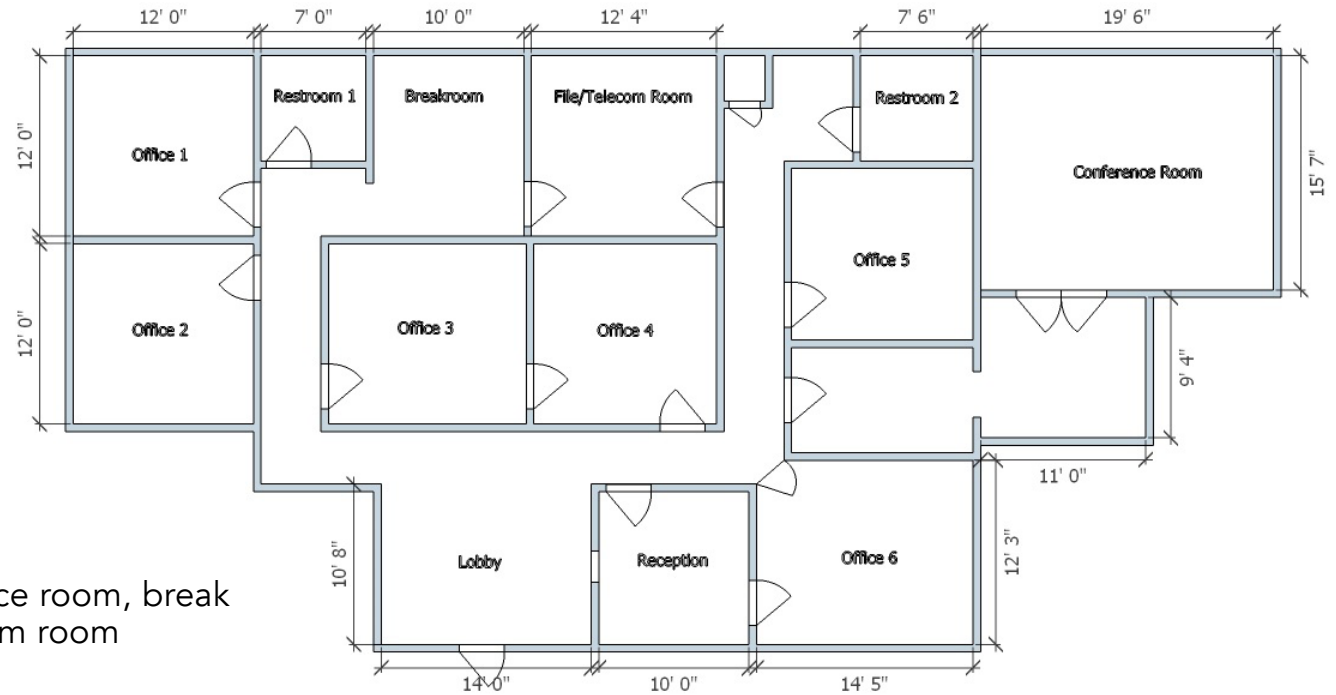
Photos



Floor Plan

*For illustrative purposes only. All dimensions are approximate, and floor plan is not drawn to scale.

Suite 4



Features

- 2,495 SF office space
- (6) offices, (2) restrooms, conference room, break room, reception, lobby, file/telecom room
- Fully conditioned
- 3 years minimum lease term
- \$2,495/month, net of utilities and janitorial
- No additional TICAM charges

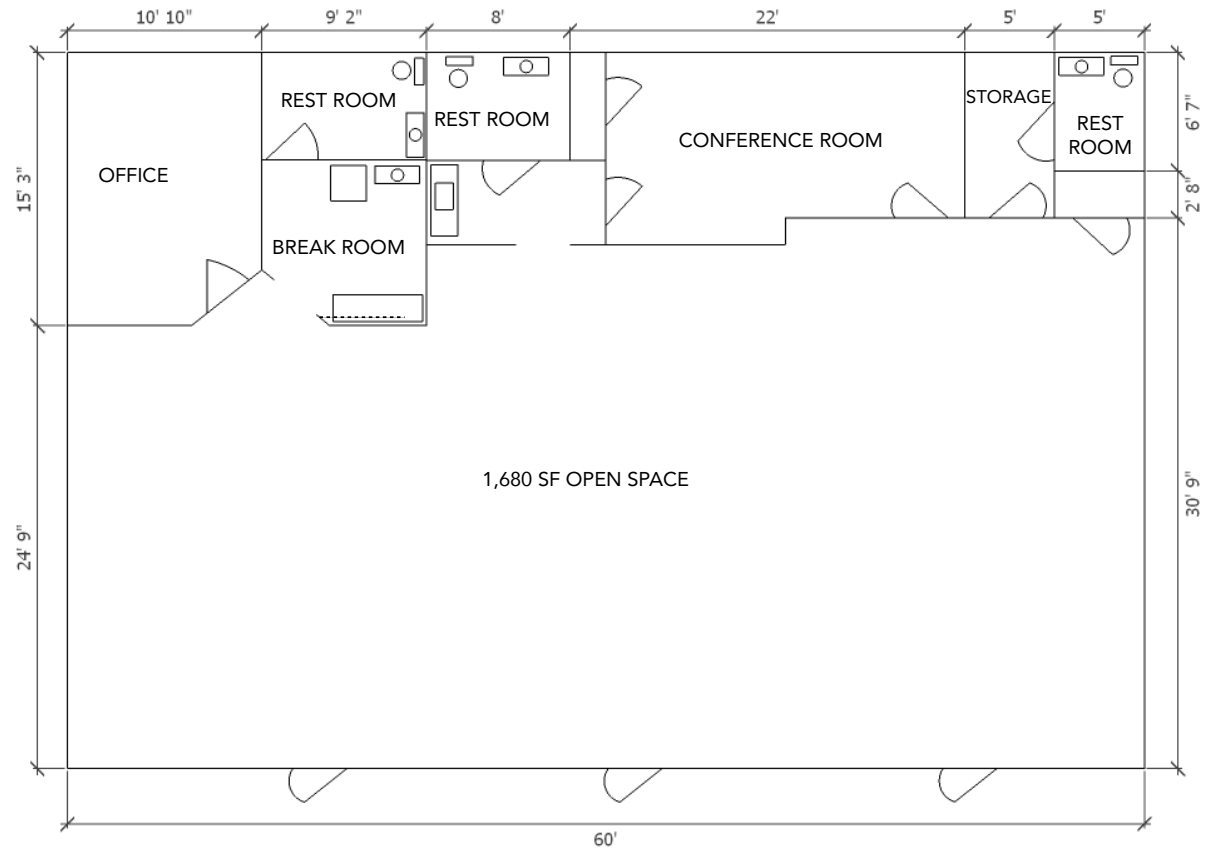
Floor Plan

*For illustrative purposes only. All dimensions are approximate, and floor plan is not drawn to scale.

Suite 12

Features

- 2,400 SF office space
- (3) restrooms
(1) office
(1) conference room
(1) break room
- Fully conditioned
- 3 years minimum lease term
- \$2,400/month, net of utilities and janitorial
- No additional TICAM charges



Floor Plan

*For illustrative purposes only. All dimensions are approximate, and floor plan is not drawn to scale.

Suite 33

Features

- 1,600 SF (800 SF office; 800 SF warehouse)
- Office is conditioned
- Drive-in door
- (2) restrooms
- \$1,600/month, net of utilities and janitorial
- No additional TICAM charges