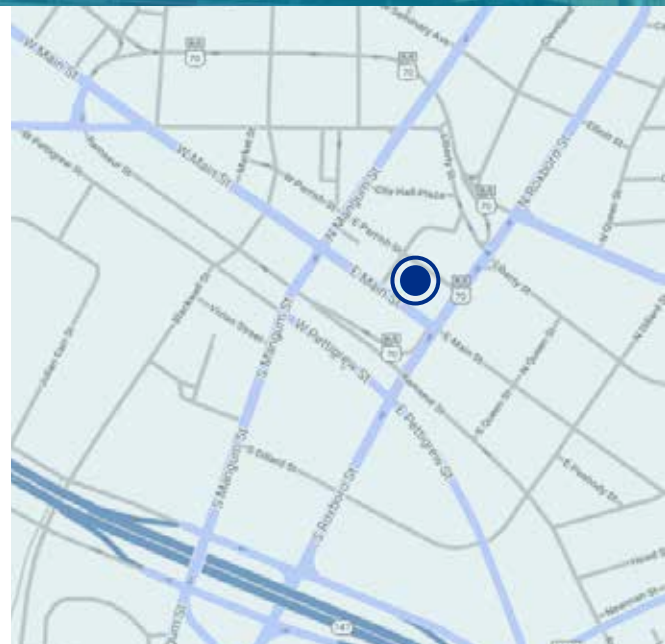


201
E. MAIN STREET
DURHAM, NC 27701



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
- Suite 140: 3,057 SF
- Asking Rate: \$20.00/SF, NNN + \$20.00/SF TI Allowance
- TICAM: \$1.00/SF



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PROPERTY HIGHLIGHTS

- Below market retail spaces
- Modified cold dark shell
- Space delivered with ample power
- 4,000 gallon grease trap, shared
- Shafts for hood and HVAC
- 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

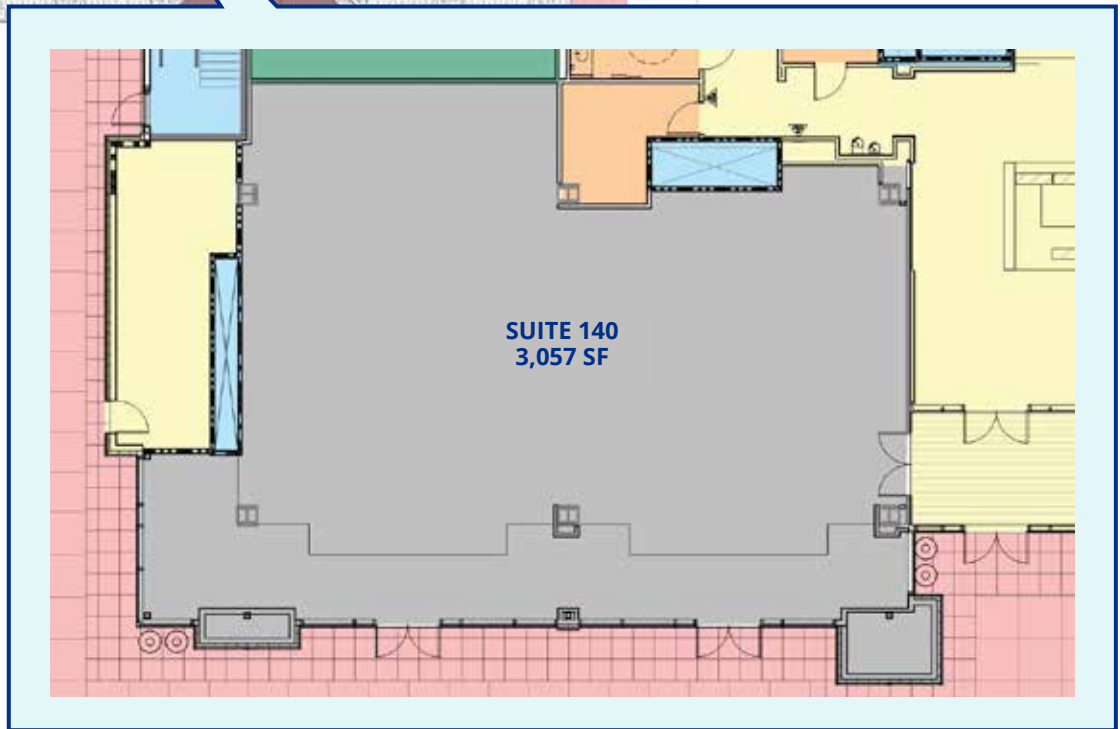
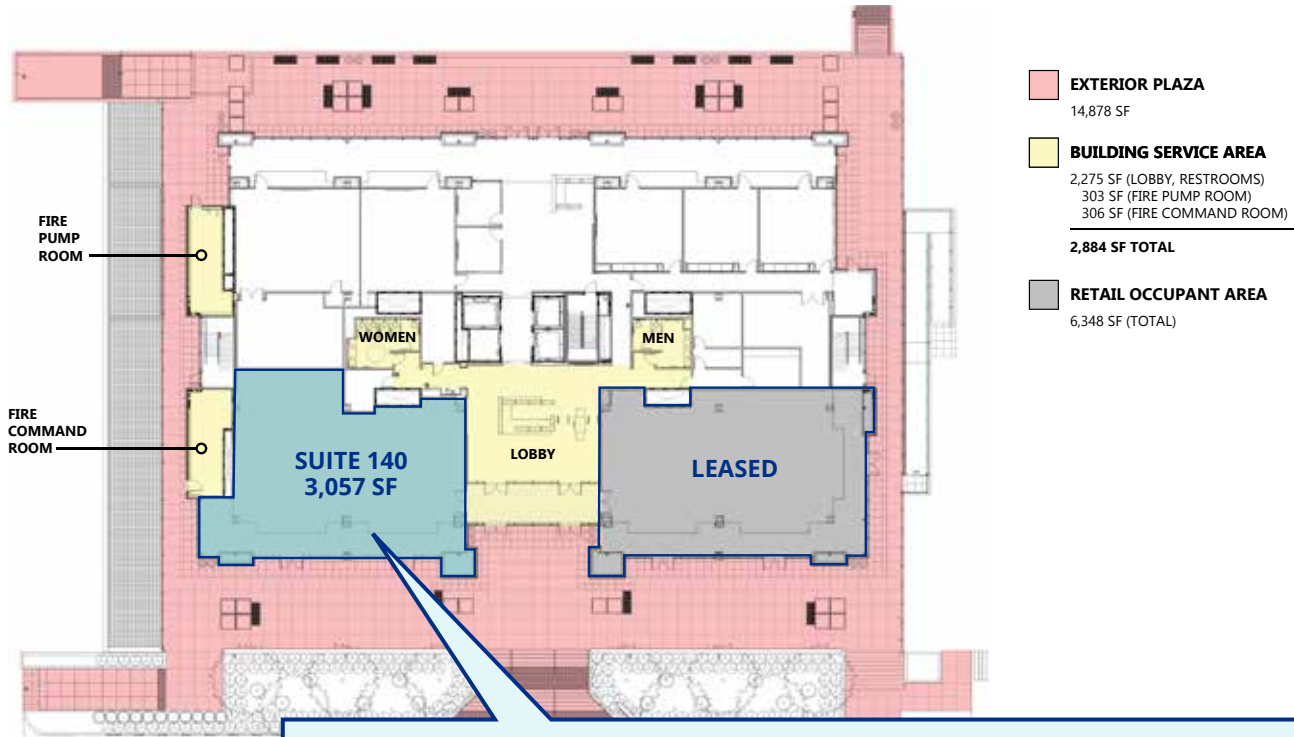


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SUITE 140: 3,057 SF



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