

FOR LEASE

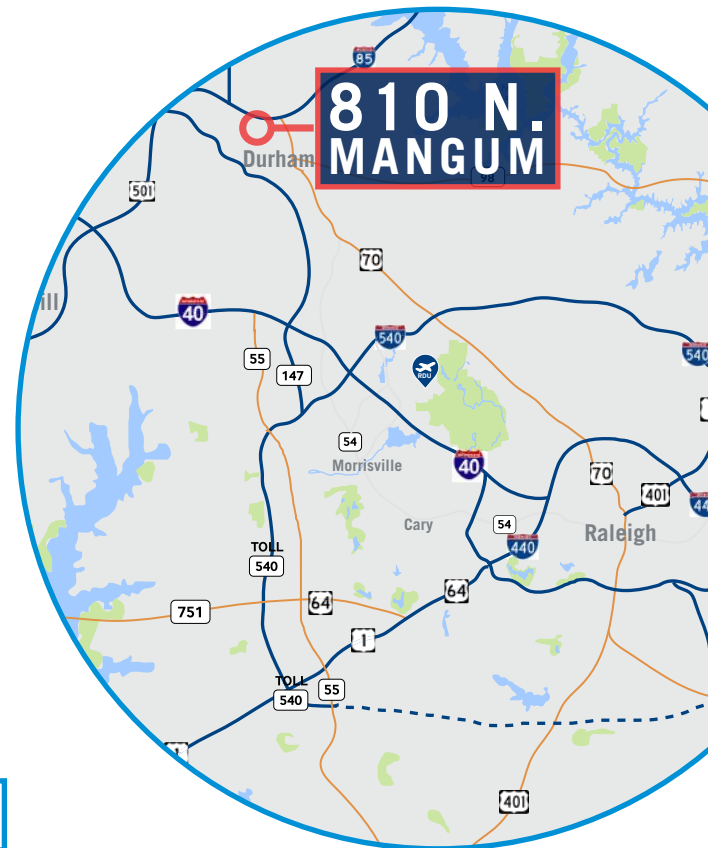


# 810 N. MANGUM

DURHAM, NC 27701

## PROPERTY HIGHLIGHTS

- » Unique, 2,337 SF, freestanding building located in Old Five Points District fronting N. Mangum street, just minutes from Downtown and Central Park District, adjacent to the developing Pleiades pocket neighborhood
- » Built in the 1920's, the property offers attractive exposed brick walls; pressed tin, 13-foot ceilings; and has two restrooms in place
- » New HVAC, hot water heater, roof, and minor building restorations in the past 3 years
- » Modern storefront-glass
- » **Building signage opportunity**
- » **On-site and street parking available**
- » Coming Soon - Jetplane Coffee, next door



**RENTAL RATE \$4,250/MO + UTILITIES**

**TI ALLOWANCE AVAILABLE**

## CONTACT:

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810 N. MANGUM



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## PLEIADES NEIGHBORHOOD

Pleiades is re-shaping the landscape in Downtown Durham and 810 N. Mangum will reap the benefits.

- » New modern home construction
- » 9-home pocket neighborhood

Learn more at [pleiadesmodern.com](http://pleiadesmodern.com)

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**2,337 SF**

**FREESTANDING  
BUILDING**

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