



# 3114 CROASDAILE DRIVE, DURHAM, NC

A WEST & WOODALL COMPANY  
CROASDAILE GOLF COURSE



## FOR SALE OR FOR LEASE

*IDEAL HEADQUARTERS OR SERVICE FACILITY TO SERVE  
DURHAM, CHAPEL HILL AND THE RESEARCH TRIANGLE REGION*



**POSSIBLE USES include, among others:**

office	rehab clinic
data processing	financial services
medical clinic	conference center
senior center	blood plasma center
school	

- Office building—45,600 SF ± on 3.73 acres
- Paved parking striped for 190 vehicles
- Suite sizes start at 3,000 SF
- Duke University, downtown Durham, UNC, Chapel Hill and Research Triangle Park are only minutes away
- Interstate 85 interchanges at Exit 173 (Cole Mill Road) and Exit 174 (Hillandale Road) are two minutes away
- **Sale Price: \$3,400,000**  
**Lease Price: \$12 per SF NNN**

*For more information, please contact:*

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jgambill@pickett-sprouse.com

# 3114 CROASDAILE DRIVE, DURHAM, NC VICINITY MAP



**PICKETT  
SPROUSE**

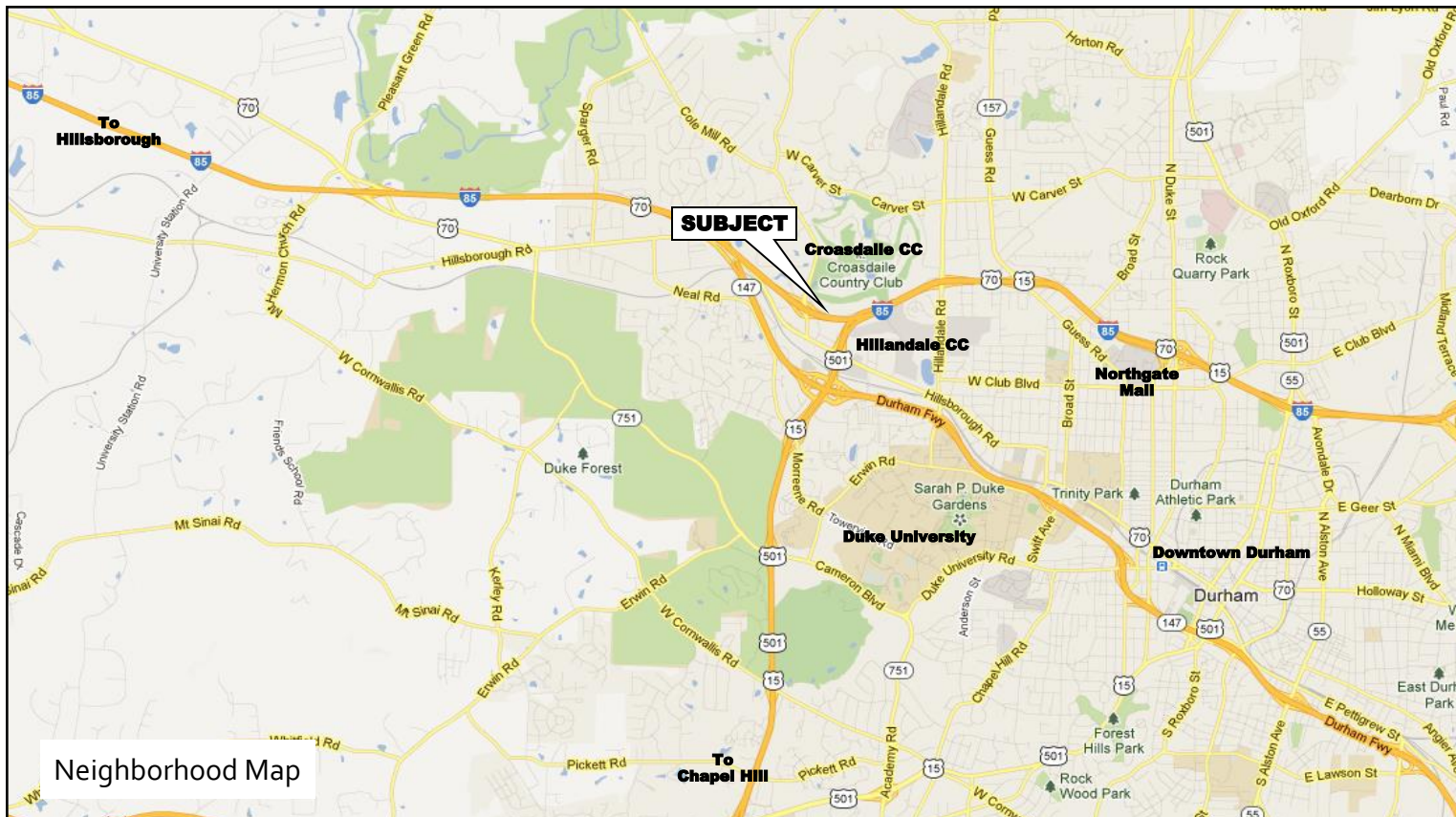
COMMERCIAL  
REAL ESTATE



A WEST AND WOODALL COMPANY

# 3114 CROASDALE DRIVE, DURHAM, NC

## OFFICE BUILDING FOR SALE OR LEASE

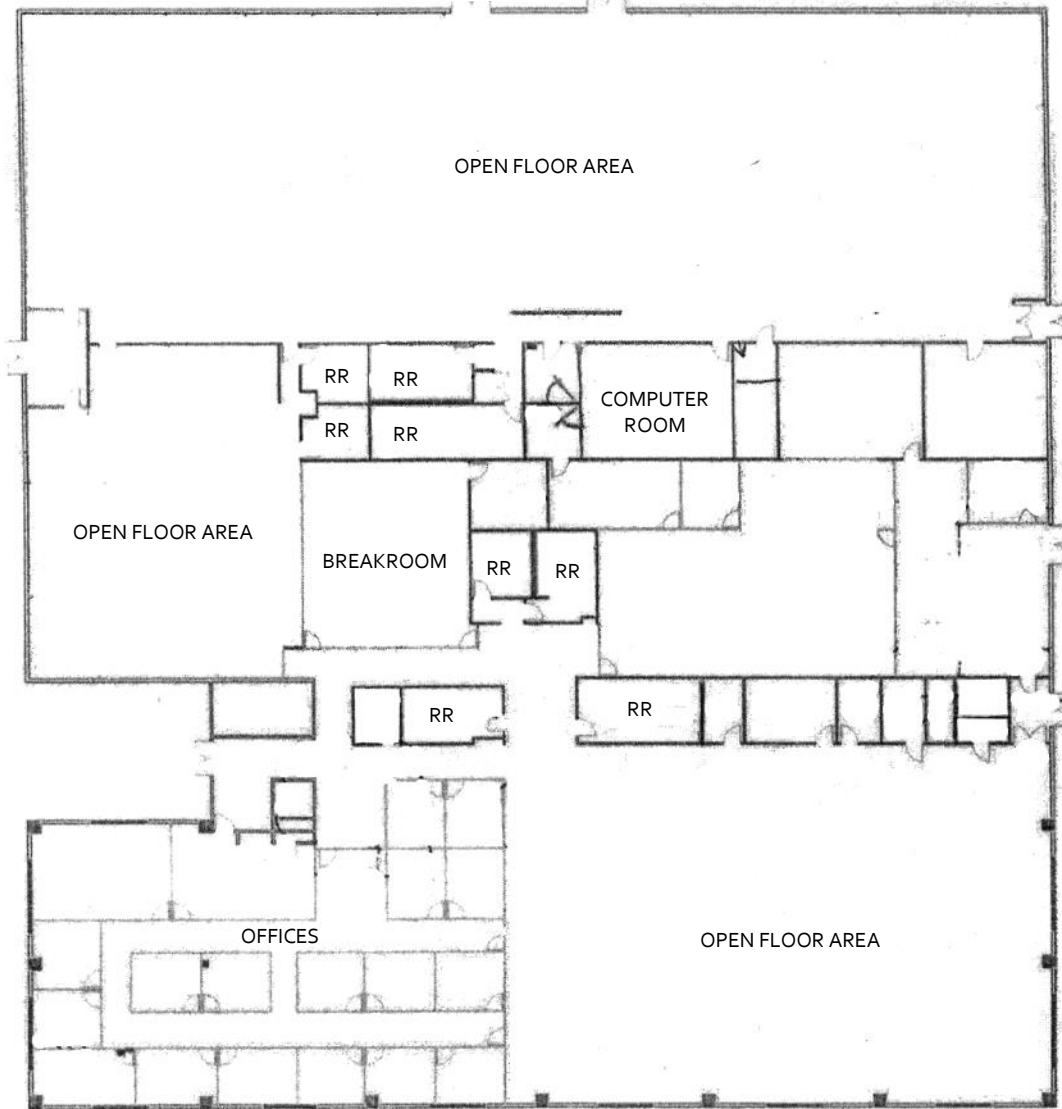


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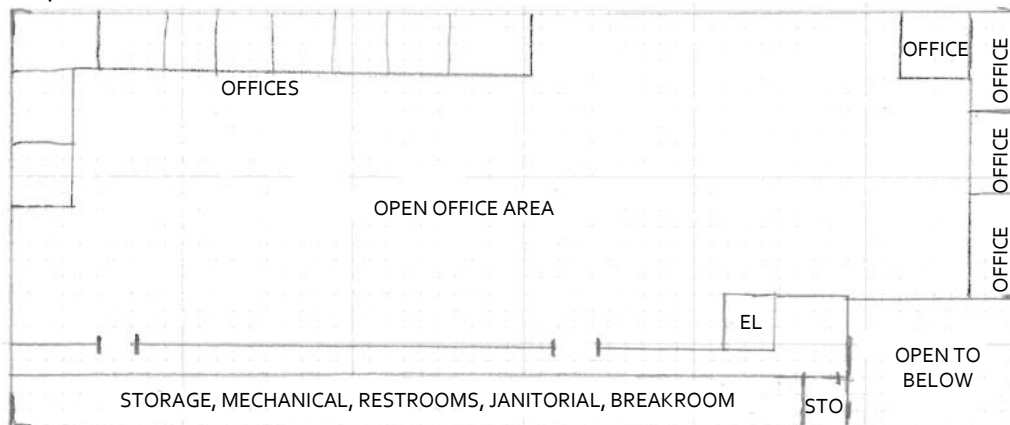


**3114 CROASDALE DRIVE, DURHAM, NC**  
**OFFICE BUILDING FOR SALE OR LEASE**

Representative Floor Plan—First Floor



Representative Floor Plan—Second Floor





# 3114 CROASDALE DRIVE, DURHAM, NC

## OFFICE BUILDING FOR SALE OR LEASE





**3114 CROASDALE DRIVE, DURHAM, NC**  
**OFFICE BUILDING FOR SALE OR LEASE**



**ATTRACTIVE STREET FRONT VIEW**



**WEST SIDE OF BUILDING**



**3114 CROASDAILE DRIVE, DURHAM, NC**  
**OFFICE BUILDING FOR SALE OR LEASE**



**VIEW OF 3114 CROASDAILE**



**AMPLE PARKING!**