

**1502 W NC Hwy 54 New Hope Court Suite 404, Durham
\$1,600**



New Hope Court Office – Southwest Durham

New Hope Court Office Park is conveniently located on NC Hwy. 54 between NC Hwy 751 and I-40. The office park has 19 suites with a diverse mixture of professional offices. Having 818 SF, Suite 404 was designed for a small office having a reception area office and three private offices. In addition to the coffee bar sink & cabinet with storage, each office solid wood doors and large windows providing lots of natural light. New Hope Court Office Park takes care of exterior maintenance, along with water and sewer service in condo dues paid by the owner. The Tenant pays for utilities, janitorial and communication expenses. This office is ideal for a small private law practice, insurance, real estate office in addition to a therapy practice needing convenience to Durham, Chapel Hill and Research Triangle Park. After 25 years the Tenant is working towards retirement so occupancy if flexible. The owner plans on new carpet and a fresh coat of paint. The owner is open to selling also.

General Information

Price: \$1,600

Agent: Kim Griffin, Jr.

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"Information herein deemed reliable but not guaranteed."