

WESTGATE OFFICE CENTER

3518 Westgate Drive | Durham, NC 27707



TRI PROPERTIES

NAI Carolantic Realty

WESTGATE OFFICE CENTER

3518 Westgate Drive | Durham, NC 27707

A BEAUTIFUL FOUR-STORY OFFICE BUILDING LOCATED IN SOUTH SQUARE IN DURHAM, NORTH CAROLINA. SURROUNDED BY AMENITIES AND CONVENIENT TO RDU INTERNATIONAL AIRPORT.

BUILDING SIZE Approximately 60,541 RSF

AVAILABLE SPACE
Suite 100 - 2,895 RSF
Suite 310 - 6,423 RSF
Suite 415 - 2,107 RSF

RENTAL RATE \$23.00 PSF, Full Service

LEASE TERM Five (5) to Ten (10) years

IMPROVEMENT ALLOWANCE Available

BUILDING SIGNAGE Available

PARKING RATIO 4.4 spaces per 1,000 SF



ENERGY STAR

Certified for energy efficiency

LEASING CONTACT

CLAY STOBER | 919.281.2344 | cstober@triprop.com

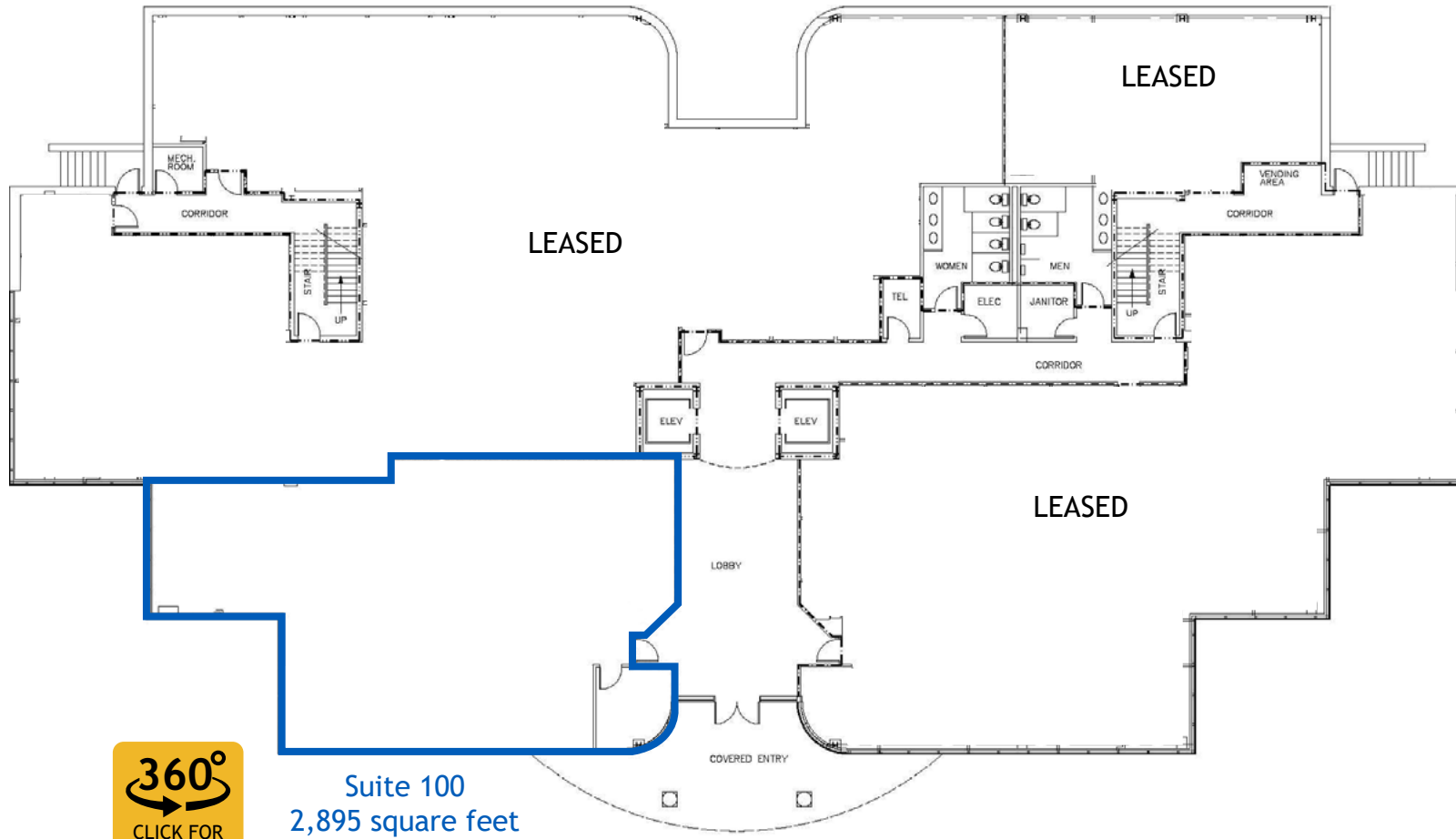
KACY COGGIN | 919.281.2353 | kcoggin@triprop.com

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WESTGATE OFFICE CENTER

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Suite 100
2,895 square feet

First (1st) Floor

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All information provided herein is from sources deemed reliable. However, all information is subject to verification. Tri Properties does not independently verify nor warrant the accuracy of the information.

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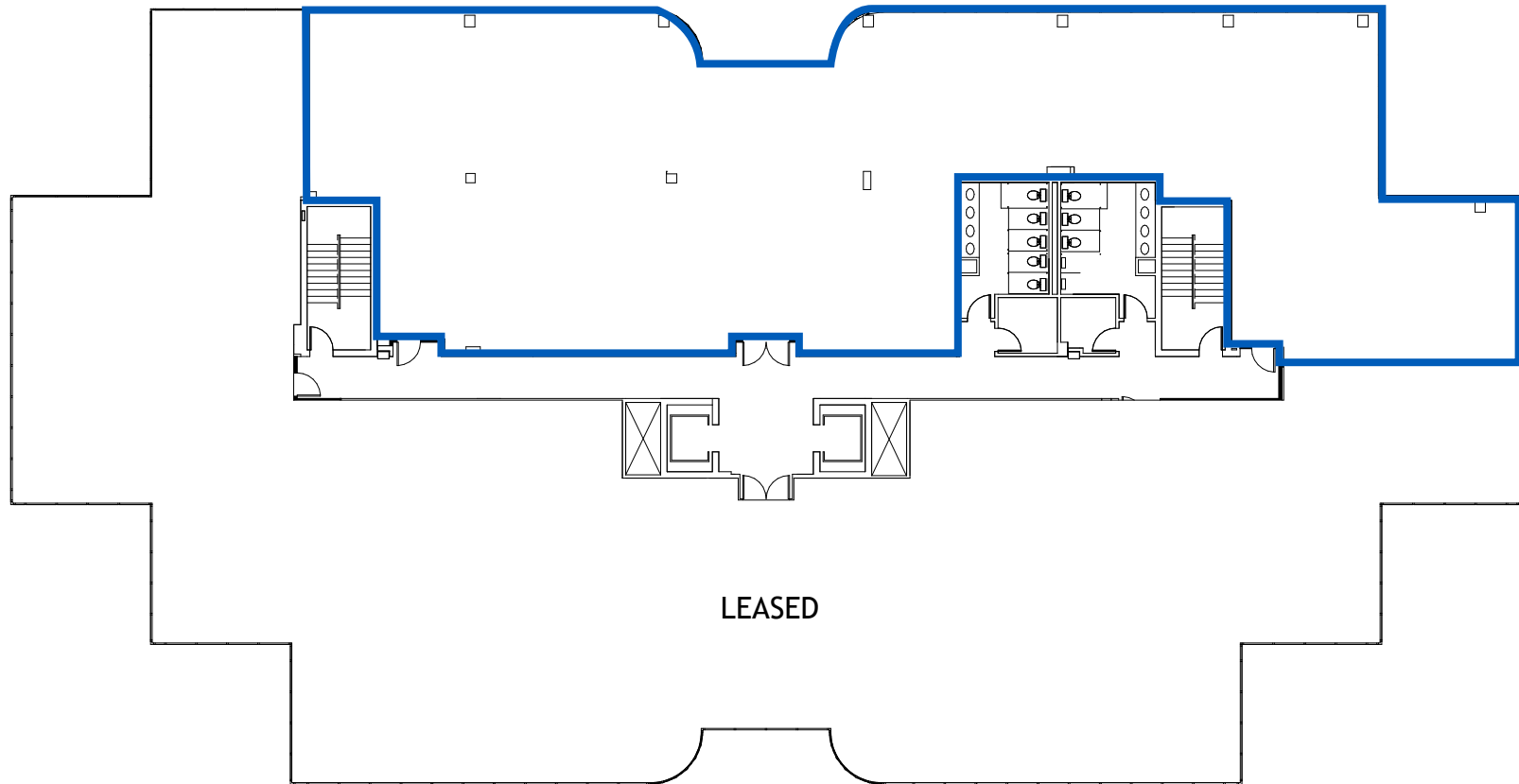
NAI Carolantic Realty

5425 Page Road, Suite 100
Durham, NC 27703
919.941.5745 | triprop.com

WESTGATE OFFICE CENTER

3518 Westgate Drive | Durham, NC 27707

Suite 310
6,423 square feet



Third (3rd) Floor

LEASING CONTACT

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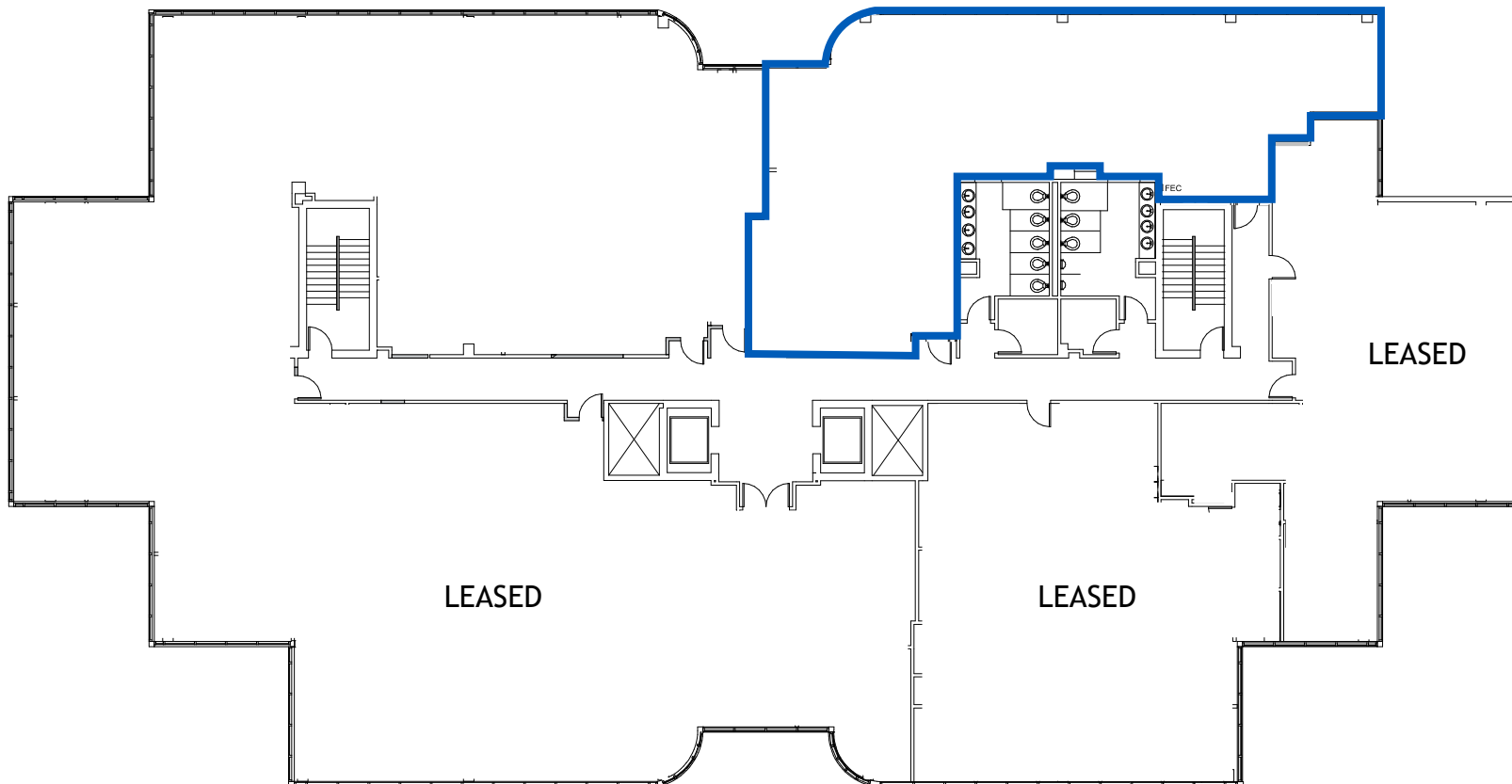
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WESTGATE OFFICE CENTER

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Suite 415
2,107 square feet



Fourth (4th) Floor

LEASING CONTACT

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DINING



BANKING



HOTELS



LEASING CONTACT

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