

# EXECUTIVE OFFICE SPACES NORTH DURHAM | FOR LEASE

TRIANGLE  
COMMERCIAL REAL ESTATE



4210 N ROXBORO ST, STE 120  
DURHAM, NC 27704

## EXECUTIVE OFFICE SPACES

2 of 6 REMAINING

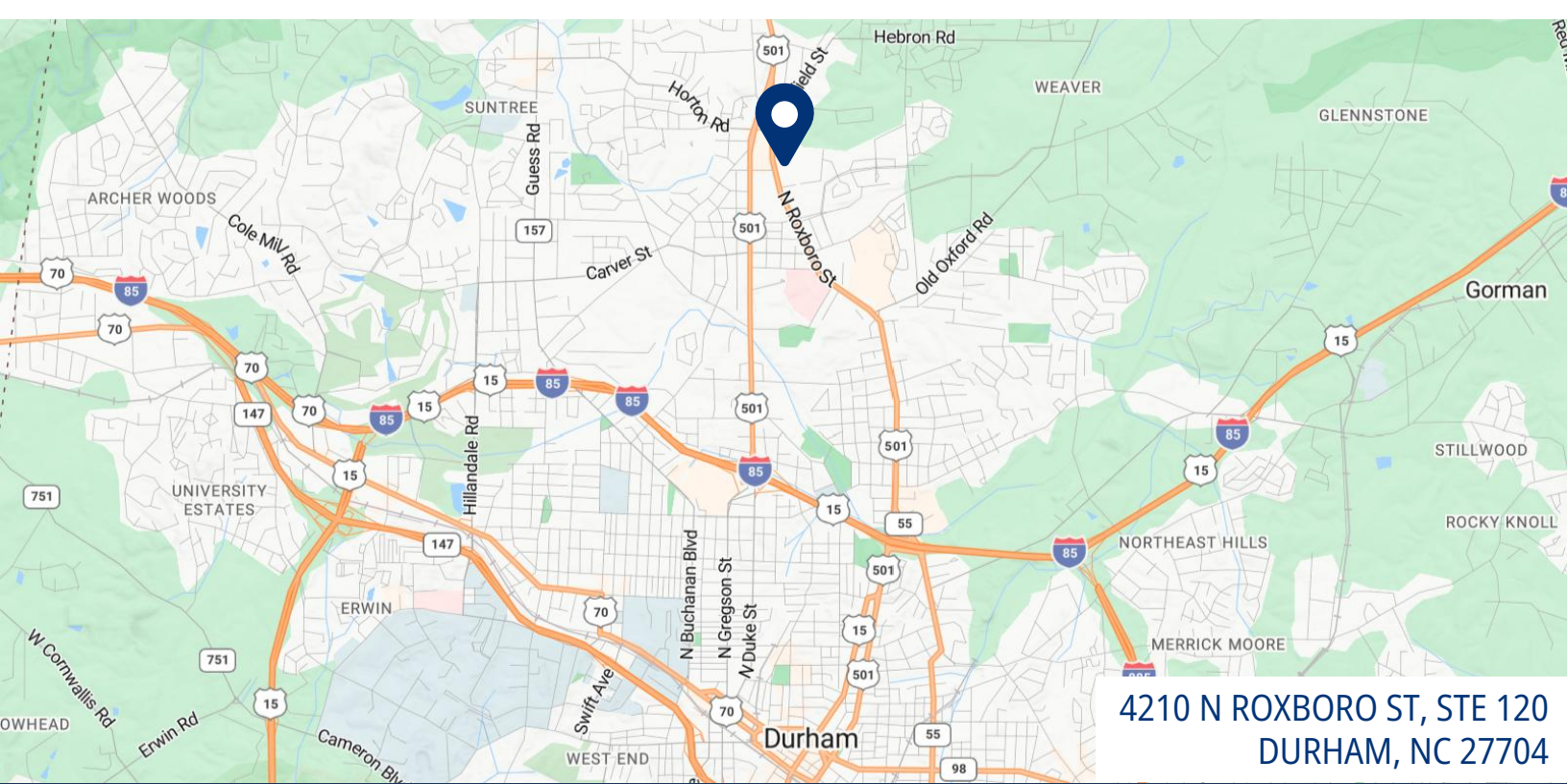
Available Now

Six (6) Individually Leased Offices with Shared  
Waiting Area, Kitchenette / Break Room and Two (2) Restrooms  
Ground Level | Direct Access Off Parking Lot

Professional Setting | Private Workspace | Essentials Included  
Ideal Location | Ample Parking | Flexible Term | Economical Rate

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DURHAM, NC 27704**

## ROXBORO ROAD PROFESSIONAL CENTER

## FOR LEASE | DURHAM, NC

OFFICES LEASED INDIVIDUALLY | SEE FLOOR PLAN

### CONVENIENT ACCESS

N Roxboro St (US Hwy 501 BUS) | N Duke St (US Hwy 501)

### AVAILABLE OFFICES

OFFICE	MONTHLY RATE	SIZE	AVAILABILITY
A	-	±140 SF	LEASED
B	-	±104 SF	LEASED
<b>C</b>	<b>\$900</b>	<b>±185 SF</b>	<b>NOW</b>
D	-	±121 SF	LEASED
<b>E</b>	<b>\$600</b>	<b>±121 SF</b>	<b>NOW</b>
F	-	±244 SF	LEASED

### LEASE DETAILS

<b>TERM</b>	One (1) Year Minimum
<b>TYPE</b>	Full Service
<b>INCLUDED</b>	Electric, Water, Wi-Fi, TICAM
<b>SECURITY DEPOSIT</b>	Equivalent to Two (2) Months' Rent
<b>ZONING</b>	OI (Office and Institutional)

### NEARBY RESTAURANTS & SHOPPING

Chick-fil-A | Chipotle | Cook Out | Dunkin' | Starbucks  
El Rodeo Mexican | Ole NC BBQ | Panera | Pizza Inn  
Dollar Tree | Lowe's | Roses | Staples

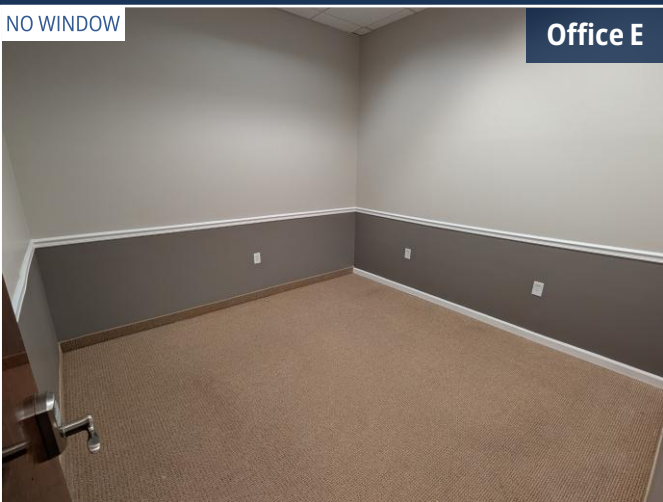
### LEASING CONTACT

Nate Haskins  
Nate@TriangleCRE.com  
919.744.6827

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Office C



NO WINDOW

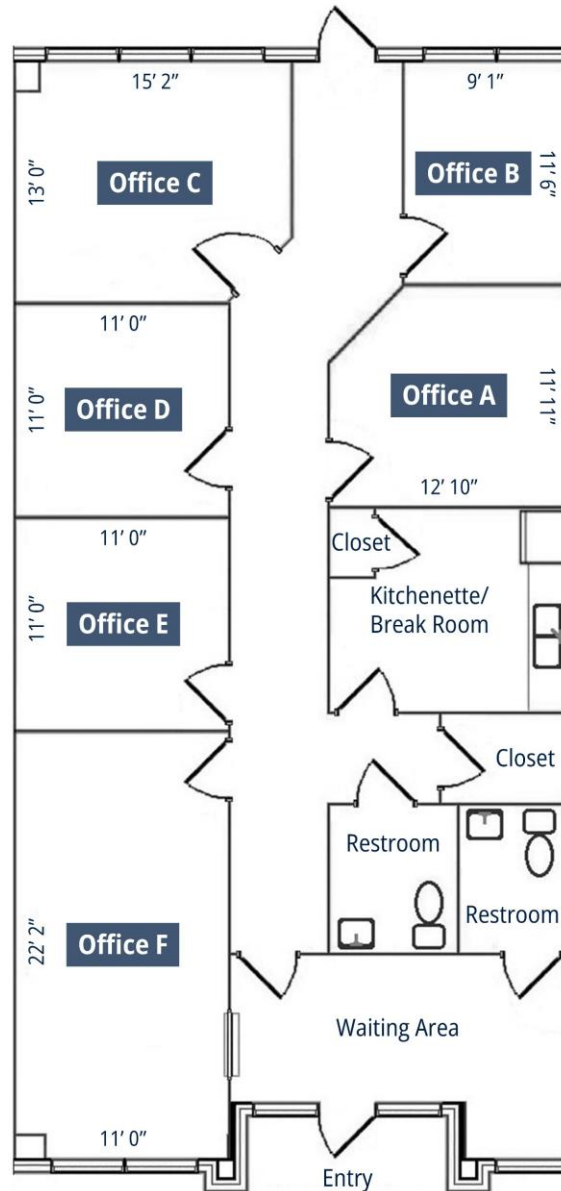
Office E

# FLOOR PLAN

4210 N ROXBORO ST, STE 120  
 DURHAM, NC 27704

GROUND LEVEL | DIRECT ACCESS OFF PARKING LOT

OFFICE	AVAILABILITY
A	LEASED
B	LEASED
<b>C</b>	<b>NOW</b>
D	LEASED
<b>E</b>	<b>NOW</b>
F	LEASED



Not Drawn to Scale | Dimensions Approximate

TriangleCRE.com