

**PICKETT
SPROUSE**

COMMERCIAL
REAL ESTATE



A WEST & WOODALL COMPANY

FOR SALE or LEASE



**3438 Hillsborough Road
Durham, North Carolina**

60,000 SF building on approximately 6.5 acres. Vibrant retail area surrounded by Hillsborough Road, Highway 15-501 and Interstate 85. Property available October 1, 2021 (currently leased to Duke University)

Link to aerial video - <https://youtu.be/jl35oWy1s9M>

For Lease at: \$8.00 per square foot plus TICAM estimated at \$1.25

For sale at: **\$7,900,000**

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Visit us at PickettSprouse.com