



FOUNDRY  
COMMERCIAL

SOUTH SQUARE II  
3708 MAYFAIR STREET

DURHAM, NORTH CAROLINA 27707

CLASS A OFFICE SPACE FOR LEASE

±7,000 - 41,688 SF

# SOUTH SQUARE II

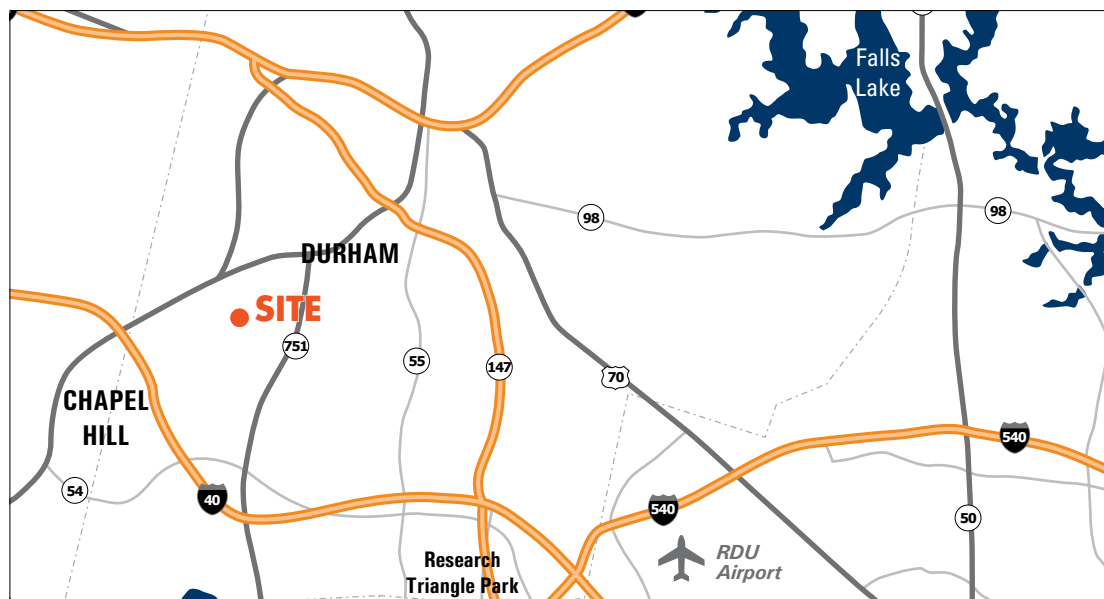
## CLASS A OFFICE SPACE FOR LEASE

### LOCATION & NEARBY AMENITIES

- Immediately adjacent to Hawthorne Retail Partners development, University Hill (mixed-use redevelopment to include O2 Fitness, 55,000 SF Class A retail and restaurants, and 262 luxury apartment units)
- 5 minutes to Duke University, less than 10 minutes to Downtown Durham
- Close proximity to 15-501 and three miles to I-40

### PROPERTY FEATURES

- Common area renovations underway
- Three-story lobby and glass suite entrances
- Class A corporate setting
- Strong ownership that is well-capitalized to quickly accommodate various user types



### BUILDING STATS

PROPERTY TYPE	Class A Office
LOCATION	3708 Mayfair Street, Durham, NC 27707
BUILDING SIZE	60,918 SF
FLOORS	Three (3)
LEASING RATE	\$22.00/SF Full Service
PARKING	4/1,000 SF
AVAILABLE SPACE	2nd Floor: 7,000 - 20,844 SF
	3rd Floor: 10,000 - 20,844 SF

For more information, please contact:

#### JORDAN BETZ

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(919) 830 5060

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### HAWTHORNE RETAIL PARTNERS DEVELOPMENT - UNIVERSITY HILL

- 300,000+ SF mixed-use redevelopment
- 30,000 SF O2 Fitness
- 55,000 SF Class A retail and restaurants
- 262 luxury apartment units
- South Square Walls: a collaboration of some of North Carolina's best mural artists featuring numerous murals totaling over 20,000 of wall space

O<sub>2</sub>FITNESS

BB's Chicken Coop

MIDTOWN  
YOGA

HAPPY + HALE



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### NEARBY AMENITIES



- 1 SOUTH SQUARE**  
 .5 MILES  
 Carolina Ale House      Starbucks  
 Target      Bank of America  
 Sam's Club      Wendy's  
 Petco      Cook Out  
 Office Depot      Coastal Credit Union  
 State Employees' Credit Union      Discount Tire
- 2 WESTGATE SHOPPING CENTER**  
 1 MILE  
 Chick-fil-A      Retro Fitness  
 El Rodeo Mexican      Li Ming's Global Market  
 PNC Bank
- 3 PARKWAY PLAZA**  
 1 MILE  
 Saladelia Cafe      The Athlete's Foot  
 Jimmy John's      At Home  
 The Fresh Market      Sally Beauty Supply  
 Auto Zone
- 4 COMMONS AT UNIVERSITY PLACE**  
 1 MILE  
 Harris Teeter      Starbucks  
 CVS      Randy's Pizza  
 Bruegger's Bagels  
 AMC Movie Theater

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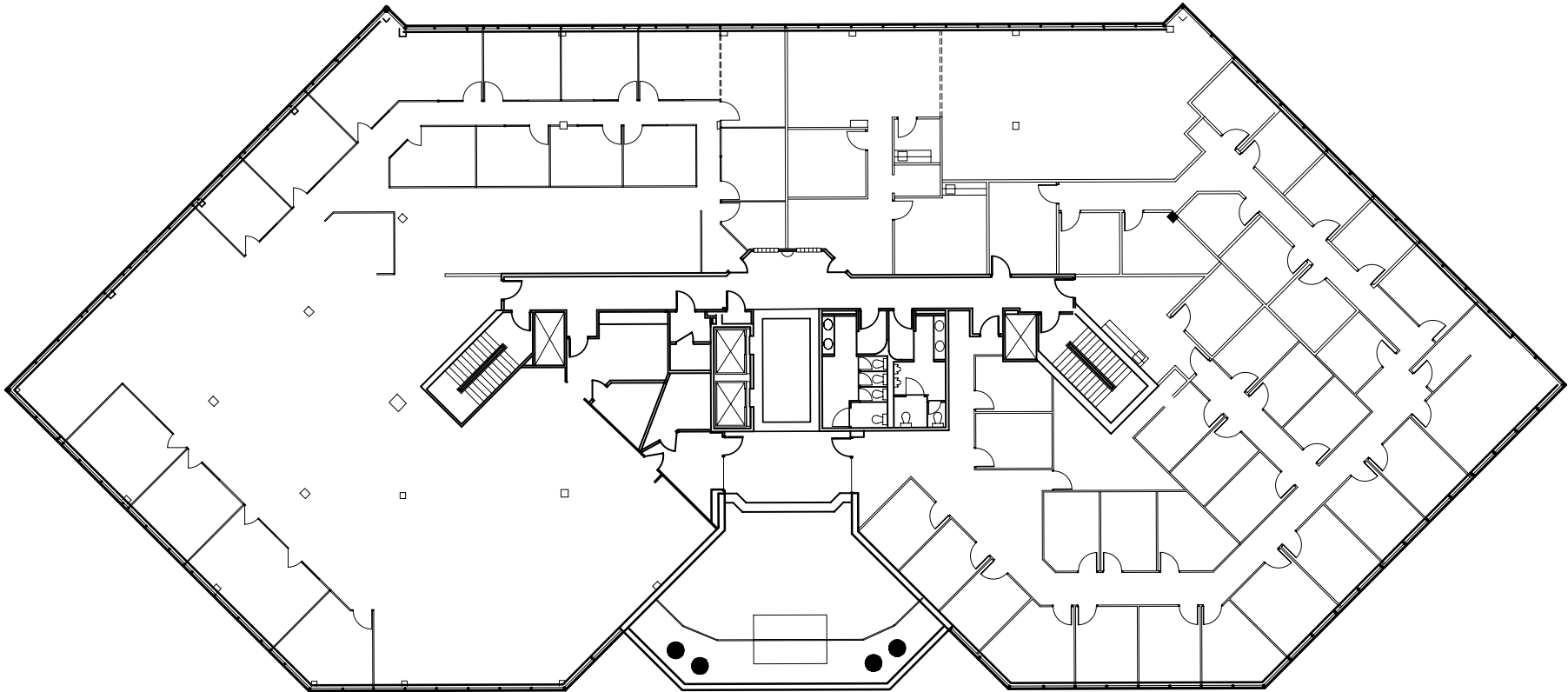
# SOUTH SQUARE II

## CLASS A OFFICE SPACE FOR LEASE

### SECOND FLOOR

SECOND FLOOR |  $\pm 7,000 - 20,844$  SF

FULL FLOOR AVAILABLE



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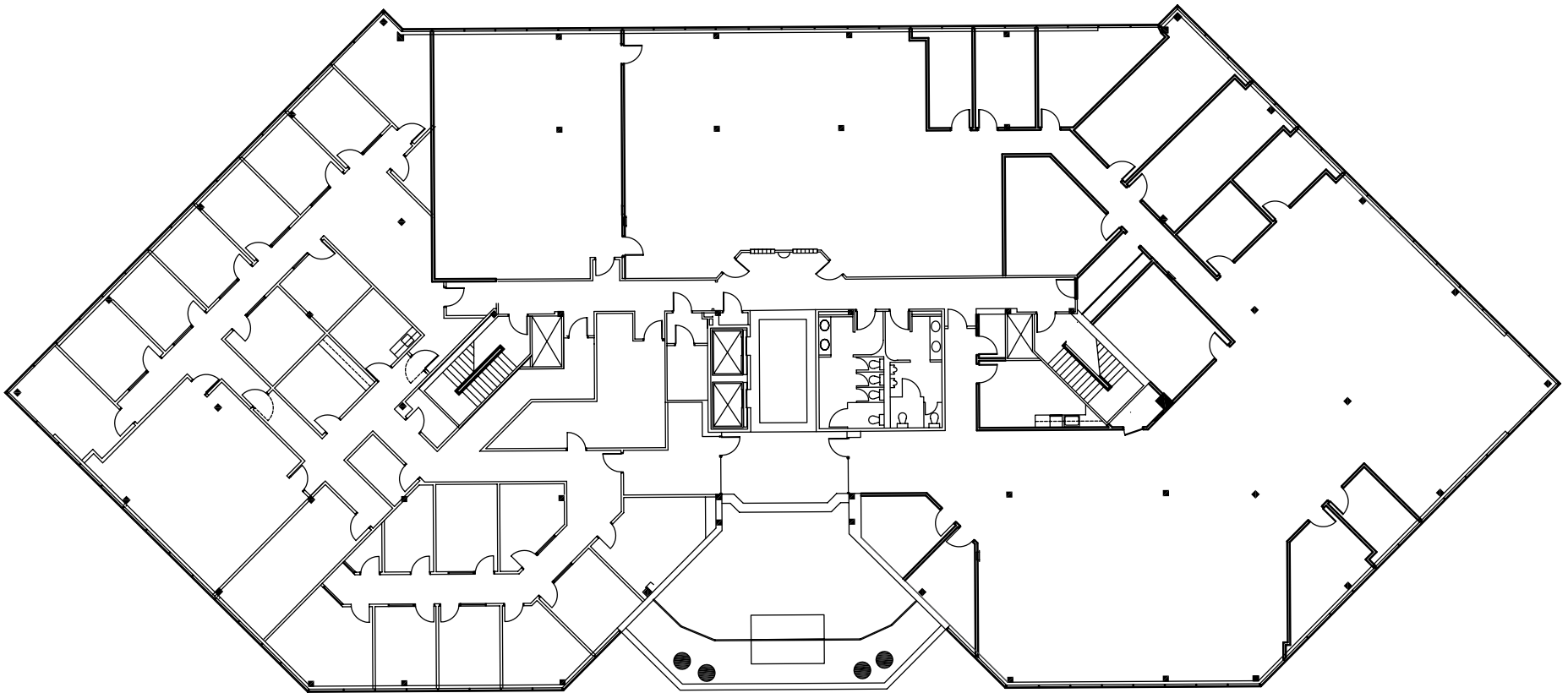
# SOUTH SQUARE II

## CLASS A OFFICE SPACE FOR LEASE

### THIRD FLOOR

THIRD FLOOR | ±10,000 - 20,844 SF

FULL FLOOR AVAILABLE



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