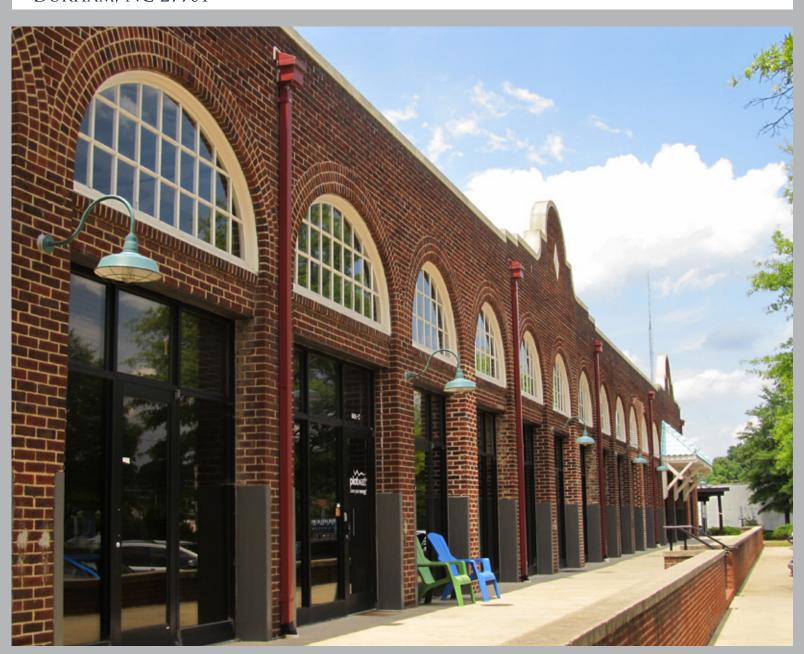
DOWNTOWN OFFICE SPACE FOR LEASE

CITY PLACE

501 Washington Street 406 CORPORATION STREET DURHAM, NC 27701





Fred Dickens

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Maggie Quan

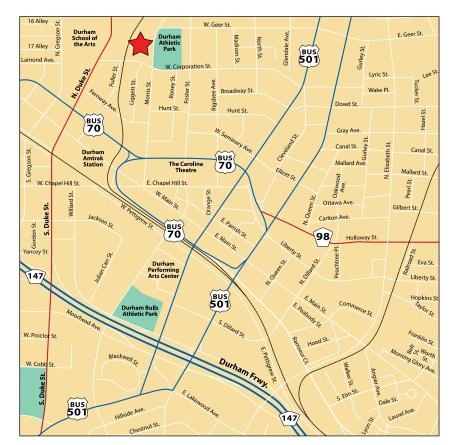
(919) 645-1431 (Direct) (919) 943·2511 (Mobile)

DOWNTOWN OFFICE SPACE FOR LEASE 501 Washington Street / 406 Corporation Street Durham. NC 27701

PROPERTY OVERVIEW

- <u>501 Washington Street</u> 29,388 SF building Available Unit H - 1,750 SF
- <u>406 Corporation Street</u> 4,134 SF building Available - 4,134 SF (Whole building)
- Located in Downtown Durham in the trendy Warehouse District across from the Historic Durham Athletic Park (the DAP)
- Convenient to Durham Central Park, West Village, Brightleaf Square and American Tobacco Campus
- Picnic areas, shower facility and on-site property management
- Walking distance to numerous restaurants and residential developments
- On-site parking

- Brick exterior with exposed beams and wood floors inside
- Lots of natural light
- Perfect for modern professional offices
- Formerly a municipal garage and training facility for the City of Durham Fire Department
- Originally built in 1926 and completely rehabbed in 1999 to bring the building up to modern standards while preserving the architectural details and eclectic charm
- Leasing rate:
 501 Washington Street: \$18.50/SF, NNN
 406 Corporation Street: \$12.00/SF, NNN



DOWNTOWN OFFICE SPACE FOR LEASE 501 WASHINGTON STREET / 406 CORPORATION STREET DURHAM, NC 27701

PROPERTY PHOTOS









DOWNTOWN OFFICE SPACE FOR LEASE 501 WASHINGTON STREET / 406 CORPORATION STREET DURHAM, NC 27701

SITE PLAN



DOWNTOWN OFFICE SPACE FOR LEASE 501 WASHINGTON STREET / 406 CORPORATION STREET DURHAM, NC 27701

AERIAL MAPS



