

OFFICE BUILDING FOR LEASE

FREESTANDING OFFICE 983 SF

3202 Guess Rd | Durham, NC 27705



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GRAHAM STOREY

CITYPLAT
COMMERCIAL REAL ESTATE

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PROPERTY DESCRIPTION

Lease an entire 983 SF freestanding office building on Guess Road at \$25.00/SF NNN. Three private offices, a reception area with pass-through window, a small meeting space, a file alcove, a kitchen and a restroom. Covered front porch entry, an enclosed rear sun porch, and dedicated parking at the door. A standalone building this size almost never comes available. Don't miss your chance.

OFFERING SUMMARY

Lease Rate:	\$25 SF/yr (NNN)
Number of Units:	1
Available SF:	983 SF
Building Size:	983 SF

PROPERTY HIGHLIGHTS

- 983 SF freestanding building on 0.25 acres; whole building, single tenant
- Built in 1940; single story
- Three private offices, reception with pass-through window, small meeting space and file alcove
- Kitchen, restroom and an enclosed rear sun porch; freshly painted throughout
- Previously occupied by a law practice for more than a decade
- Zoned CN (Commercial Neighborhood), City of Durham; Durham County REID 126528
- Guess Road (NC 157) frontage and signage; 2 mi to I-85 exit 175, 4 mi to downtown Durham and Duke
- Available now at \$25.00/SF/yr NNN, \$2,048 per month base rent

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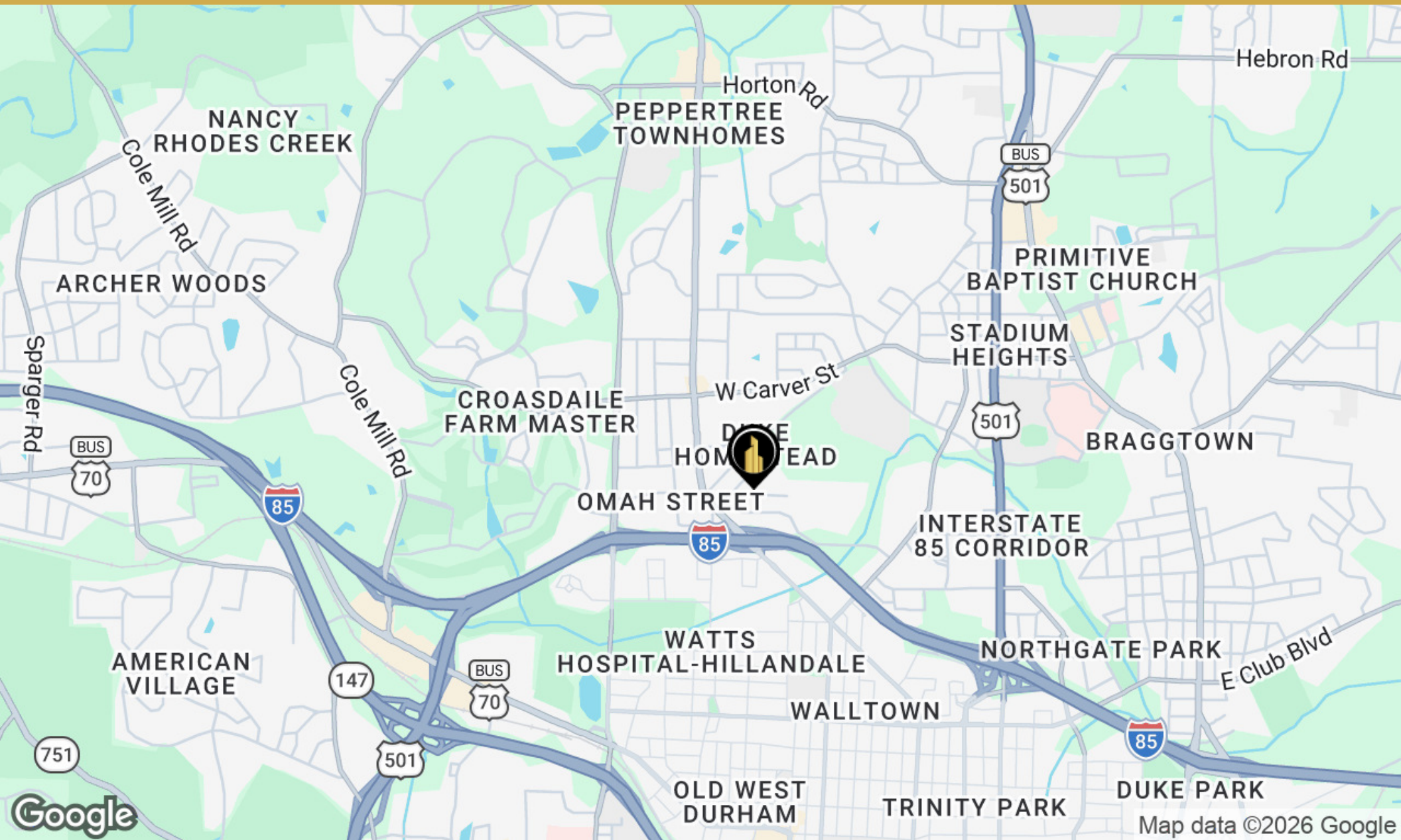
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by CityPlat Brokerage, LLC in compliance with all applicable fair housing and equal opportunity laws.

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