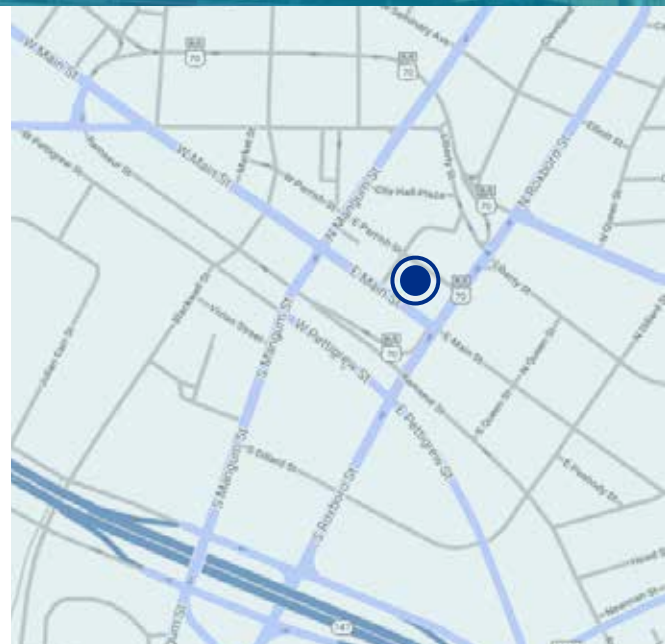


201
E. MAIN STREET
DURHAM, NC 27701



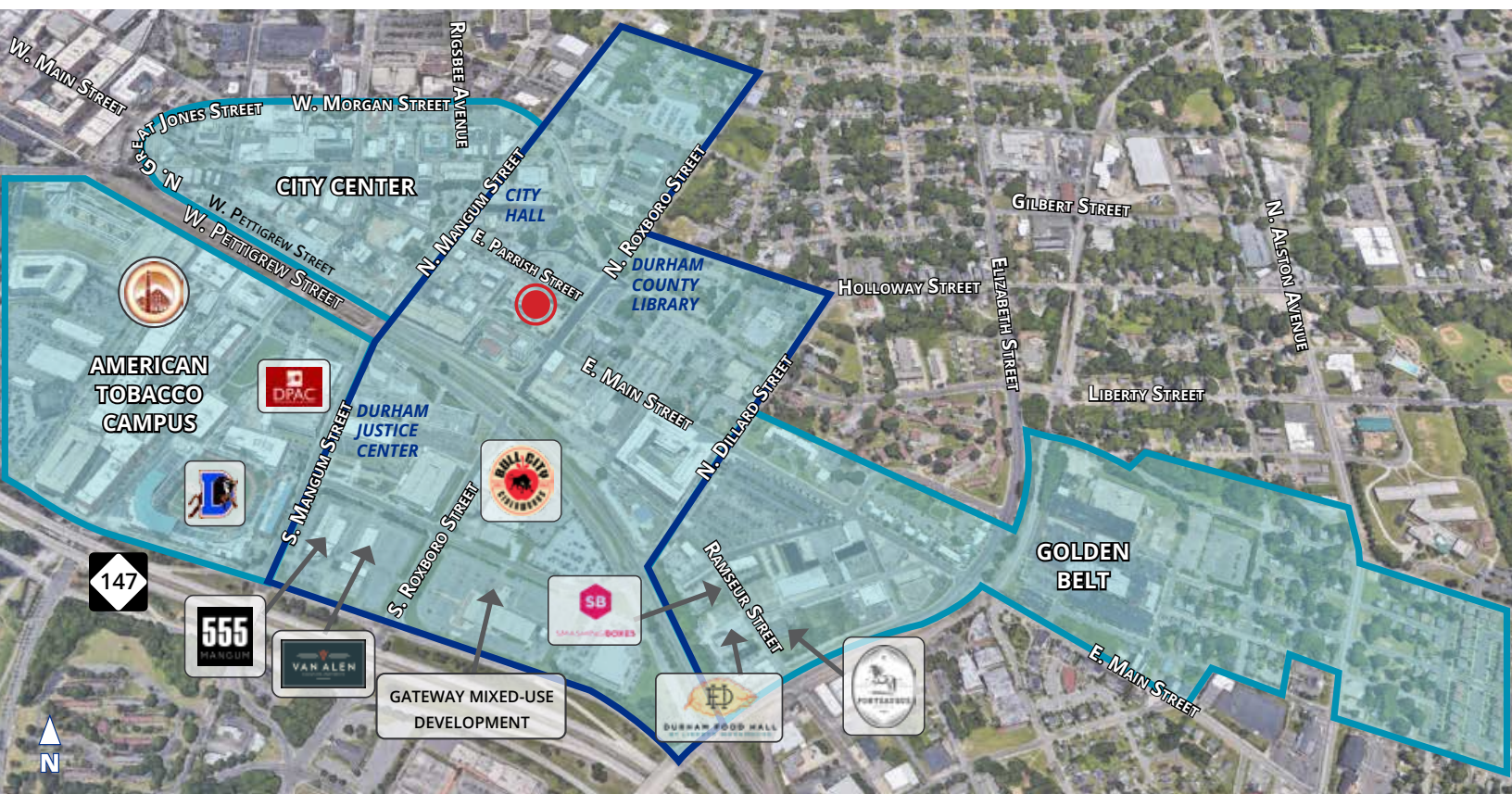
OVERVIEW OF THE PROPERTY

- 168,707 SF, seven-story, mixed-use building (office & retail)
- Built in 1978, renovated in 2018
- LEED Certified Building
- Just off the Durham Freeway in the Government Services district
- One block from the City Center district
- Walking distance to numerous attractions and retail shops
- Lease Rate: \$20.00/SF, NNN + \$20.00/SF TI Allowance
- TICAM: \$1.00/SF



PROPERTY HIGHLIGHTS

- Below market retail spaces
- Modified cold dark shell
- Space delivered with ample power
- 4,000 gallon grease trap, shared
- Shafts for hood (including vent) and HVAC to roof
- Common area restrooms
- Large, secured patio area and furniture included
- Tenant only pays for common area trash, grease trap collection, exterior patio power washing
- 600+ employees in the office space
- Ideally located between City Center and Golden Belt districts
- Excellent opportunity to get into the booming downtown Durham restaurant market
- Suite 140: 3,057 SF
- Suite 150: 3,291 SF



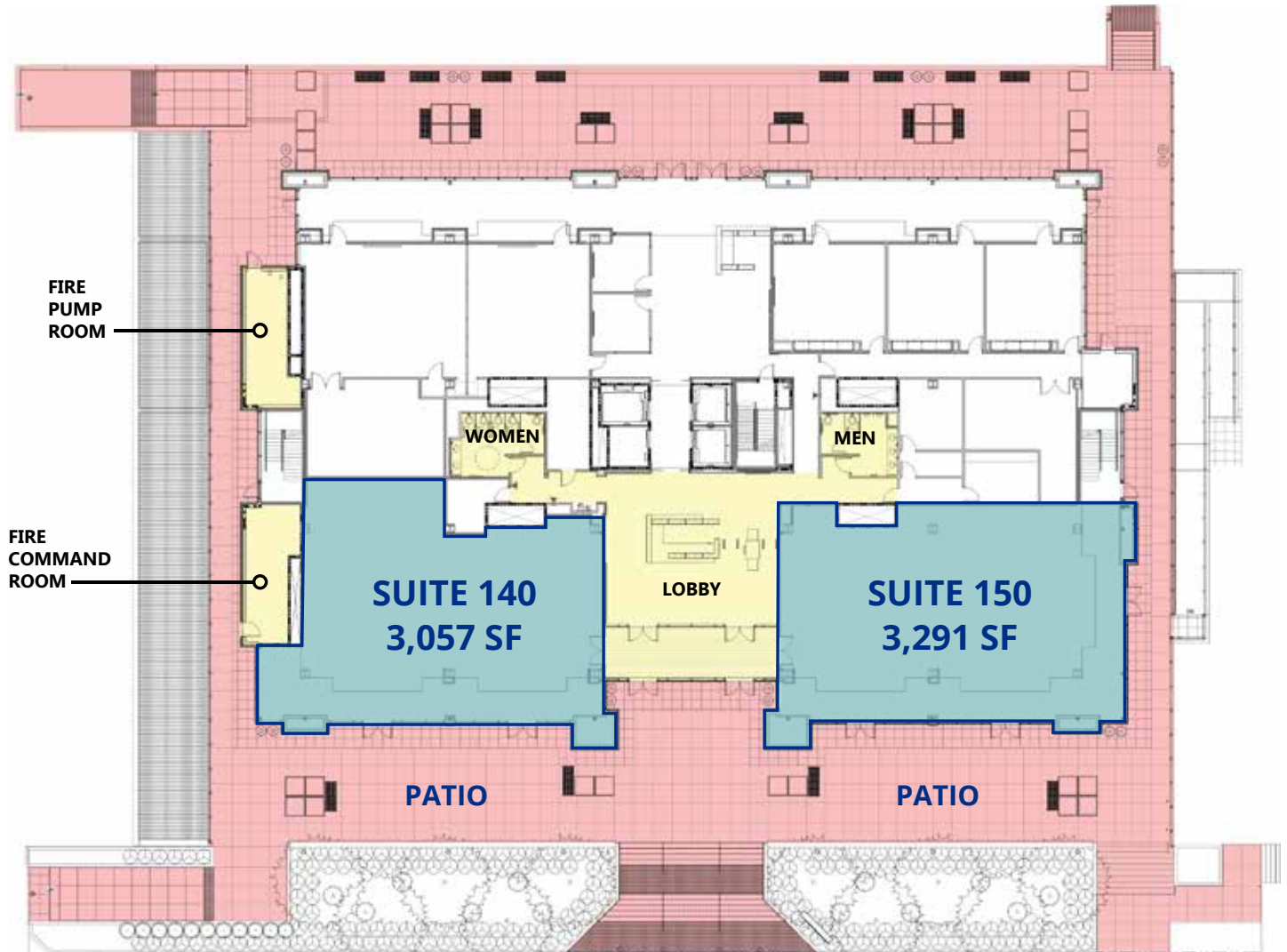
VIJAY K. SHAH, CCIM

vshah@trademarkproperties.com

919.645.1425 direct 919.812.0964 mobile

The information contained herein was obtained from sources believed reliable; however, TradeMark Properties makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

SUITE 140: 3,057 SF



	EXTERIOR PLAZA 14,878 SF
	BUILDING SERVICE AREA 2,275 SF (LOBBY, RESTROOMS) 303 SF (FIRE PUMP ROOM) 306 SF (FIRE COMMAND ROOM)
<hr/>	
	2,884 SF TOTAL
	RETAIL OCCUPANT AREA 6,348 SF (TOTAL)

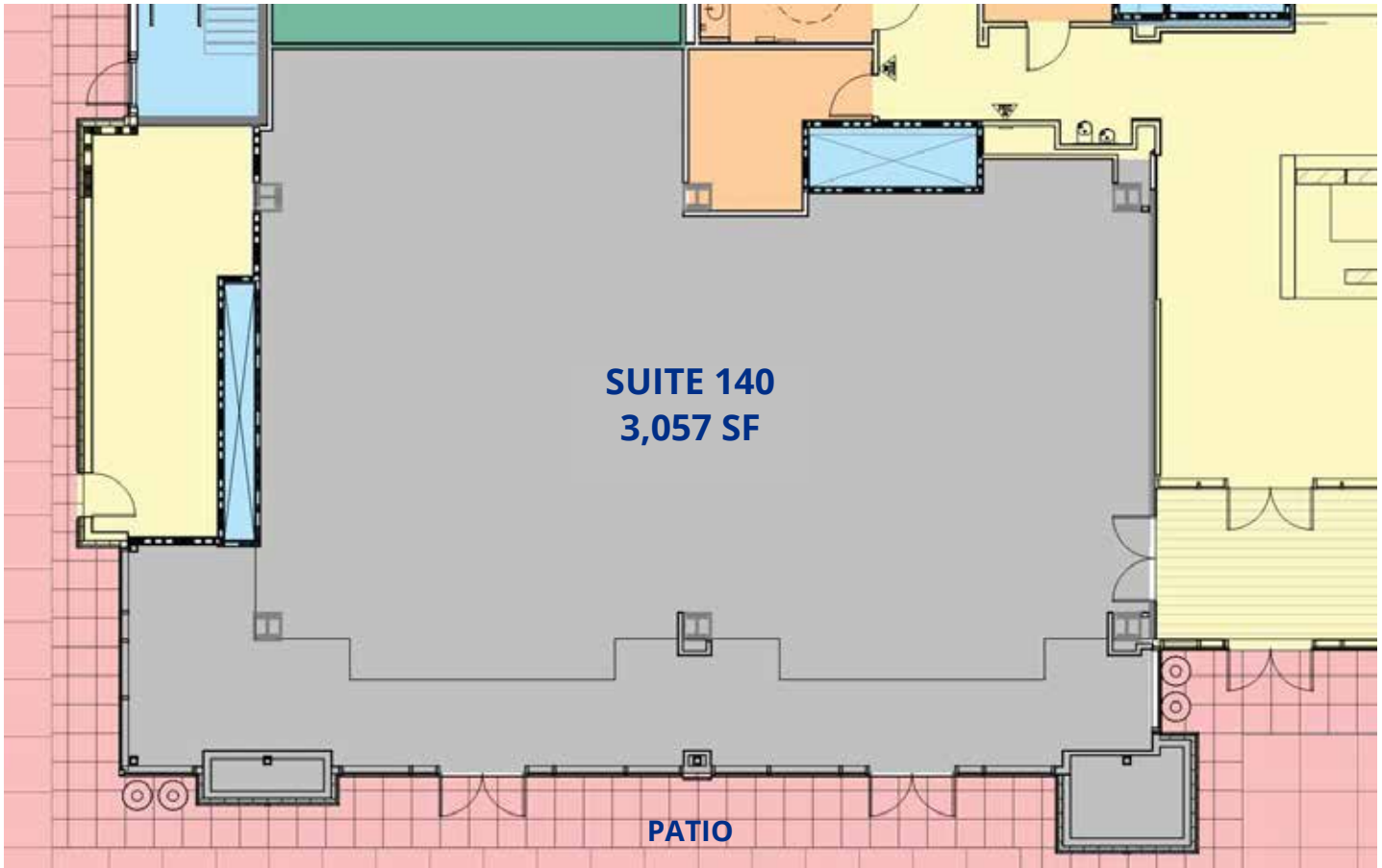
VIJAY K. SHAH, CCIM

vshah@trademarkproperties.com

919.645.1425 direct 919.812.0964 mobile

The information contained herein was obtained from sources believed reliable; however, TradeMark Properties makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

SUITE 140: 3,057 SF



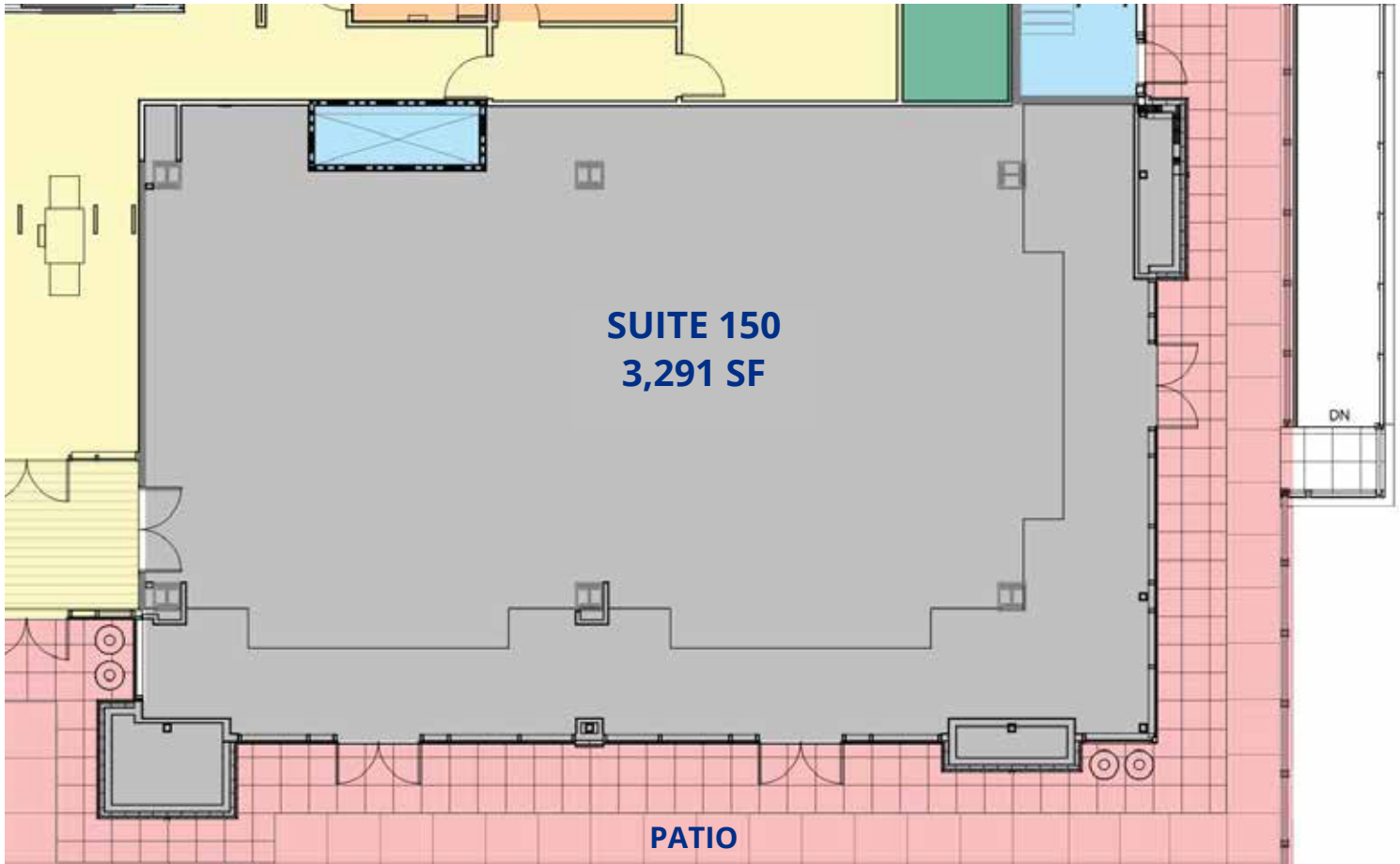
VIJAY K. SHAH, CCIM

vshah@trademarkproperties.com

919.645.1425 direct 919.812.0964 mobile

The information contained herein was obtained from sources believed reliable; however, TradeMark Properties makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

SUITE 150: 3,291 SF



VIJAY K. SHAH, CCIM

vshah@trademarkproperties.com

919.645.1425 direct 919.812.0964 mobile

The information contained herein was obtained from sources believed reliable; however, TradeMark Properties makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.