



Opportunity

- Newly renovated, retail/office building in Downtown Durham
- Roof top patio with city views
- First floor covered patio
- Exposed beam ceilings
- Availability for building signage, stage or performance area
- Suite A - 1,554 sf
- Suite B - 3,215 sf
- Suite C - 2,137 sf

Rate and Term

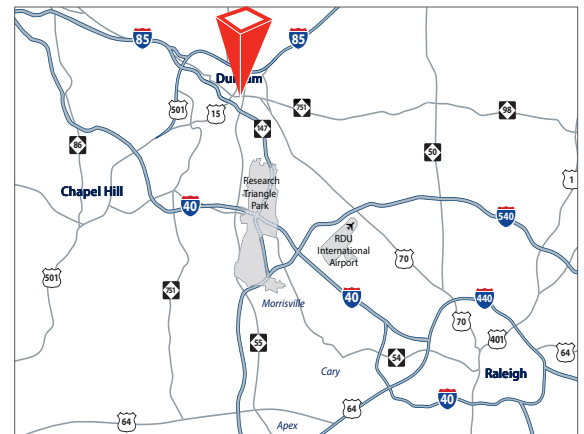
- \$25.00 - \$30.00/sf, NNN

Parking

- Shared parking

Location

- Located across the street from Ponysaurus Brewing and 0.8 mile from the Durham Bulls Athletic Park, serving a population of 90,000 within a three-mile radius



For more information, please contact:

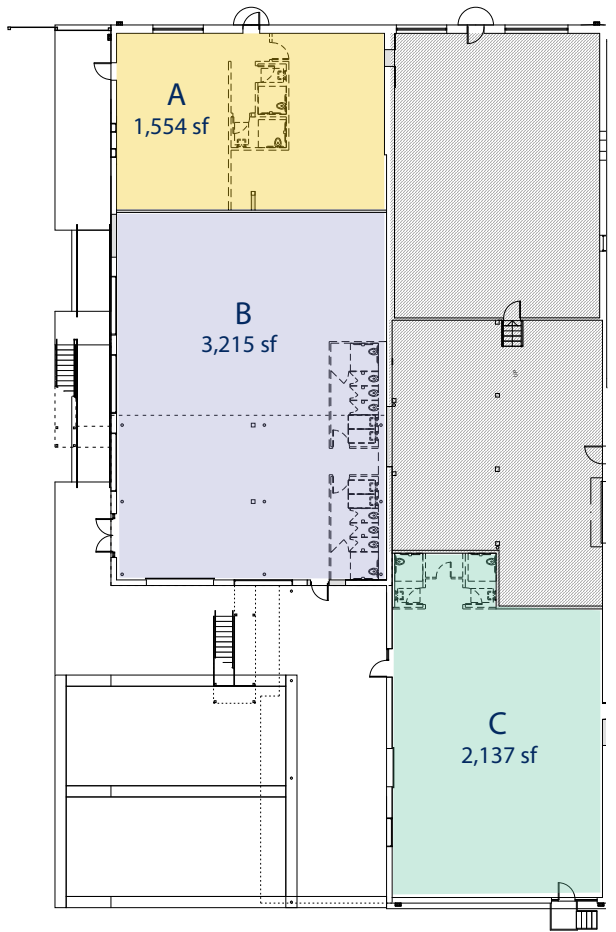
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Floor Plan



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Demographics

Esri 2019	1 Mile	3 Miles	5 Miles
Population	15,692	91,161	193,655
Households	6,486	34,147	76,976
Avg. Household Income	\$54,459	\$62,336	\$73,509

Traffic Counts

NC DOT	Vehicles Per Day (VPD)
Fayetteville St./N. Elizabeth St.	16,300
NC Highway 147	82,000



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