

WESTGATE OFFICE CENTER



3518 WESTGATE DR, DURHAM, NC 27707

15,530 RSF AVAILABLE

3518



**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



15,530 SF Available



4.0/1,000 SF Parking



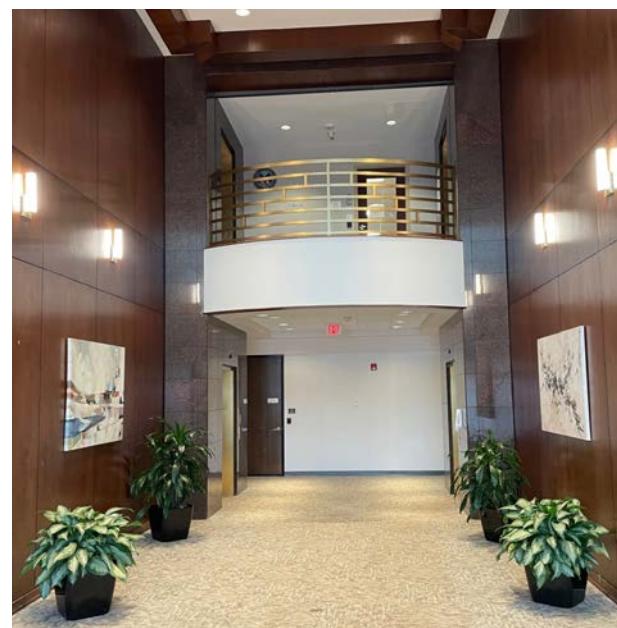
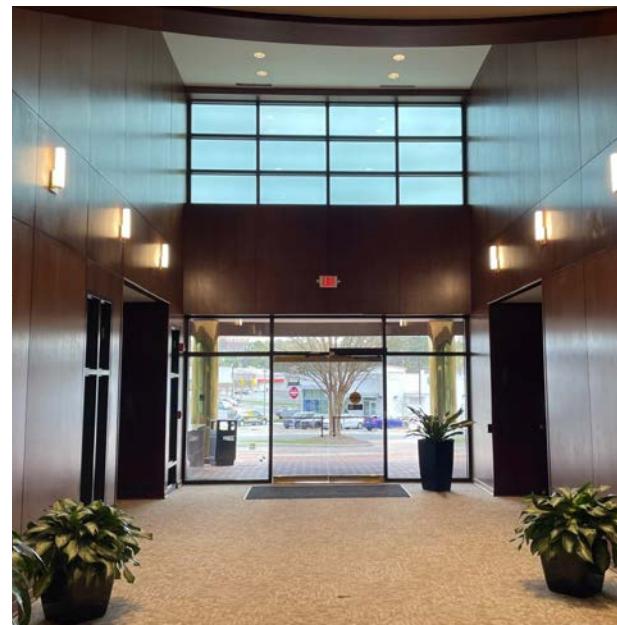
Spec Suites Under Construction



Rental Rate: Negotiable

AVAILABLE SUITES

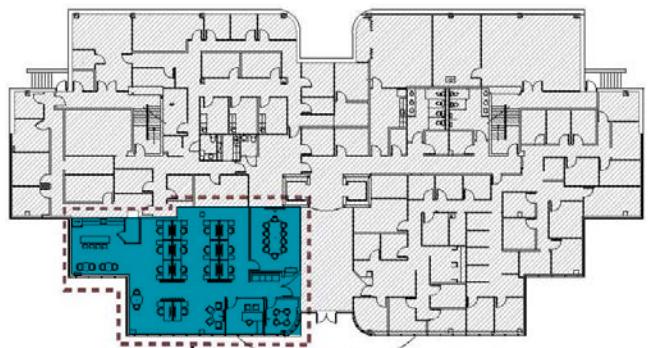
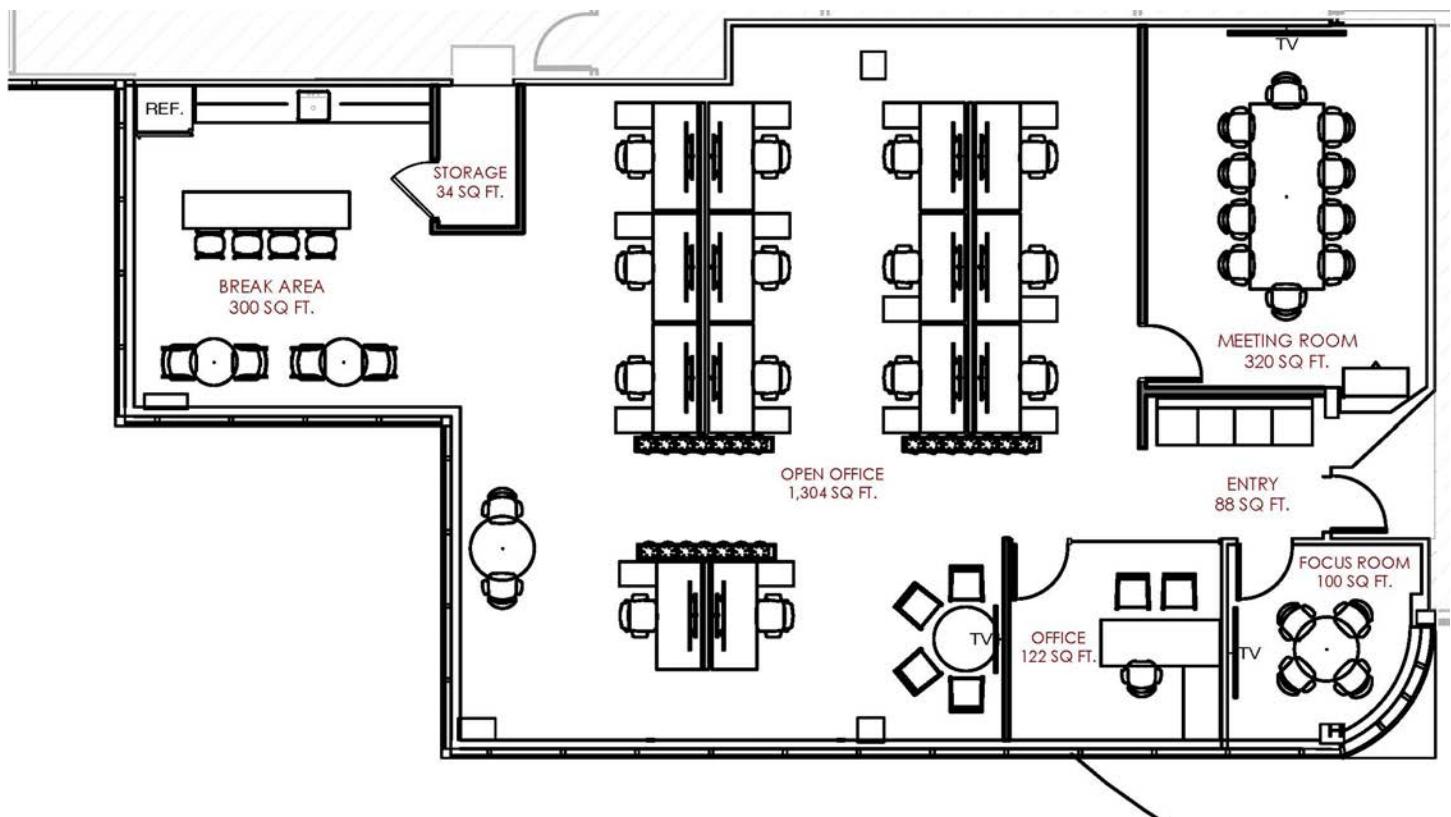
- Suite 100: 2,895 RSF
- Suite 320: 3,490 RSF
- Suite 400: 9,145 RSF



FLOOR PLANS

SUITE 100 - SPEC SUITE

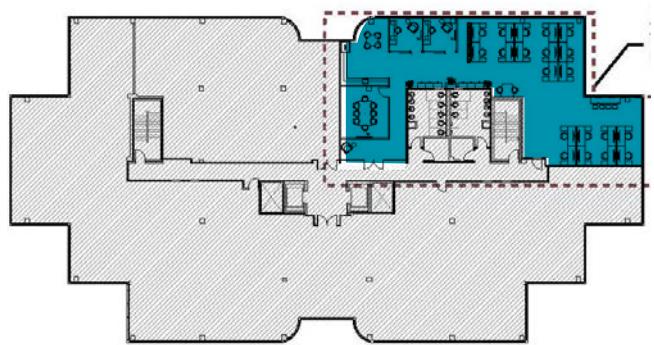
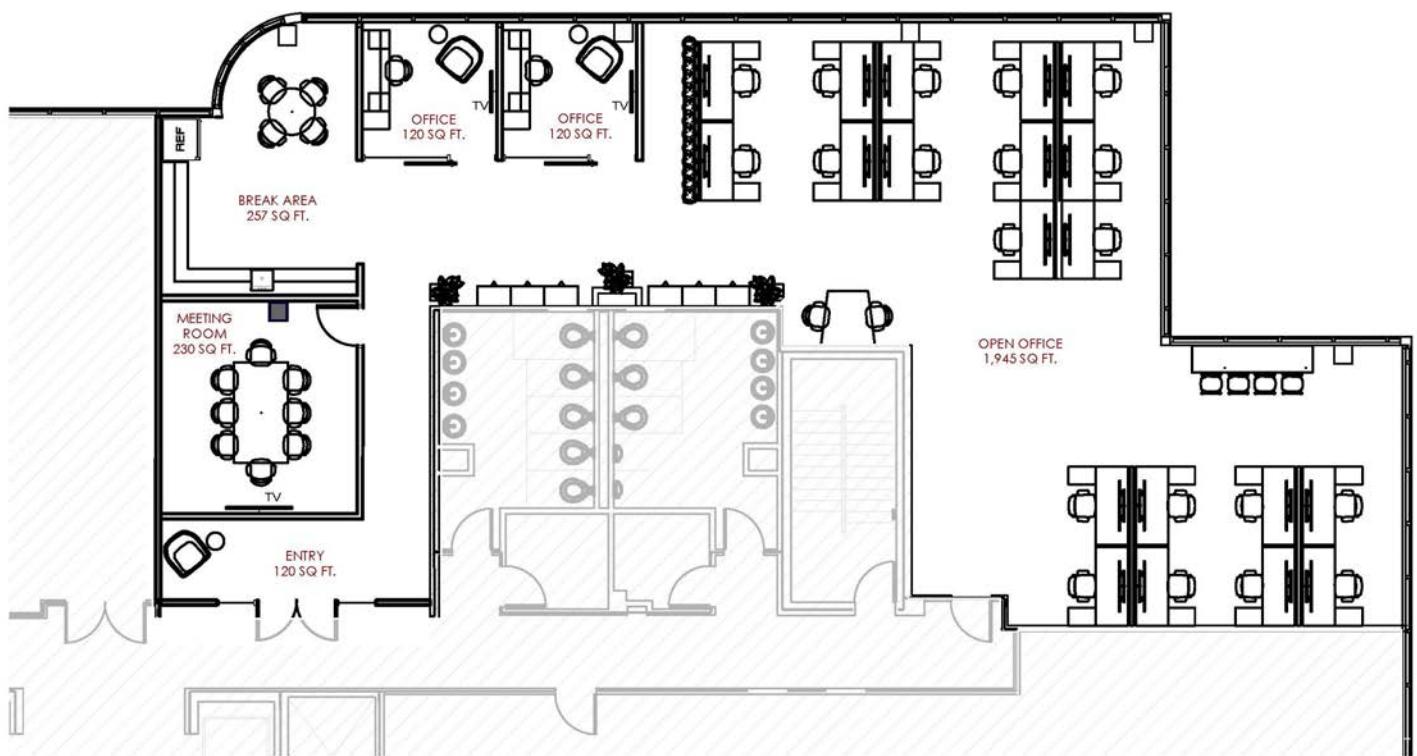
2,895 RSF



FLOOR PLANS

SUITE 320 - SPEC SUITE

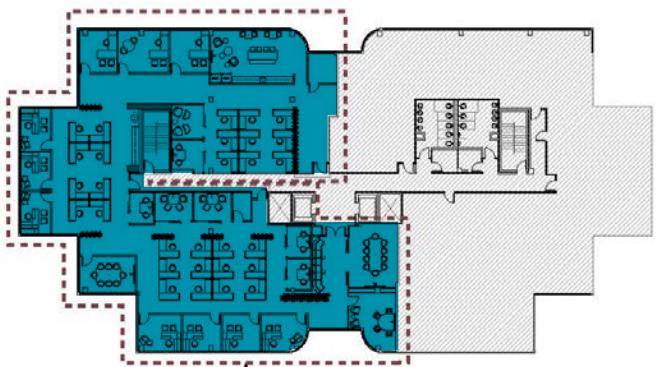
3,490 RSF



FLOOR PLANS

SUITE 400 - SPEC SUITE

9,145 RSF



AREA AMENITIES



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**FOR MORE INFORMATION,
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