

DOWNTOWN DURHAM FLEX SPACE AVAILABLE WAREHOUSE/OFFICE/BATH/Call 919-602-5836

VIBRANT DISTRICT & GREAT VISIBILITY WITH EASY ACCESS TO 147, 40 and 85
SECONDS FROM 147 and minutes to the new Durham Bulls Ballpark, Brightleaf District, DPAC Theatre, Golden Belt Art District and West Village. Located in Durham's thriving small business, research & art district. Located conveniently to RTP, Durham, Chapel Hill, Cary, RDU Airport, UNC and Duke University.

MANY OPTIONS AND POSSIBILITIES FOR:

- *Artist studios and galleries
- *Photographic studios and galleries
- *Small business owners, satellite office or distribution hub
- *Start up businesses



****Call 919.602.5836 for details****

FEATURES OF WAREHOUSE AND OFFICE SPACE:

- *Bay(s)/office/bath with 1,500-2,050 sq/ft each, combine bays for more space
 - *4' loading dock height
 - *Private office entry door
- *Office space with bathroom, 3 spaces feature (2) offices
 - *Outside security lights
 - *Heat in all bays, phase three electric in some spaces
 - *Spacious 14' ceiling heights in warehouse space
 - *Rent will be \$895/mo-\$995/mo depending on sq/ft
- *One space has special features with two baths(one is handicap accessible) and handicap sidewalk that enters through warehouse space