

Partnership. Performance.



## Opportunity

Two-story office building prominently situated on North Duke Street. Approximately 39,909 square feet available. Free overflow parking for users with high parking requirements. Prominent building signage opportunity along highly traveled north/south commuter artery. 14 restaurants within one mile. Competitive rental rate of \$17.50/sf, full service.

## Durham Summit III

**3404 North Duke Street**  
Durham, NC 27704



**Janet Clayton, CCIM**  
**Principal**

919.420.1581

[janet.clayton@avisonyoung.com](mailto:janet.clayton@avisonyoung.com)



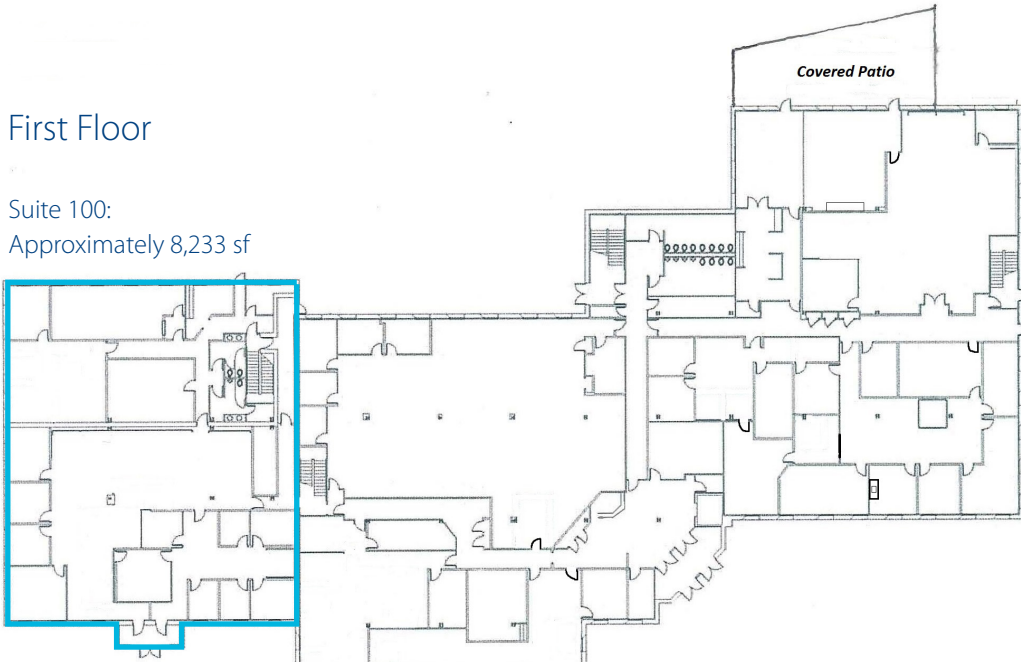
# Durham Summit III

3404 North Duke Street  
Durham, NC 27704

## 33,720-sf Floor Plates

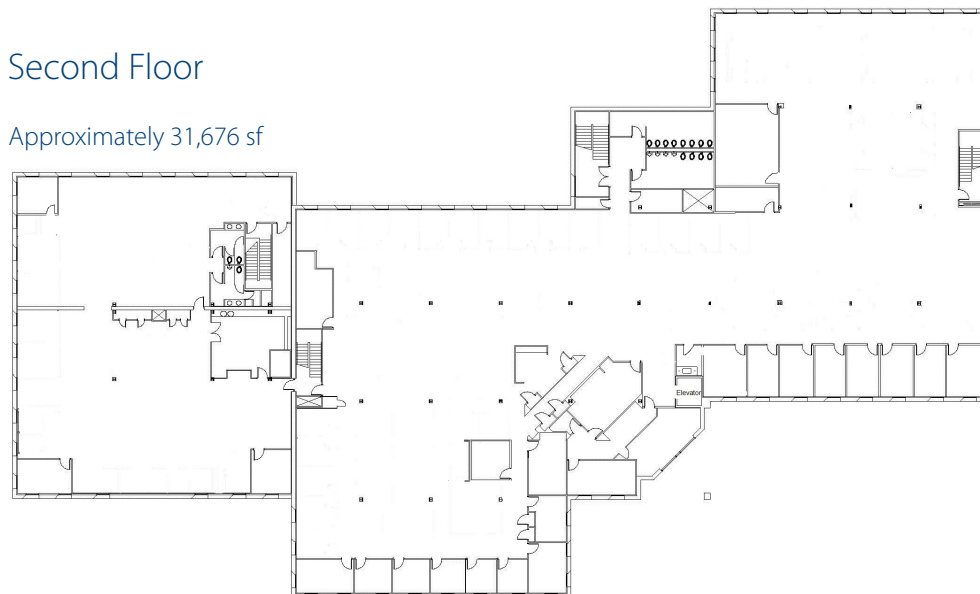
### First Floor

Suite 100:  
Approximately 8,233 sf



### Second Floor

Approximately 31,676 sf



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5440 Wade Park Boulevard, Suite 200 Raleigh, NC 27607 | 919.785.3434 | avisonyoung.com

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