



67

TW ALEXANDER DR.

RTP, NC 27709

PROPERTY HIGHLIGHTS

- » **±46,800 SF office building available**
- » Located within RTP, near the TW Alexander Drive & NC Hwy. 54 intersection
- » Two-story free-standing office building
- » Open office environment with multiple training rooms, break area, warehouse space with a dock door, and floor-to-ceiling glass on both levels
- » Attractive campus on heavily wooded 12.5-acre lot
- » Prominent signage on TW Alexander Drive
- » Short drive to retail and restaurants
- » RTP Zoned: Durham County | Science Research Park

OFFICE FOR SALE OR LEASE

SALE PRICE

\$8.5 Million (\$180 psf)

RENTAL RATE

\$26.00 psf, Modified Gross

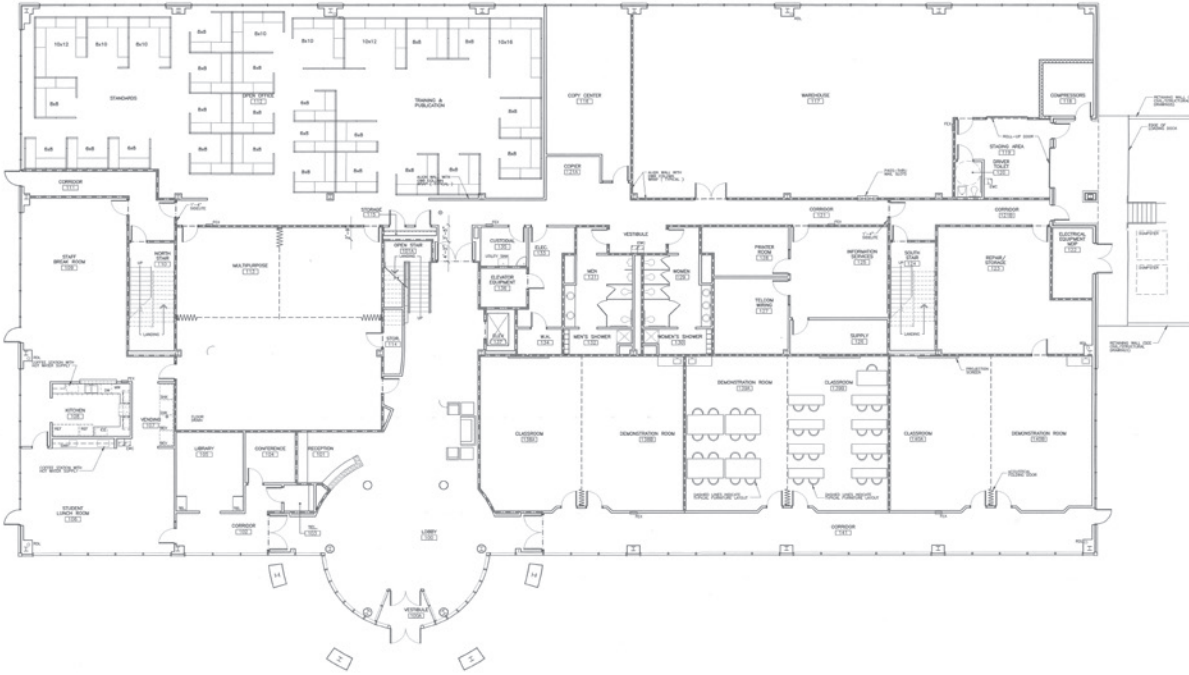
Tenant responsible for janitorial, utilities, landscape maintenance, and HVAC maintenance



For additional details or to schedule a property tour, contact Alex Dunn
919.415.4405 | adunn@trinity-partners.com

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FIRST FLOOR



SECOND FLOOR



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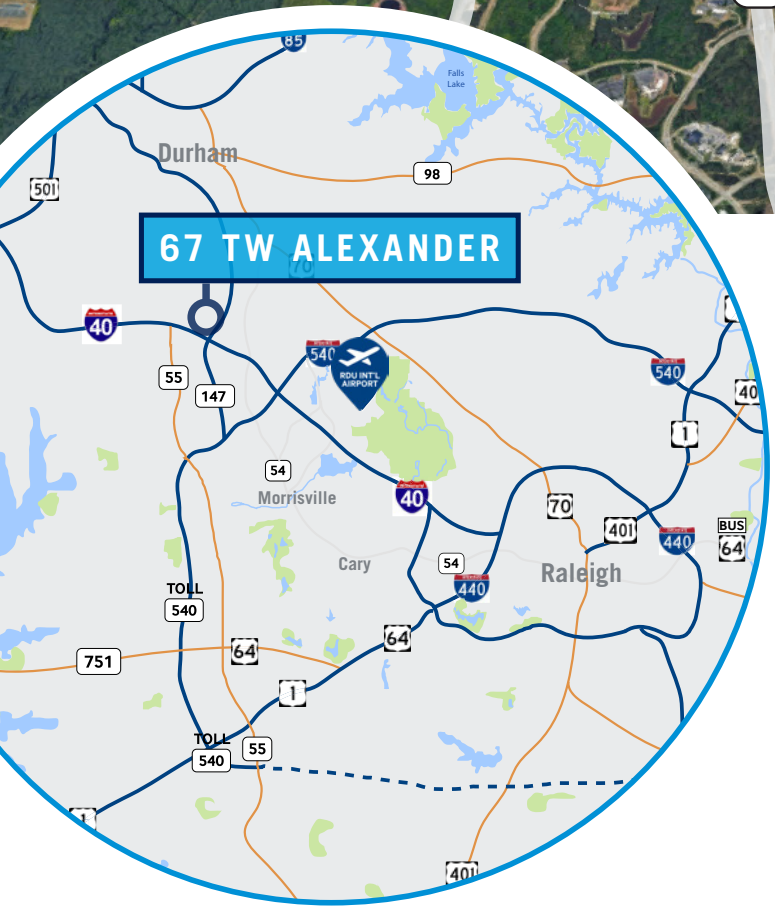
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