

# WESTGATE OFFICE CENTER

3518 WESTGATE DR, DURHAM, NC 27707

21,165 RSF AVAILABLE



CUSHMAN &  
WAKEFIELD

# PROPERTY HIGHLIGHTS

Located near South Square, I-40, and 15-501, Westgate Office Center is a distinguished Class A office building featuring a sophisticated lobby and upgraded finishes. Surrounded by a wealth of restaurants, shops, and hotels, the building offers exceptional convenience, with many amenities within walking distance and others just a short three-mile drive away.



64,584 SF, 4-story Class A Office Building



21,165 SF Available



4.0/1,000 SF Parking



Spec Suites Under Construction



Rental Rate: Negotiable

## AVAILABLE SUITES

- Suite 100: 2,895 RSF
- Suite 310: 3,490 RSF
- Suite 400: 9,145 RSF

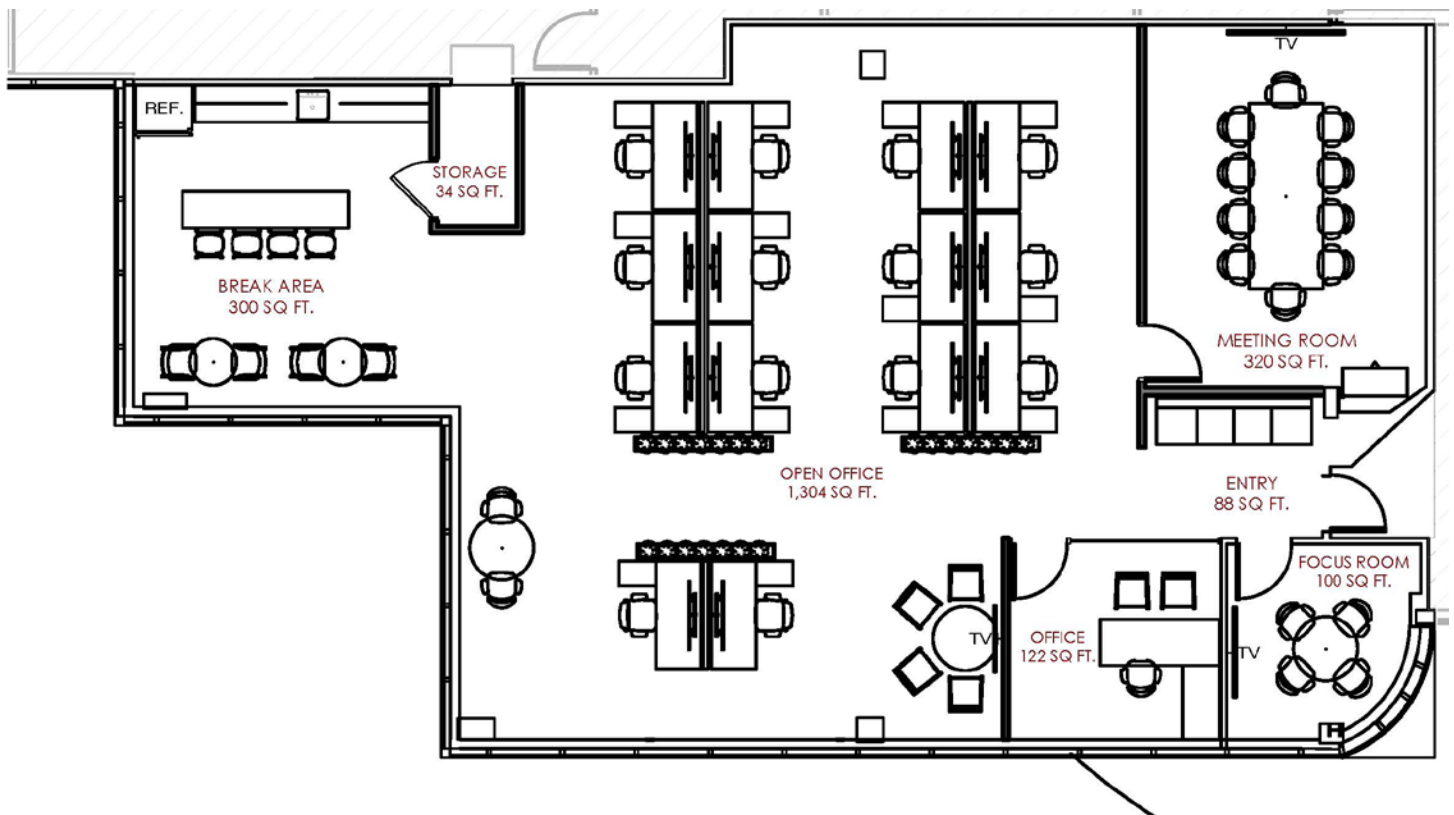




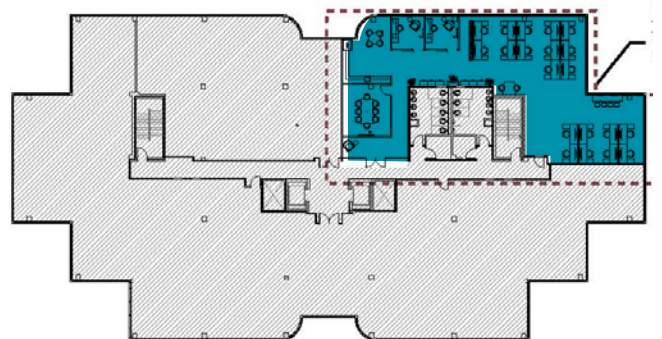
# FLOOR PLANS

## SUITE 100

2,895 RSF



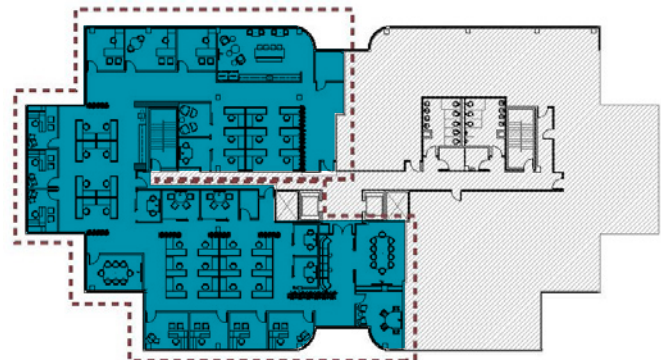
3,490 RSF



# FLOOR PLANS

## SUITE 400

9,145 RSF





# AREA AMENITIES





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**FOR MORE INFORMATION,  
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