



**CLASS A
OFFICE BUILDING
FOR LEASE
+/- 4,059 SF**

**Valley View
3511 Shannon Road
Durham, NC 27707**



HIGHLIGHTS

- Located at signalized intersection of Martin Luther King Jr. Parkway and Shannon Road in the South Durham sub-market.
- The property includes a conferencing facility and 24 hour access.
- Easy access to Durham, Chapel Hill, RTP, Raleigh via US 15-501, Highway 751, Highway 147, I-85, I40.
- Join high-profile long term tenants including the Social Security Administration, First South Bank, among others.

AVAILABLE SPACE

Space	Size	Term	Rental Rate	Space Use	Condition
1st Floor	4,059 SF	Negotiable	\$21.00/SF/YR	Office	Full Build-Out

PROPERTY OVERVIEW

Built in 2001 this 54,240 square foot class A office building is well situated at 3511 Shannon Road in Durham, NC. It includes three floors of office space and has 192 parking spaces available across its 2.41 acres. The building includes 9' high acoustical ceilings with door signage and high speed internet available. The property provides excellent access to express roads and has a professional property management company on site. Join these high-profile long-term tenants: 1st Floor: IASA, Haywood, Denny, & Miller LLP, First South Bank, and Charles Lohr, D.D.S.; 2nd Floor: Social Security administration.

- 24 Hour Access
- Bus Line
- Conferencing Facility
- Property Manager on Site
- Signage



PROPERTY FEATURES

- Total space available - First floor +/- 4,059 SF
- Year built: 2001
- Parking spaces: 192/3.5 PSF
- Building size: 54,240 SF
- Lot size: 2.4 AC
- Lease rate: \$21.00/SF full service

TRAFFIC COUNTS

Shannon Road	Martin-Luther King Parkway	US 15-501
7,520 Vehicles Per Day	13,920 Vehicles Per Day	51,000 Vehicles Per Day



PHOTOS



PLEASE CONTACT US TO SET UP A TOUR OR TO LEARN MORE ABOUT THIS LISTING:
LEASING: JEFF WEATHERSPOON
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PHOTOS



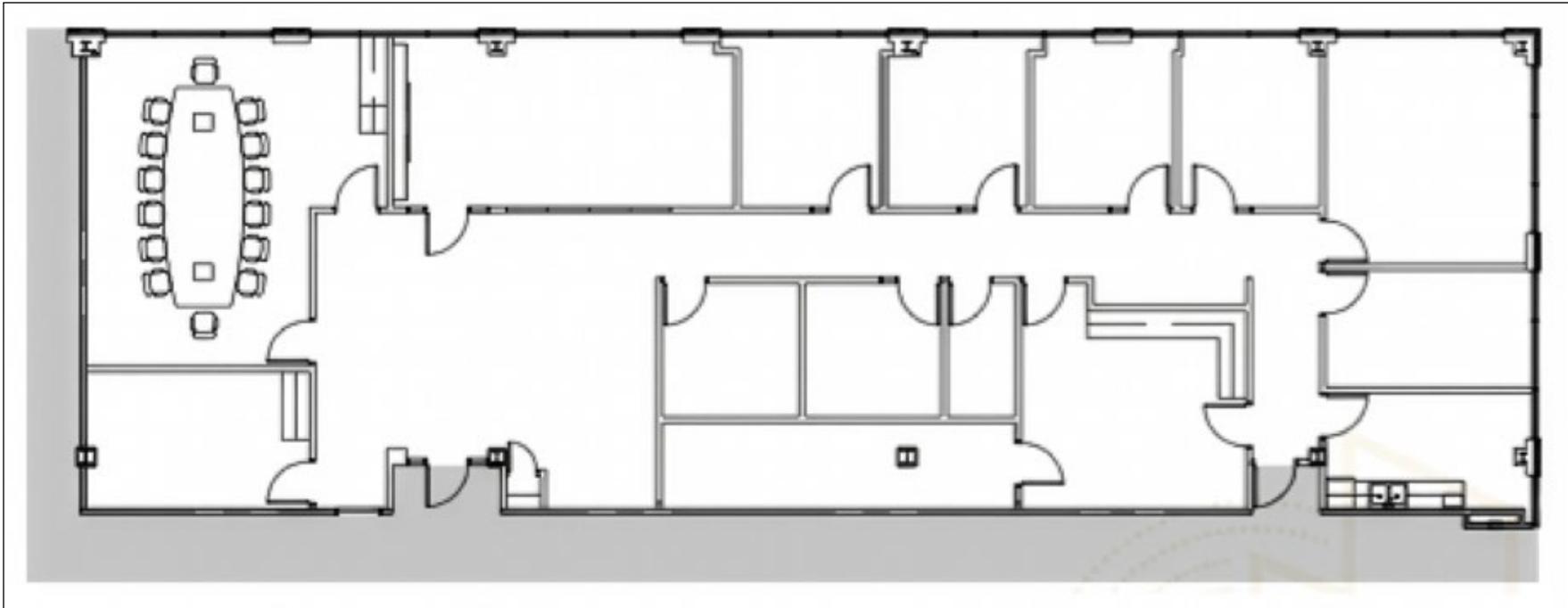
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FLOOR PLAN

First Floor - RSF: ±4,059

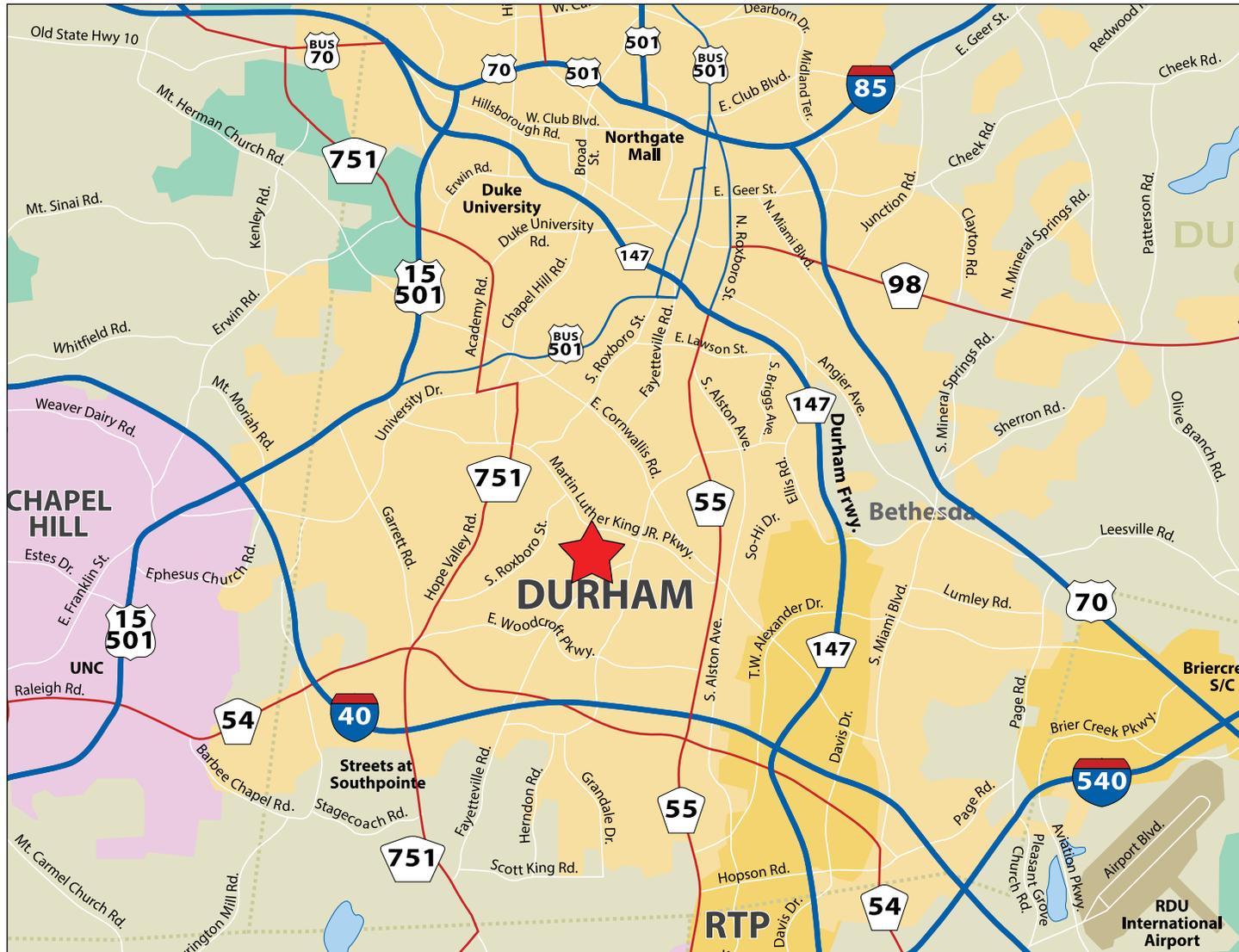


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MAP



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