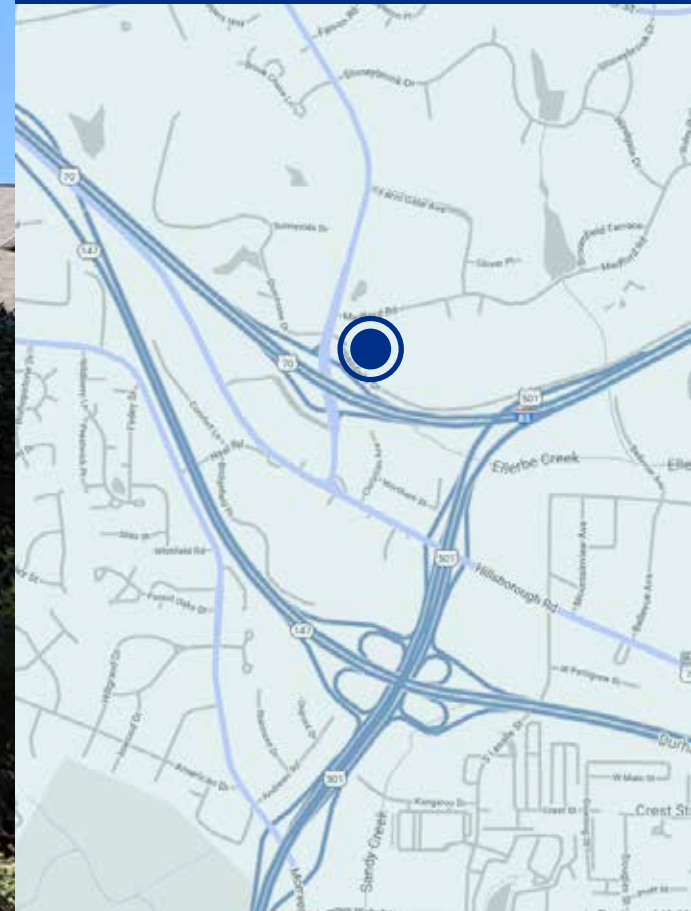


**OFFICE SPACE
FOR LEASE**

3400
CROASDAILE DRIVE
DURHAM, NC 27705



SARAH WARREN swarren@trademarkproperties.com 919.573.1755 direct 919.323.2331 mobile

1001 Wade Avenue, Suite 300 Raleigh, NC 27605 • trademarkproperties.com • 919.782.5552

ABOUT THE PROPERTY

- Two office suites available for lease
- Located near the intersection of Croasdaile Drive & Cole Mill Road
- Conveniently off I-85 and US-15-501
- Less than five miles from downtown Durham
- 3:1,000 SF parking ratio

SUITE 304

- 1,096 SF
- Available immediately
- Two shared restrooms with Suite 305



ASKING RATE: \$19.00/SF
Full Service, Net of Janitorial & Communications

SARAH WARREN

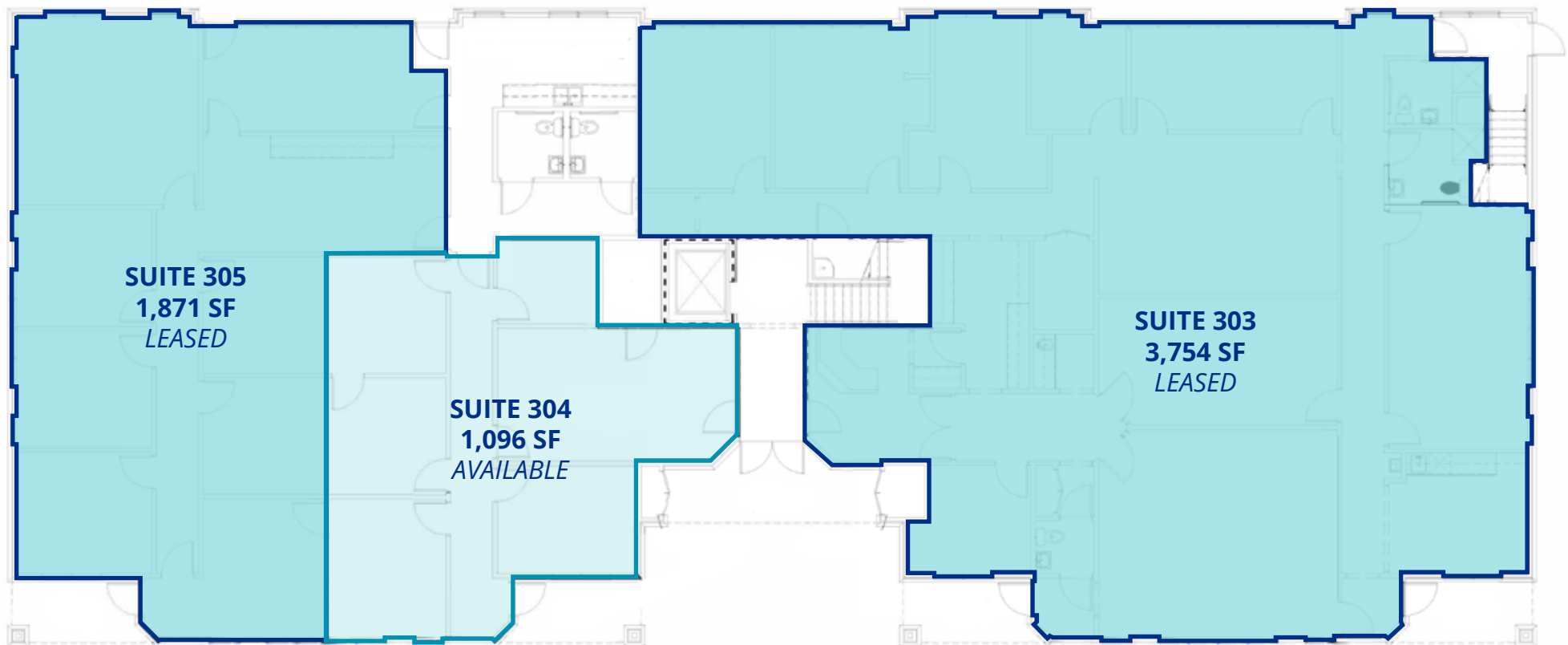
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FLOOR PLAN

SUITE	SIZE	AVAILABILITY
303	3,754 SF	Leased
304	1,096 SF	Available
305	1,871 SF	Leased



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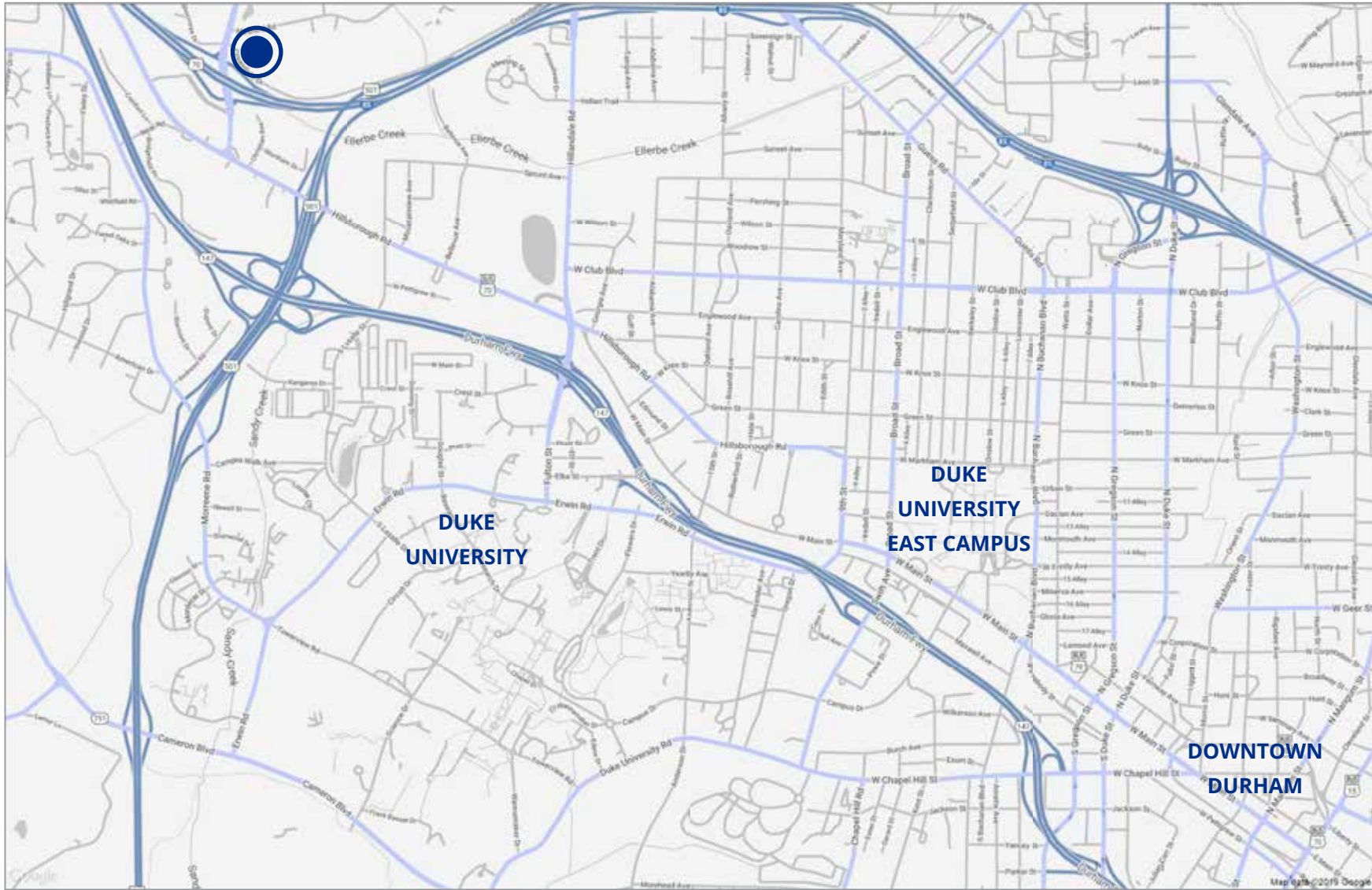
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LOCATION MAP



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