

**2515**

HWY 55

TENANT

2515

**REIMAGINE**

OFFICE SPACE IN DURHAM

**NAITRI** PROPERTIES



TENANT

2515

# WHY 2515 HWY 55

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## Available:

1st Floor - 6,121 RSF  
2nd Floor - 6,993 RSF  
13,114 RSF Contiguous

## Free Parking:

5 spaces per 1,000 square feet

## Location:

Downtown Durham Alternative  
8 minutes to Downtown Durham  
Visibility on Hwy 55

## Features:

Stand Alone Building  
Endless Windows  
Building Signage Opportunity  
Outdoor Patios  
Visible yet Private  
2 min to American Tobacco Trail

Tenant Improvement Allowance:  
Negotiable

## Lease Rate:

\$26.50/SF, Full Service

## Sale Price:

Purchase Available. Call for pricing.



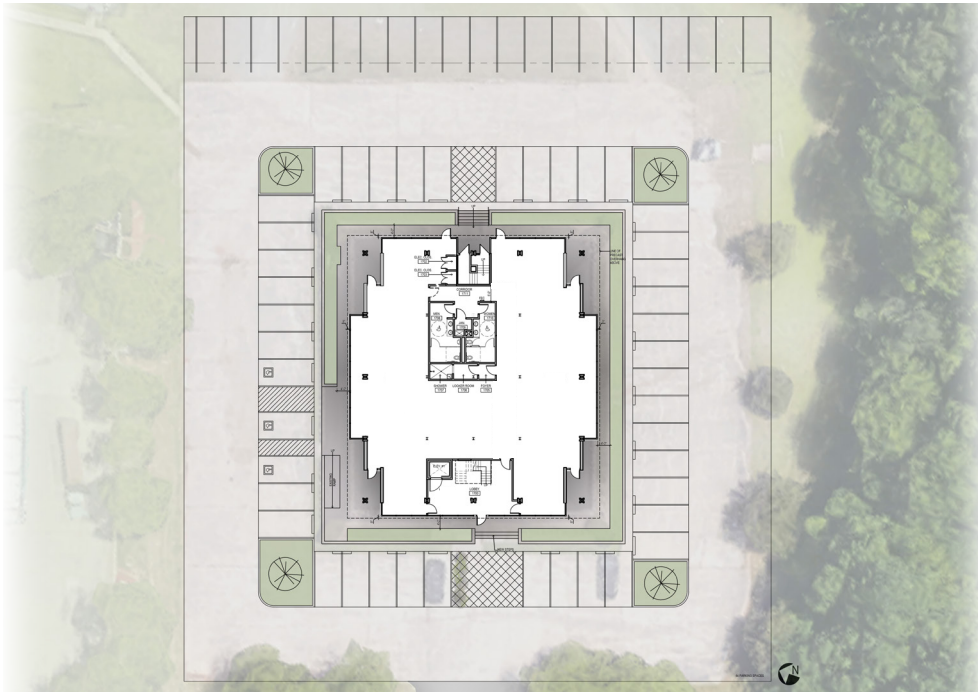


2515 HWY 55

**EXTERIOR**



## SITE PLAN



## CAPITAL IMPROVEMENTS

- Façade Renovations
- Lobby Modernization
- Exterior Drive Entry
- Updated Landscaping
- Interior Elevator Cab Renovations
- Flexible Open Plan
- Floor to Ceiling Glass
- Restroom Renovations

FLOOR

1

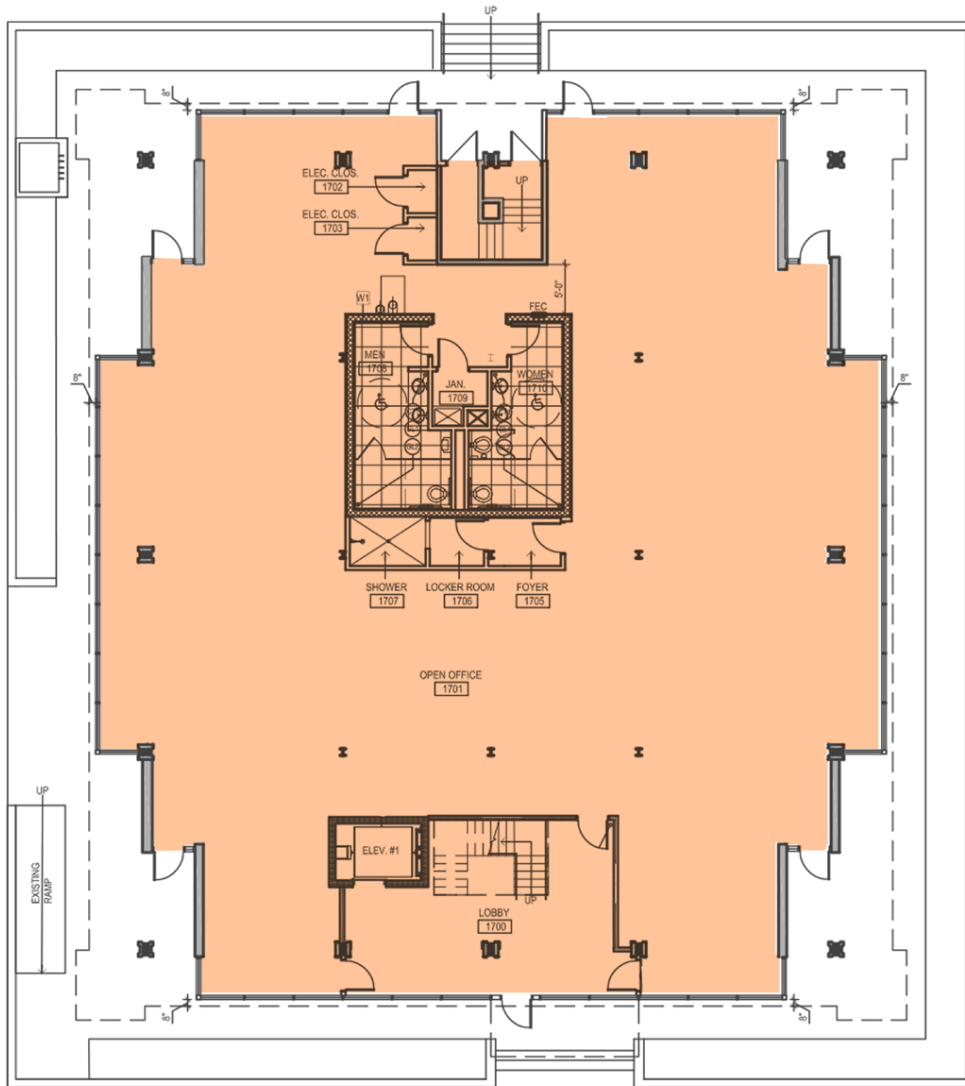
2

RSF

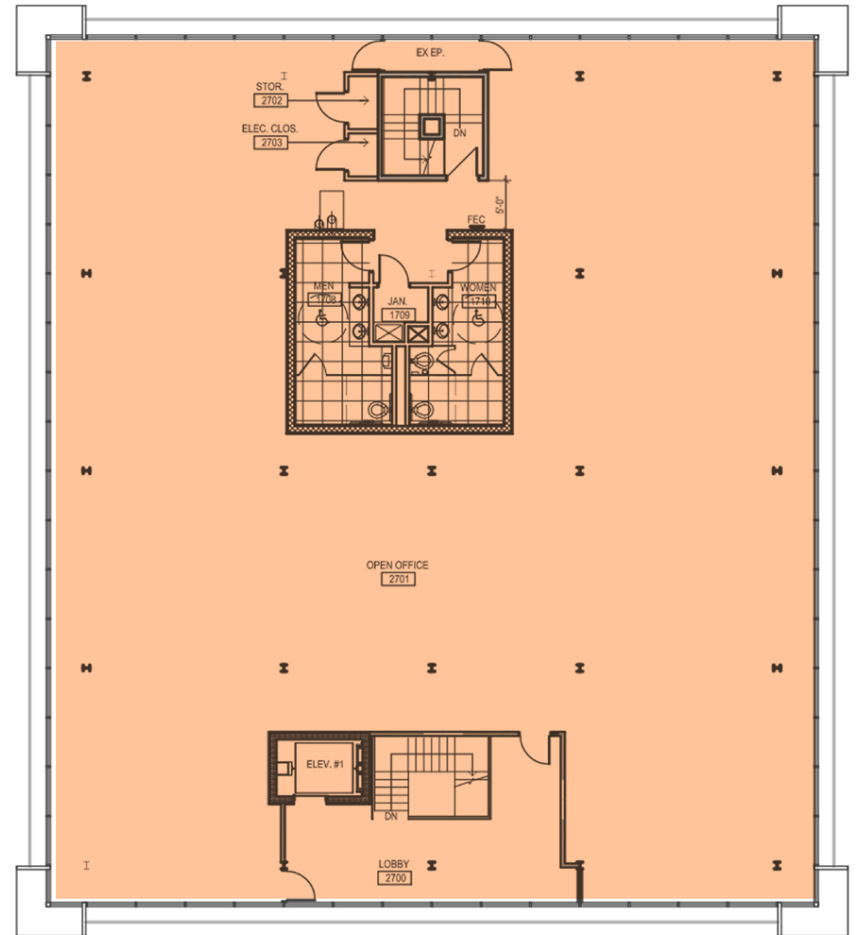
6,121

6,993

# FLOOR PLAN

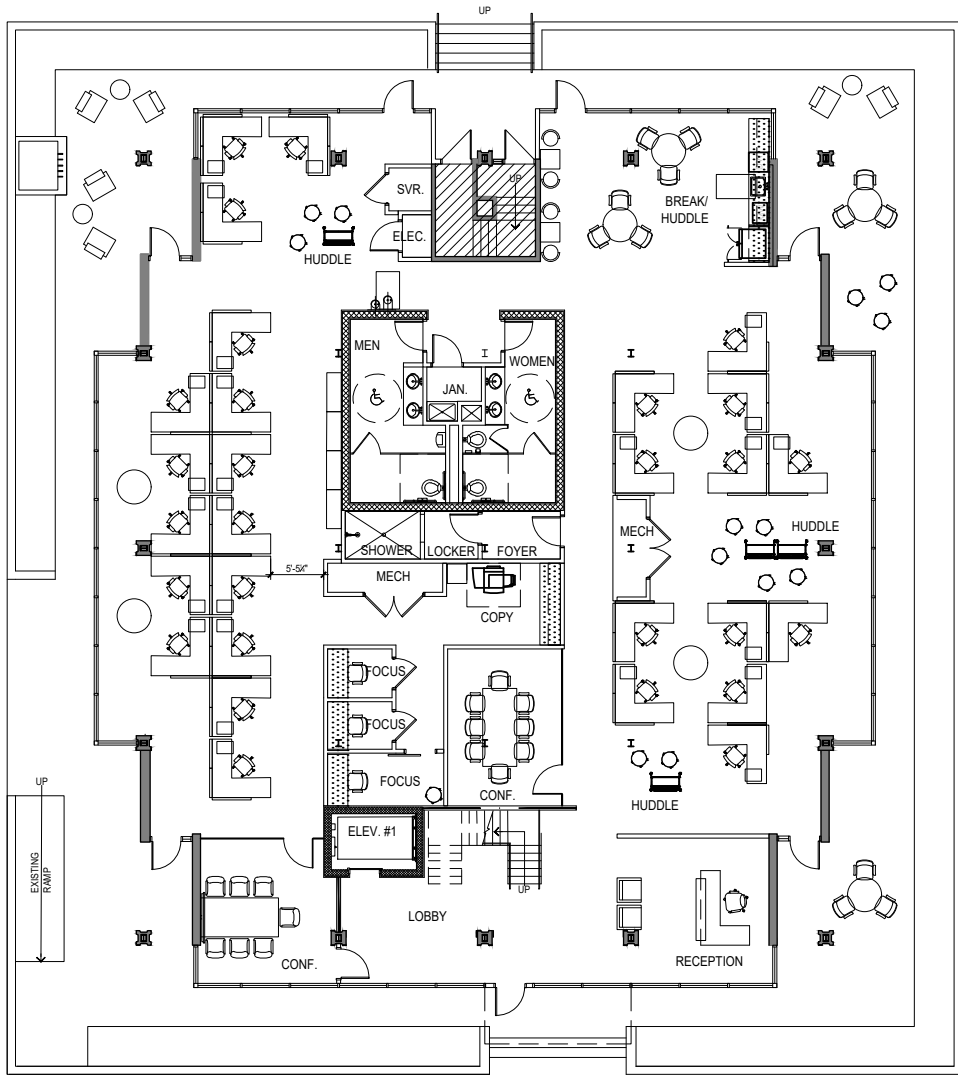


First Floor - 6,121 RSF

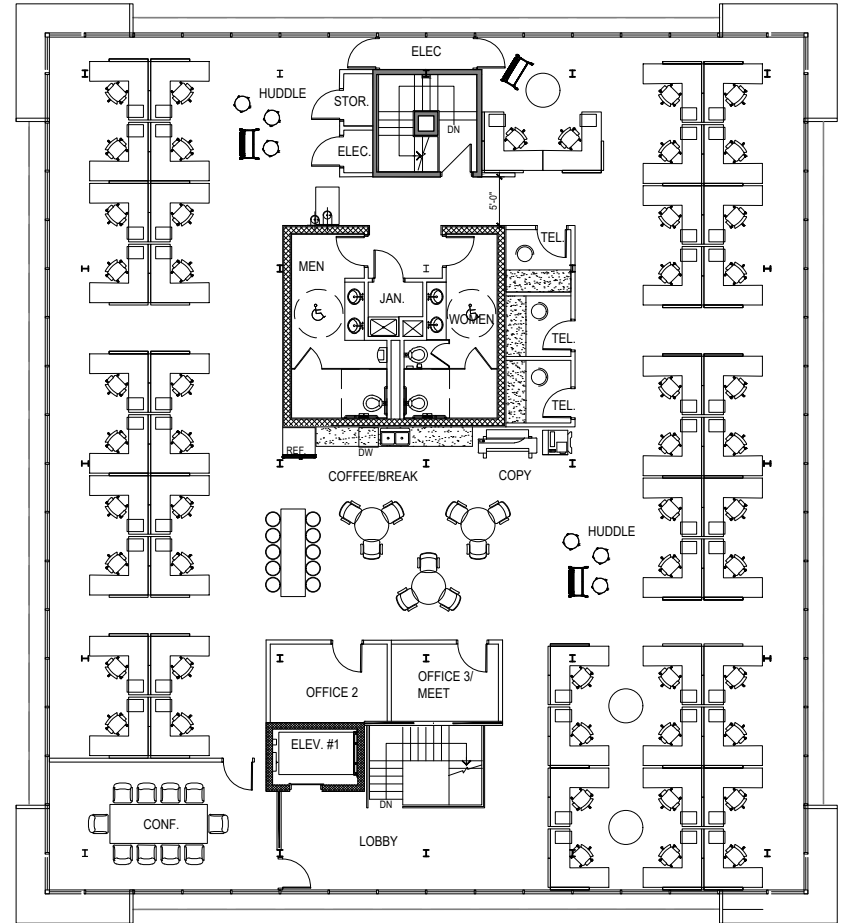


Second Floor - 6,993 RSF

# TEST FIT



First Floor - 6,121 RSF

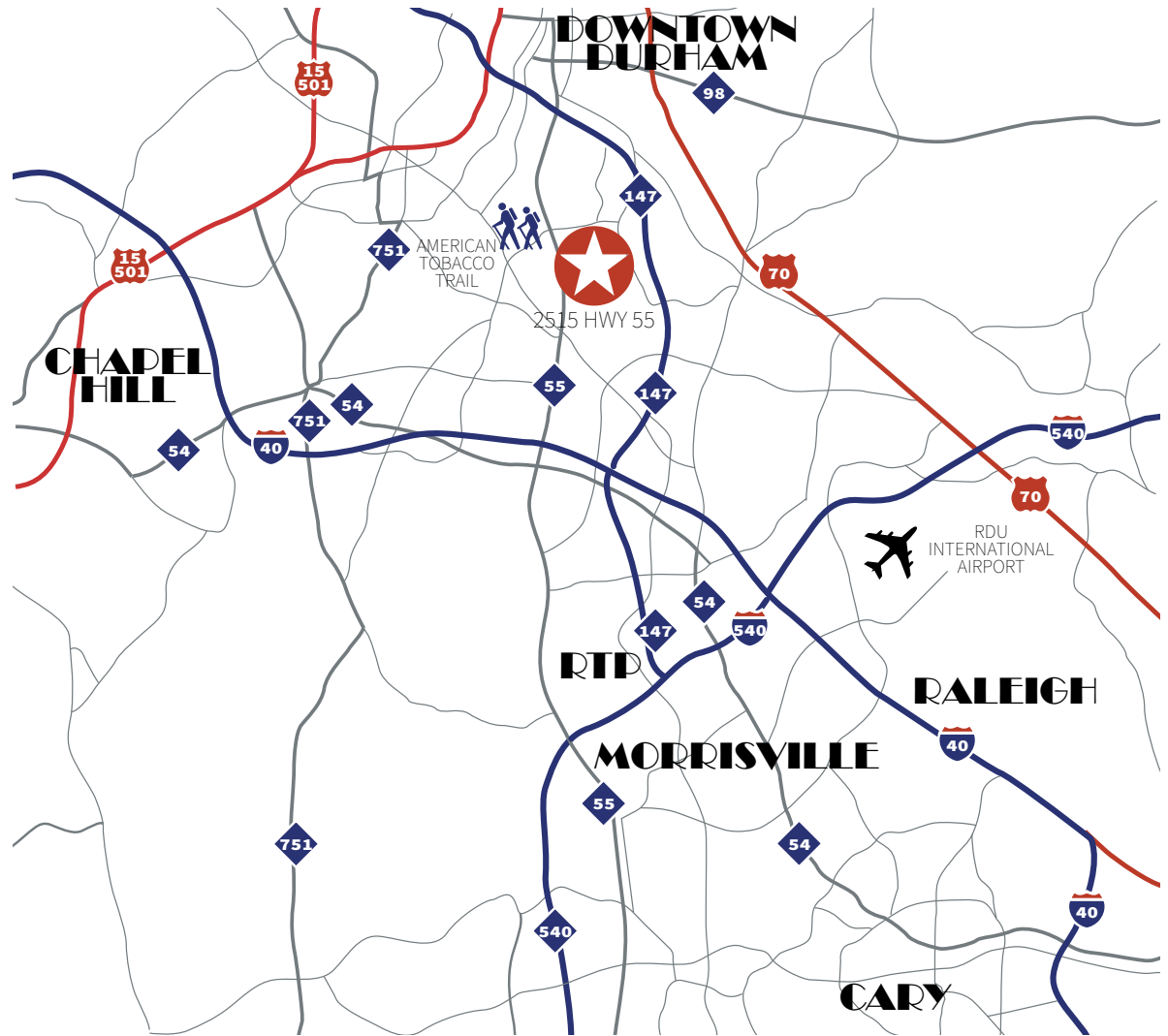


Second Floor - 6,993 RSF



A CONVENIENT

LOCATION



### DRIVE TIMES

- 2 min.** - American Tobacco Trail
- 8 min.** - Downtown Durham
- 12 min.** - Research Triangle Park
- 15 min.** - RDU International Airport
- 20 min.** - Chapel Hill
- 30 min.** - Downtown Raleigh

**2515**

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HWY 55

**NAITRI PROPERTIES**

For leasing and sales information, contact:

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