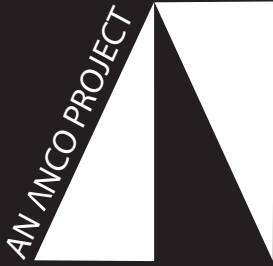


DURHAM NORTH CAROLINA

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PAVILION EAST AT LAKEVIEW

Across from Duke University Medical Center. Live, work and play at Pavilion East. 30,000 employees within a 15 minute walk. Excellent demographics for retail.

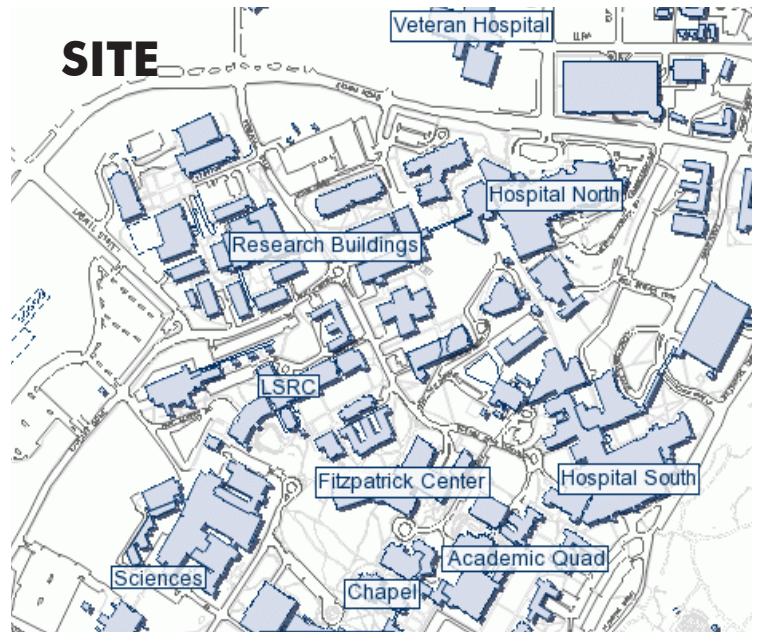
KATHY GIGAC

919.582.3130 kgigac@aacre.com

PROPERTY FEATURES

<b>LOCATION</b>	2608 Erwin Road Durham, NC 27705 40,000 SF RETAIL 60,000 SF OFFICE LUXURY LOFTS
<b>AVAILABLE</b>	±25,400 SF RETAIL
<b>ERWIN ROAD</b>	FULL CITY BLOCK 450 Feet Frontage
<b>TENANTS</b>	TGI Friday's , Chipotle Grill, Fire House Subs, Green Tango, Dunkin' Donuts / Baskin Robbins Noodles, Inc., UPS
<b>NEIGHBORS</b>	Duke University Medical Center 10 million SF - 88 Buildings 900,000 Patients/Visitors per year VA and Private Diagnostic Clinics

SITE



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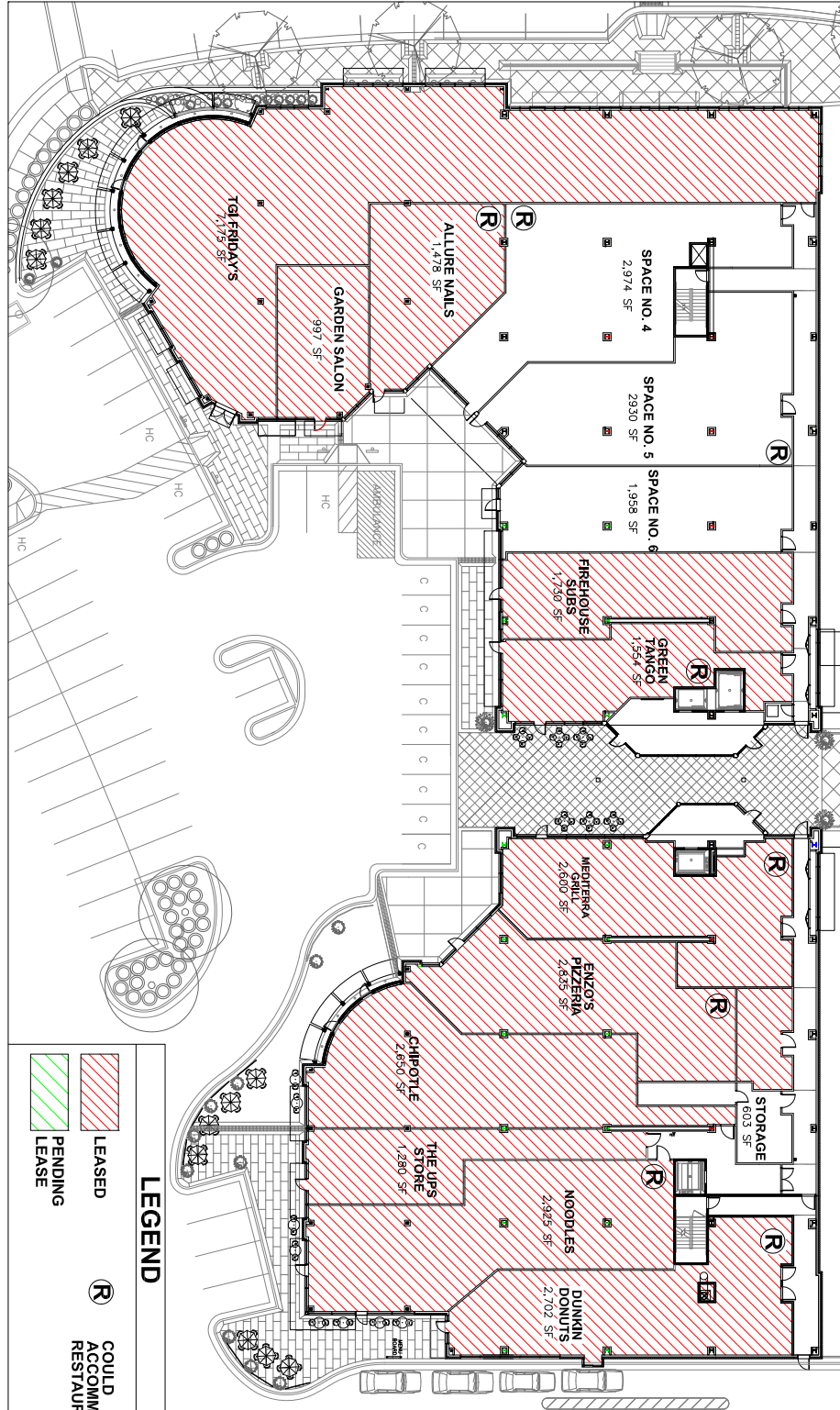
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**KATHY GIGAC**

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PAVILION EAST AT LAKEVIEW - LEASE OUTLINES

NO SCALE 9/28/2009

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**MASTER FLOOR PLAN**

**LEGEND**

- LEASED
- PENDING LEASE
- R COULD ACCOMMODATE RESTAUR.