



## **3715B University Dr**

3715B University Dr, Durham, NC 27707

**Wen Zhong**

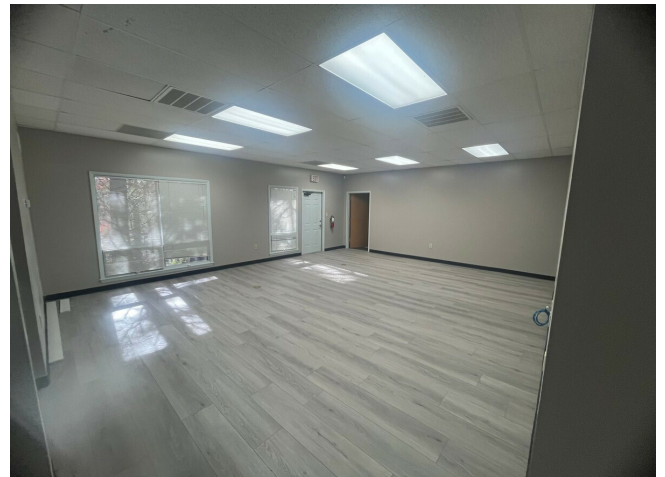
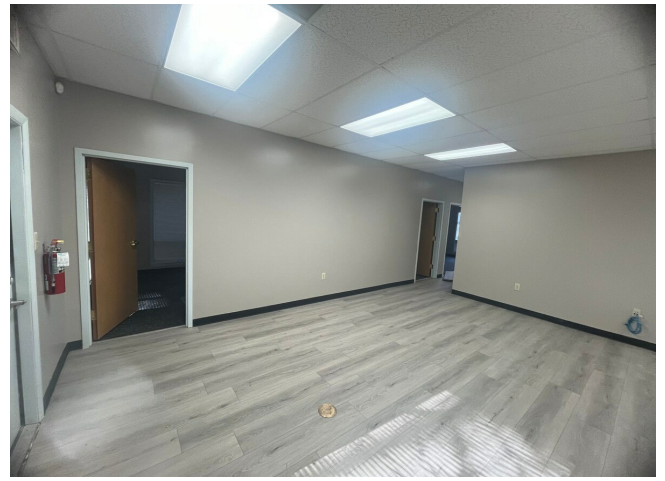
Bryanna Property LLC  
7905 Emery Gayle Ln, Cary, NC 27519  
[wrzhong.lunstone@gmail.com](mailto:wrzhong.lunstone@gmail.com)  
(919) 396-0901



# 3715B University Dr

\$17.00 /SF/YR

- 24 Hour Access
- Newly renovated
- Well maintained office plaza

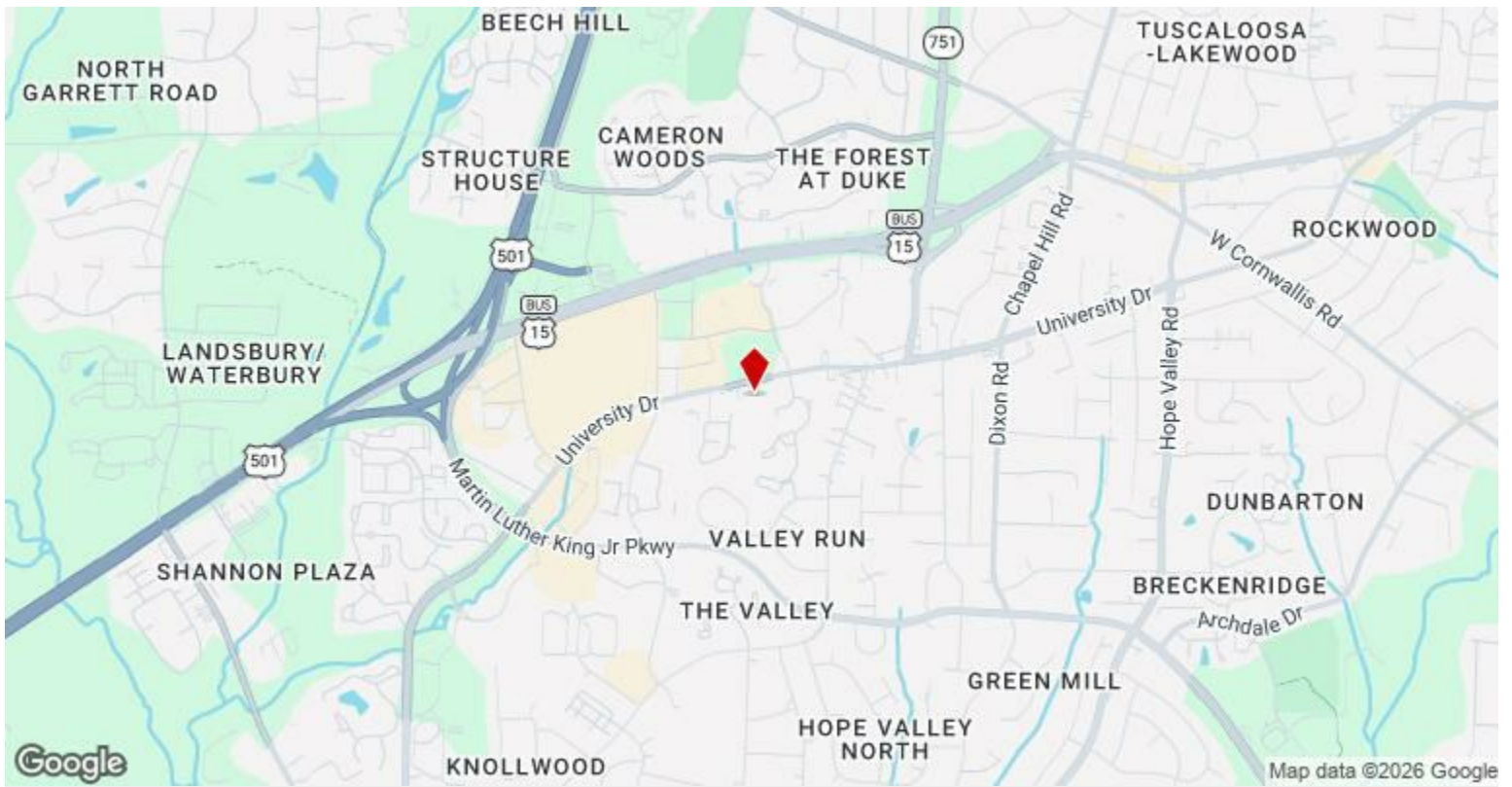


Rental Rate:	\$17.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	4,069 SF
Year Built:	1996
Walk Score ®:	60 (Moderately friendly)
Transit Score ®:	30 (Somewhat friendly)
Taxes:	\$0.12 USD/SF/MO
Operating Expenses:	\$0.30 USD/SF/MO
Rental Rate Mo:	\$1.42 /SF/MO

## 1st Floor Ste 3715B

Space Available	1,895 SF
Rental Rate	\$17.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

Class B Condo for Lease — Ideal for Professional Service Firms. Prime location just minutes from Duke University and Downtown Durham, with convenient walking access to a nearby shopping center. Features: 5 private offices 1 large open work area 1 Kitchen 2 bathrooms Perfect for law firms, medical or wellness practices, consulting groups, or other professional service companies seeking a well-located, efficient workspace. Base rent \$17/SF/YR with 3% increase yearly, plus TICAM (tax, insurance & management) \$4.98/SF/YR

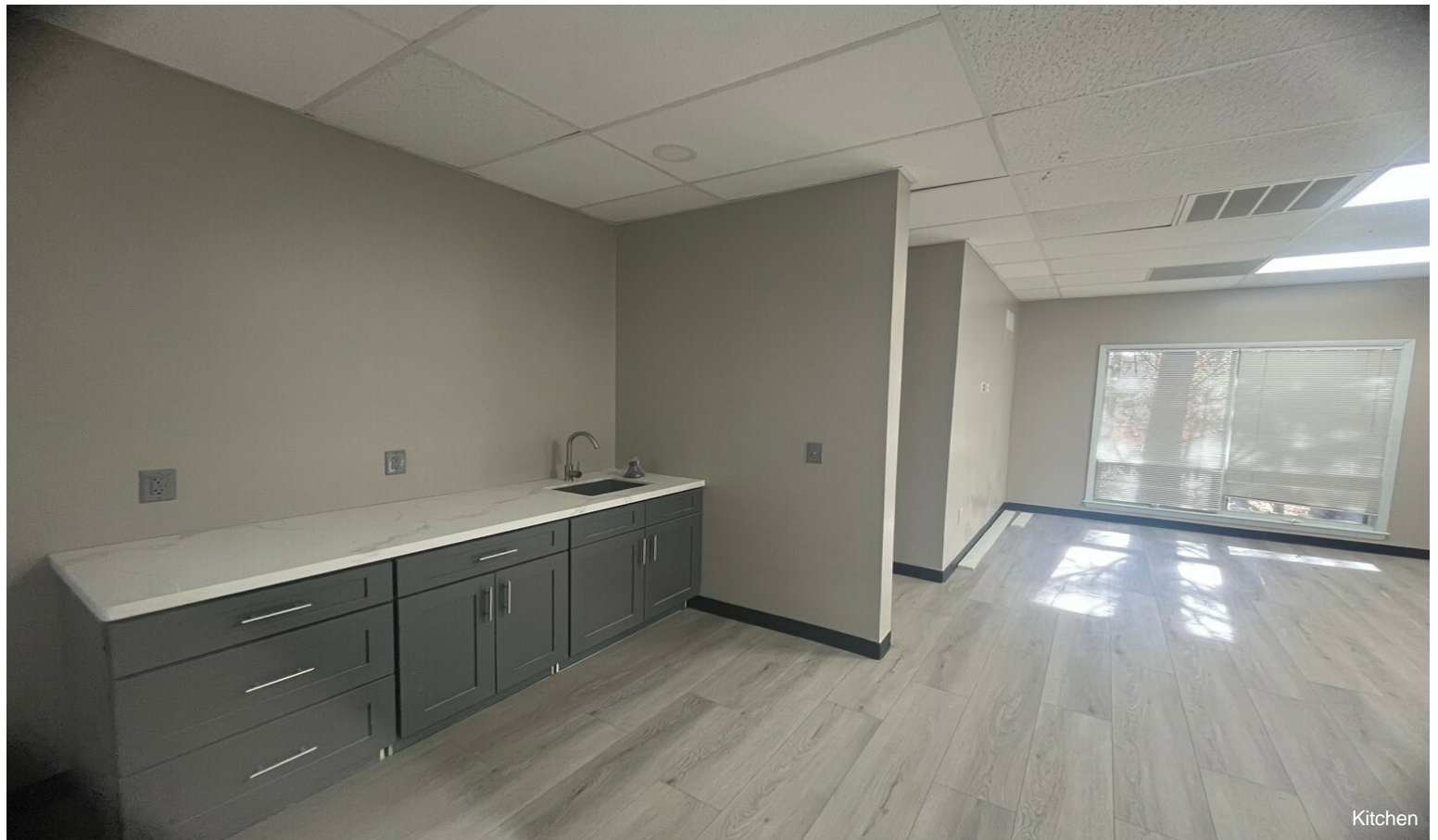


3715 University Dr, Durham, NC 27707

# Property Photos



Corridor



Kitchen

# Property Photos

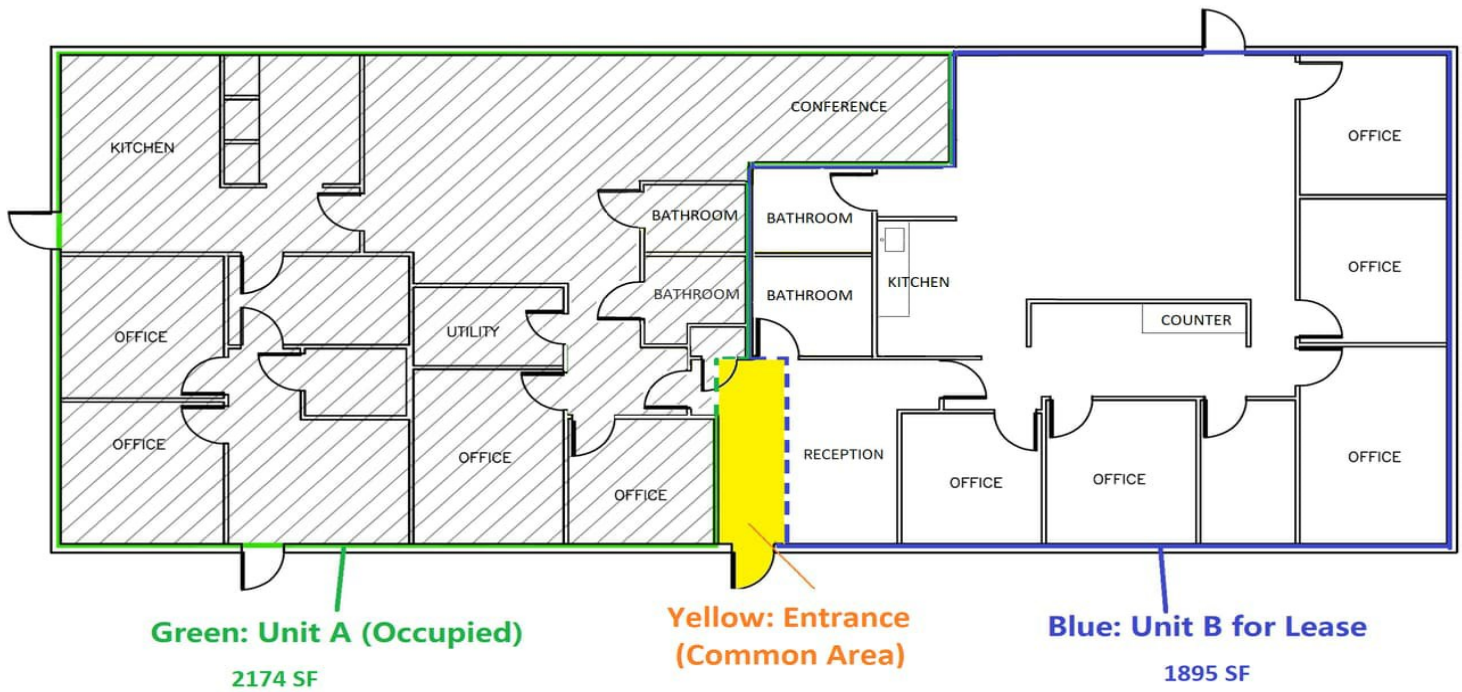


Office



Office

# Property Photos



# Property Photos

