

**MAVERICK
PARTNERS**
REALTY SERVICES, INC.

Property Summary

Address: 733 Foster Street,
Durham, NC 27701

Type: Office/Retail

Price: \$ 19.00

Sq. Ft.: 10,954

Lot Size:
(acres)

Zoning: DD-S2

Status: Active

Agent **Brad Wiese**



Description:

Maverick Partners is now pre-leasing this one-of-a-kind building in the burgeoning Central Park District of Downtown Durham. The late 1940s Streamline Moderne building has recently been purchased and is now listed as a contributing structure on the National Register of Historic Places. Renovation of this stunning property is currently underway. The Central Park District has recently seen the addition of multiple bars and restaurants, with announcements of others to soon come. The interior features high ceilings, exposed steel beams, windows on all four sides as well as a light monitor. The roughly 11,000 square foot space could be utilized by one tenant and custom designed for their unique needs, or the space can be subdivided for multiple users with common lobby or direct entry into individual spaces from outside. Office, retail, restaurant and many other uses are allowed under the very flexible DD-S2 zoning.

Property Features

- Original "Scott and Roberts" building (c.1947) designed in the Streamline Moderne style with curved brick facade
- 10,954 Gross SF
- 1st Floor: 9,175 SF of mostly open space with windows on all sides and ability to open space further. Space includes old vault and historic sliding fire containment doors
- Basement Level: 1,779 SF with natural light and ability for separate exterior entrance
- Concrete floors, exposed steel columns and beams, 14' ceilings, large front windows, light monitor
- Outdoor area suitable for outdoor seating, dining, storage, loading
- Downtown Design-Support 2 zoning allows for a variety of uses

Location

Central Park District of Downtown Durham, which has quickly become a center of nighttime activity

Walk to multiple downtown restaurants and bars, American Tobacco campus, Durham Performing Arts Center, Golden Belt, Durham Bulls Athletic Park, Brightleaf Square, West Village and Government Services District

Short drive to Duke University campus, Duke Hospital and VA Hospital, NCCU and Research Triangle Park.

Easy access to Durham Freeway (10 minutes to RTP and 15 minutes to RDU), minutes to I-85

Hundreds of millions of dollars have been invested in the downtown district by private developers and local government. Additional projects are currently underway or in planning.