

FOR LEASE



WESTGATE OFFICE CENTER

3518 Westgate Drive | Durham, NC 27707



CAPITAL
ASSOCIATES®

WESTGATE OFFICE CENTER

3518 Westgate Drive | Durham, NC 27707

PROPERTY TYPE	Office
BUILDING SIZE	60,541 SF
LEASING RATE	\$23.00/SF
LEASE TYPE	Full Service
YEAR BUILT	1989
COUNTY	Durham
LOCATION	Durham, NC
FLOORS	4
PARKING	4.40/1,000 SF

BRET MULLER
919.523.4200
bmuller@capitalassociates.com

WES JOHNSON
919.422.4853
wjohnson@capitalassociates.com



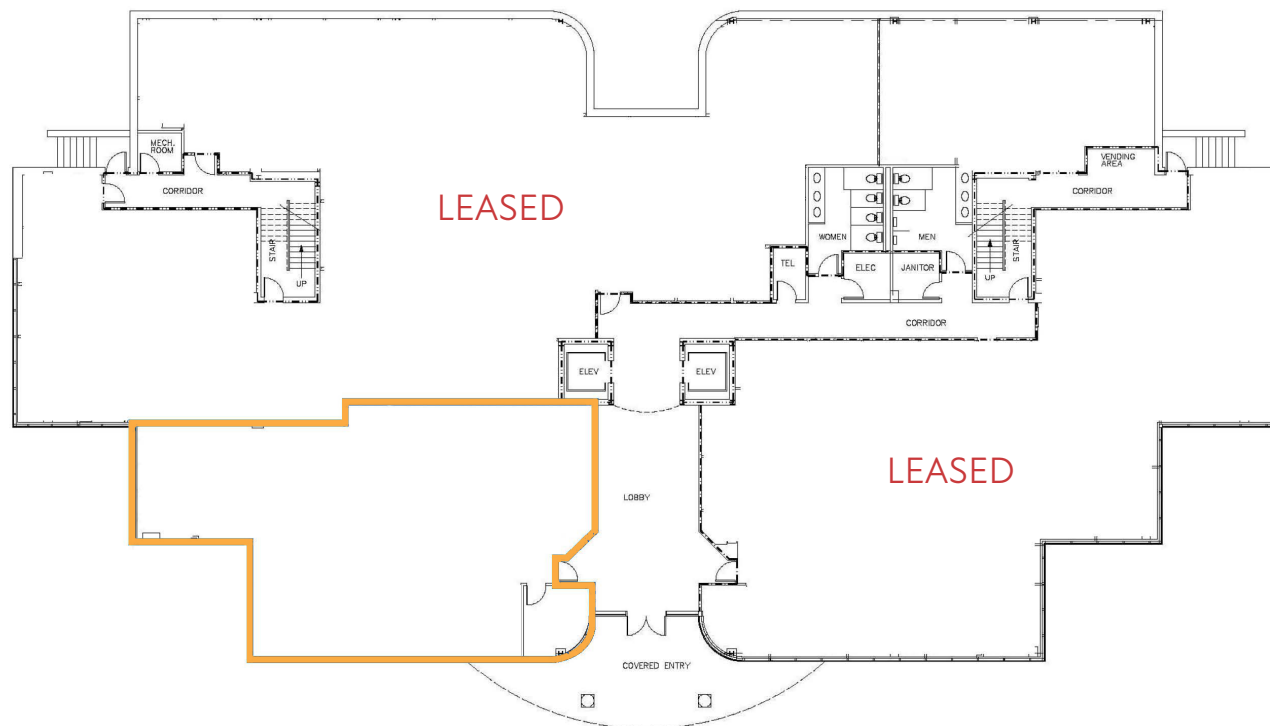
WESTGATE OFFICE CENTER

3518 Westgate Drive | Durham, NC 27707

AVAILABLE

First Floor
Suite 100

2,895 SF



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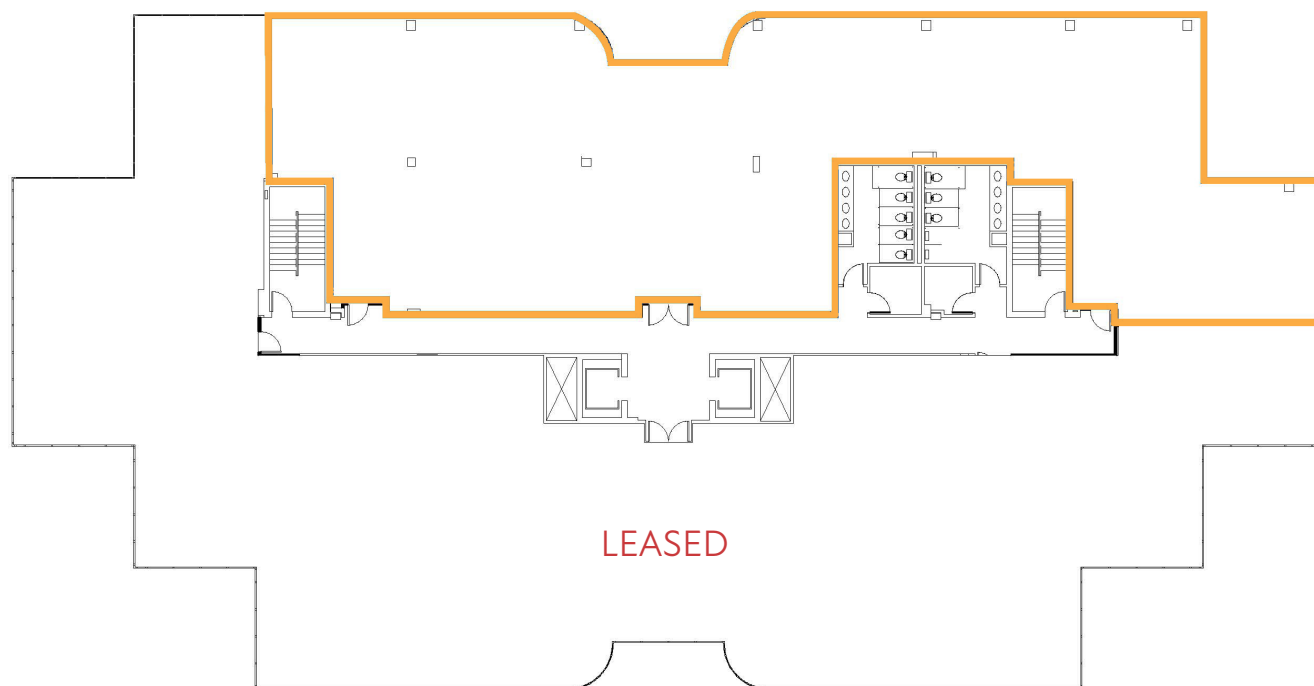
WESTGATE OFFICE CENTER

3518 Westgate Drive | Durham, NC 27707

AVAILABLE

Third Floor
Suite 310

6,423 SF
Subdividable



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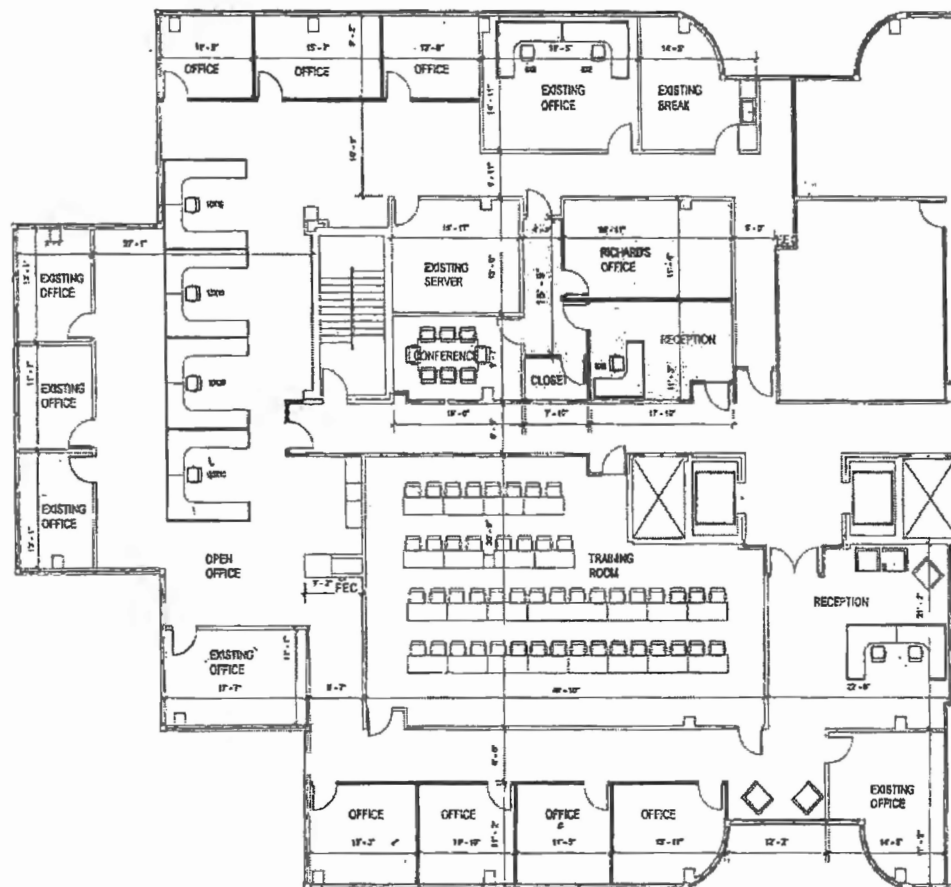
AVAILABLE OPTIONS

Sublease - Expires May 31, 2024

Direct - For longer term

Fourth Floor
Suite 400

8,559 SF
Subdividable



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WESTGATE OFFICE CENTER

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AVAILABLE

Fourth Floor
Suite 402

2,423 SF

BRET MULLER

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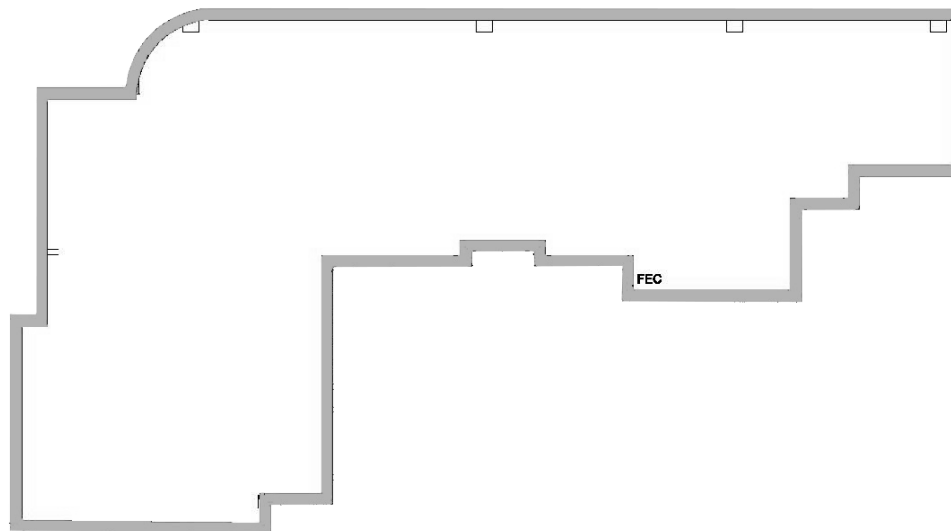
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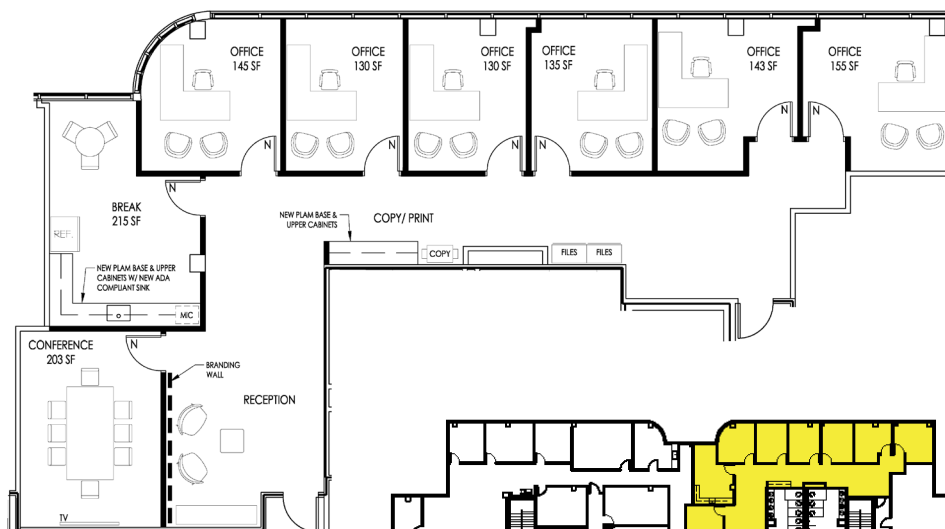
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current wide-open plan



potential layout



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ABOUT

Westgate Office Center is a 60,541 square foot four-story office building offering an outdoor courtyard for lunches or meetings.

It is near South Square Shopping Center, University Hill, Commons at University Place and Westgate Shopping Center which puts the building within walking distance of numerous restaurants, shopping, lifestyle options and apartments.

And the building is less than 10 minutes from Duke University, about 15 minutes from Downtown Durham and about 30 minutes from RDU International Airport.

BRET MULLER

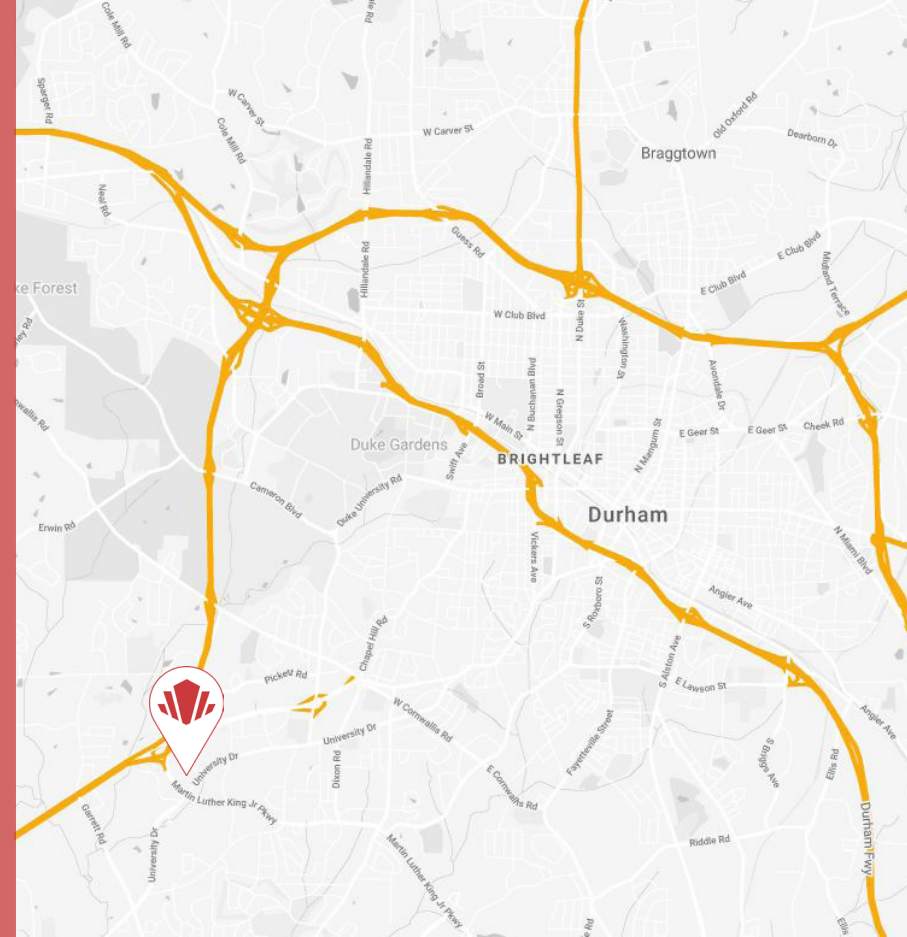
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CONVENIENT & ACCESSIBLE LOCATION



WESTGATE OFFICE CENTER

POINTS OF INTEREST

DINING

- Chick-Fil-A
- Starbucks
- Taco Bell
- Cook Out
- Bruegger's Bagels
- Jimmy John's
- Smoothie King
- Sake Bomb
- Harris Teeter
- Jersey Mike's
- Randy's Pizza
- Bull City Solera and Taproom

CONVENIENCE

- CVS
- Harris Teeter
- The Fresh Market
- Orange Theory
- Target
- Office Depot
- Auto Zone
- Petco
- At Home
- Sam's Club

BANKING

- Bank of America
- First Horizon Bank
- Wells Fargo



ELEGANT INTERIOR
Grand lobby entrance

