

FOR SUBLEASE

THE SQUARE AT UNIVERSITY HILL
3710 UNIVERSITY DRIVE
DURHAM, NORTH CAROLINA 27707

WILL SMITH
Senior Director
919.986.9371
willsmith@lee-associates.com

KARAH JENNINGS MCCONNELL
Executive Vice President, Principal
919.817.07051
kjennings@lee-associates.com

100 Walnut Street | Cary, NC 27511 | 919.576.2500 | lee-associates.com/raleigh

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COMMERCIAL REAL ESTATE SERVICES
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OVERVIEW

Professional office space available within a well-maintained, institutional-quality 58,249 SF office building located on University Drive in Durham. The property features an attractive brick plaza entrance, modern glass façade, ample surface parking, and professionally landscaped grounds. The building offers a professional environment suitable for a variety of office tenants. Convenient access, excellent visibility, and a well-established tenant base make this an exceptional opportunity in one of Durham's most desirable office corridors.

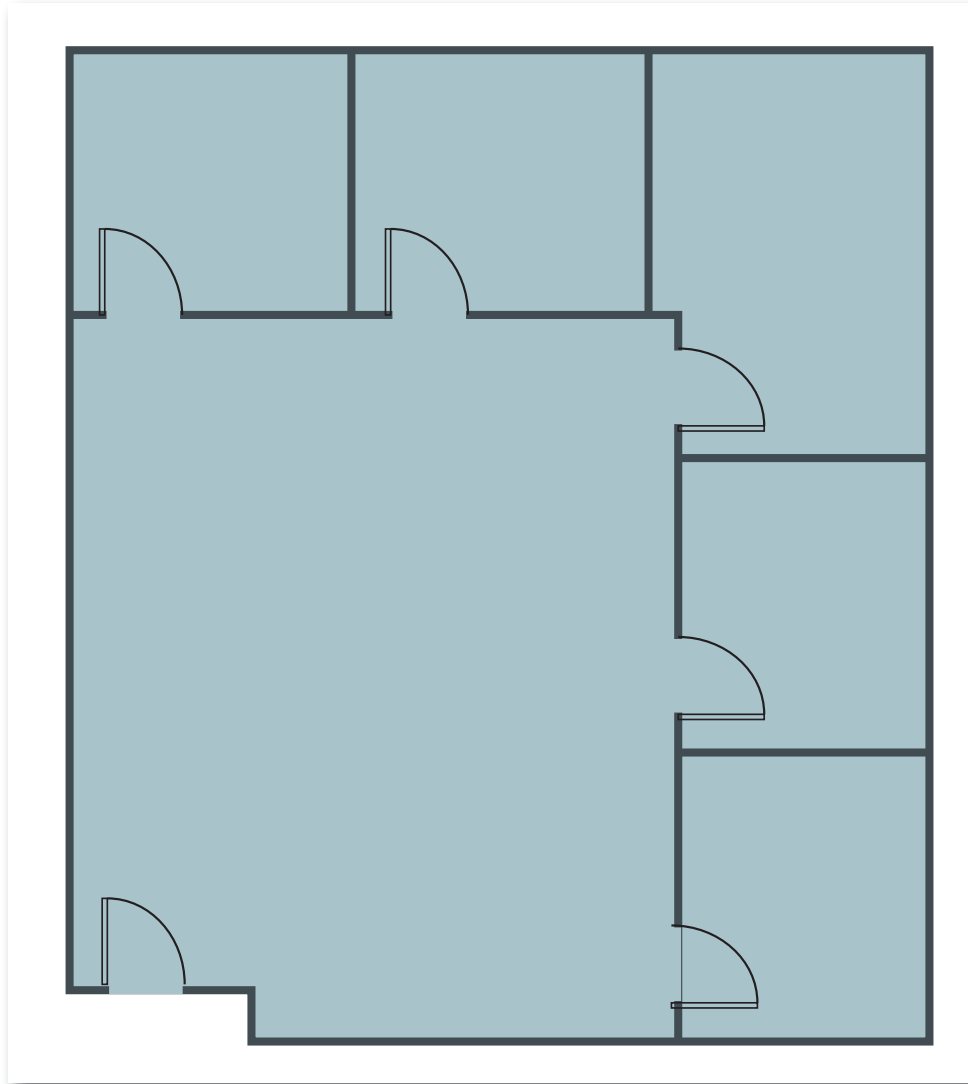
PROPERTY HIGHLIGHTS

- » **1,335 SF | Suite 302**
- » Available August 1, 2026
- » Five executive offices
- » Open entry / waiting area
- » Simple layout
- » Sublease expiration: 3/31/2028
- » Lease rate: Call Brokers

PHOTOS



FLOOR PLAN



Suite 302
1,335 RSF

AREA AMENITIES



DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population (2026)	8,909	63,730	160,283
2031 Projected Population	11,149	78,545	205,810
Daytime Population	15,691	89,163	241,919
Median Age	34.8	33.1	34.4
Avg. Household Income	\$127,522	\$122,842	\$124,838
Median Home Value	\$429,909	\$555,458	\$532,182

48K+

DUKE UNIVERSITY & HEALTH
SYSTEM EMPLOYEES

300+

COMPANIES HEADQUARTERED
AT RESEARCH TRIANGLE PARK

55K+

EMPLOYEES AT RESEARCH
TRIANGLE PARK

598+

RESTAURANTS & BARS
WITHIN 5 MILES

9K+

TOAL BUSINESSES
WITHIN 5 MILES

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