

Measurement Building



404 HUNT STREET • DOWNTOWN DURHAM, NC

AVISON
YOUNG

Property highlights



2nd floor lobby



- Lease Rate: \$27.50/sf, Full Service
- Mix of move-in ready and white box condition suites
- Approx. 1,600 - 16,679 sf available now
- Retail on first floor
- Common area conference room, break room, shower room, and mother's room
- Parking ratio is 3 per 1,000 sf (deck parking, additional fee)
- Walking distance to numerous restaurants, retail, hotels, entertainment, and housing

Building amenities



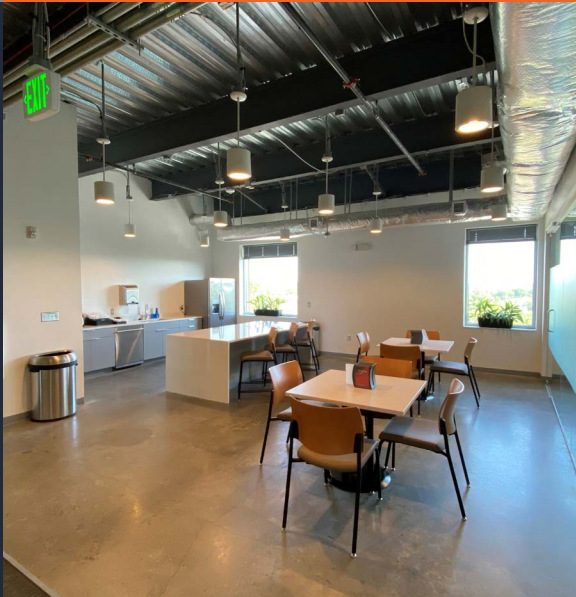
**Common area
mother's room &
shower area**



**Common area
conference room**



**Common
area
break
room**



**Common area
seating &
phone booth**



Available spaces



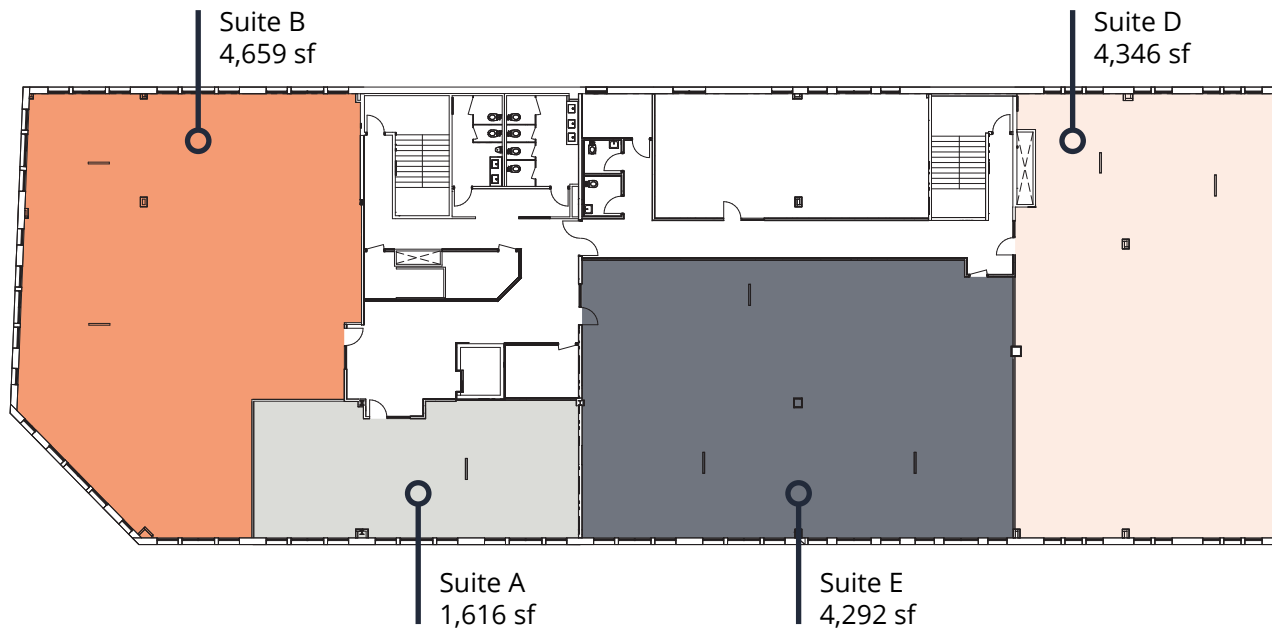
5th Floor • 4,878 sf
4th Floor • 5,214 sf
3rd Floor • 16,679 sf
2nd Floor • 14,913 sf

Floor plan

Second Floor Plan

14,913 sf

suggested suite sizes, white box condition



Open space - Suite D & E

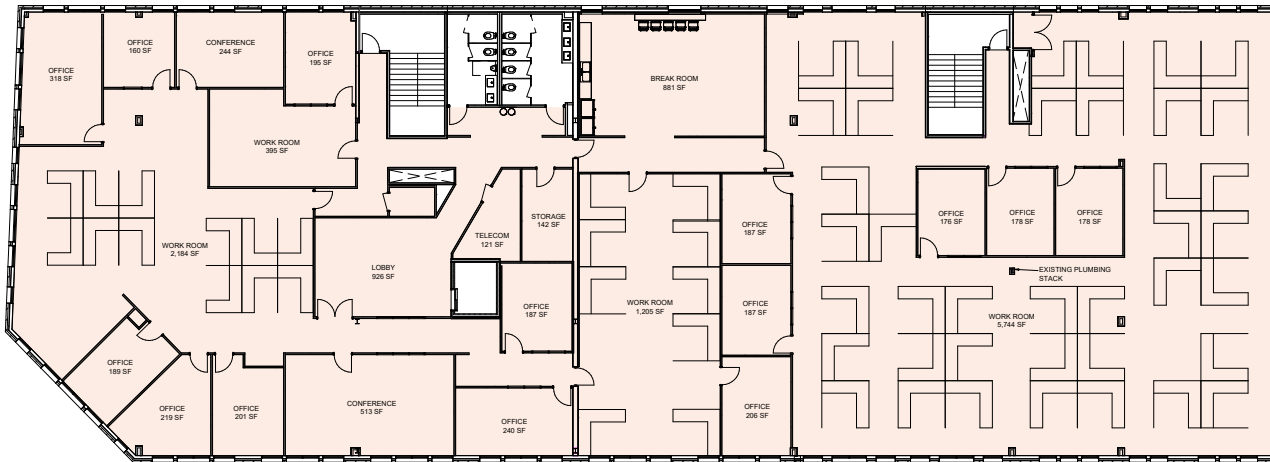


Open space - Suite B

Floor plan

Third Floor Plan

16,679 sf



Large conference room

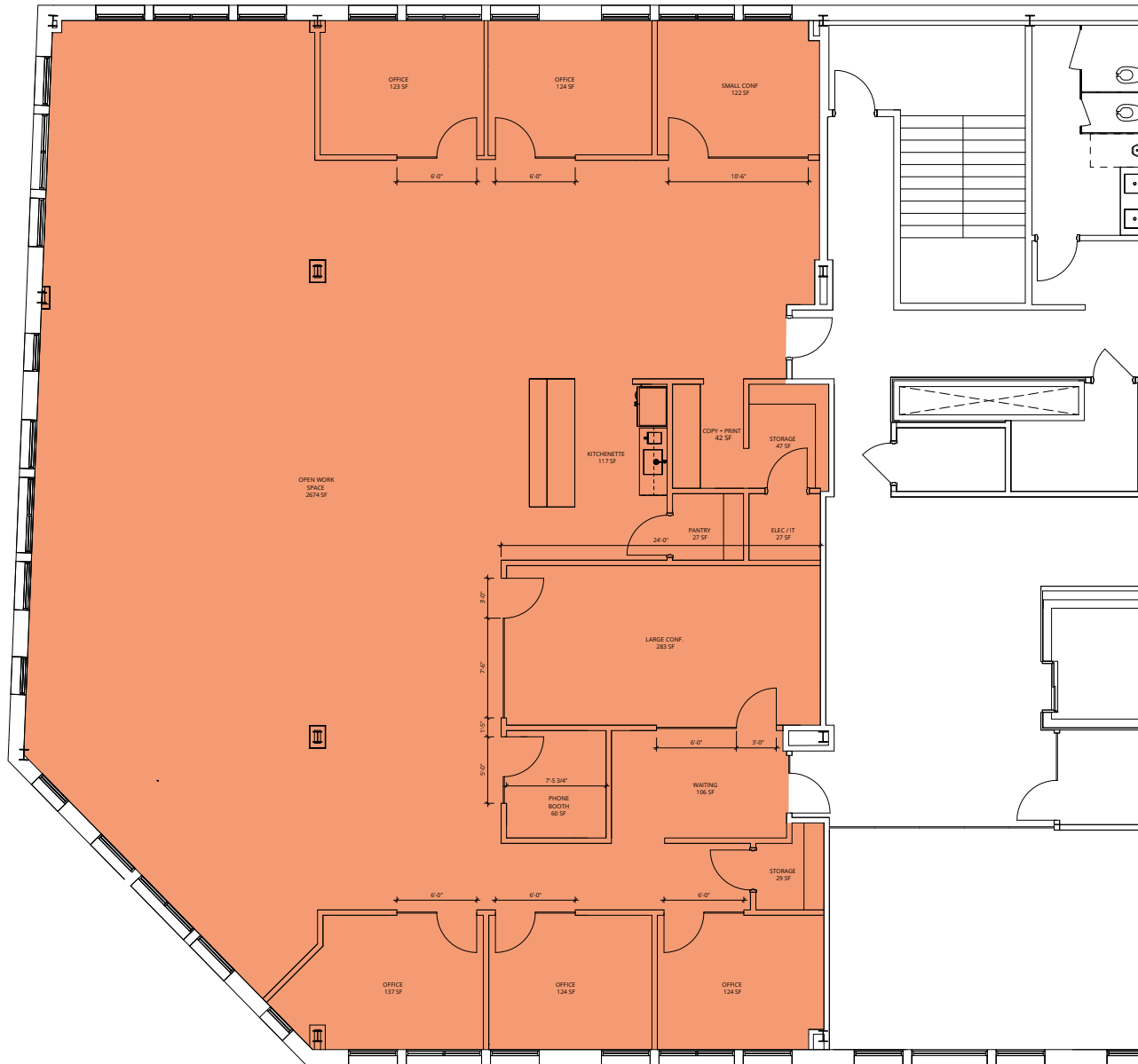


Open space with workstations

Floor plan

Suite 410

5,214 sf



Break room / café



Private offices

Floor plan

Suite 500

4,878 sf



Open space with workstations



Training / conference rooms with accordion doors

Nearby amenities

RESTAURANTS & BARS

- | | | | |
|----|------------------------------|----|-------------------------------|
| 1 | 716ers Food | 51 | Plum Southern Kitchen & Bar |
| 2 | Accordion Club | 52 | Pokeworks |
| 3 | Alimentari at Mothers & Sons | 53 | Pour Taproom |
| 4 | Alley Twenty Six | 54 | Primrose Bar and Lounge |
| 5 | Arcana Bar and Lounge | 55 | Queeny's |
| 6 | Atomic Clock Brewing Company | 56 | Ramblers Beer & Wine |
| 7 | Barsa New Indian | 57 | Rise Southern Biscuits |
| 8 | Boxcar Bar + Arcade | 58 | Rubies on Five Points |
| 9 | Brunello Wine Bar | 59 | Rue Cler |
| 10 | Bull City Burger and Brewery | 60 | Taberna Tapas |
| 11 | Bull McCabe's Irish Pub | 61 | Table South Kitchen & Bar |
| 12 | Bulldoga Urban Market | 62 | Thai@Main St |
| 13 | Cheeni | 63 | Thaiangle Restaurant |
| 14 | Cocoa Cinnamon | 64 | The Oak House Durham |
| 15 | Crank Arm Brewing Company | 65 | The PickleBack 2 |
| 16 | Cucciolo Osteria | 66 | The Restaurant at The Durham |
| 17 | Dame's Chicken & Waffles | 67 | The Studio Bar and Cafe |
| 18 | Dashi | 68 | The Velvet Hippo Bar & Lounge |
| 19 | DSSOLVR | 69 | Toast |
| 20 | Durham Food Hall | 70 | Torero's Mexican Restaurant |
| 21 | Durty Bull Brewing Company | 71 | Urban Axes |
| 22 | Foster Street Coffee | 72 | Viceroy |
| 23 | Geer Street Garden | 73 | West End Billiards |
| 24 | Gym Tacos | 74 | West End Wine Bar of Durham |
| 25 | Gyu-Kaku | | |
| 26 | High Dive Durham | | |
| 27 | Hutchins Garage | | |
| 28 | Juicekeys | | |
| 29 | King's Sandwich Shop | | |
| 30 | koki | | |
| 31 | Kotuku Surf Club | | |
| 32 | La Mala | | |
| 33 | Lady Gold Tacos | | |
| 34 | Liberty & Plenty Distillery | | |
| 35 | Littler | | |
| 36 | Loaf | | |
| 37 | LouElla | | |
| 38 | Luna Rotisserie & Empanadas | | |
| 39 | M Kokko | | |
| 40 | M Pocha | | |
| 41 | M Sushi | | |
| 42 | M Tempura | | |
| 43 | Mateo Bar de Tapas | | |
| 44 | Nautical Bowls | | |
| 45 | Nectar Cafe | | |
| 46 | Neomonde Mediterranean | | |
| 47 | Ninth Street Bakery | | |
| 48 | Parts & Labor | | |
| 49 | Pie Pushers | | |
| 50 | Pizzeria Toro | | |

HOTELS

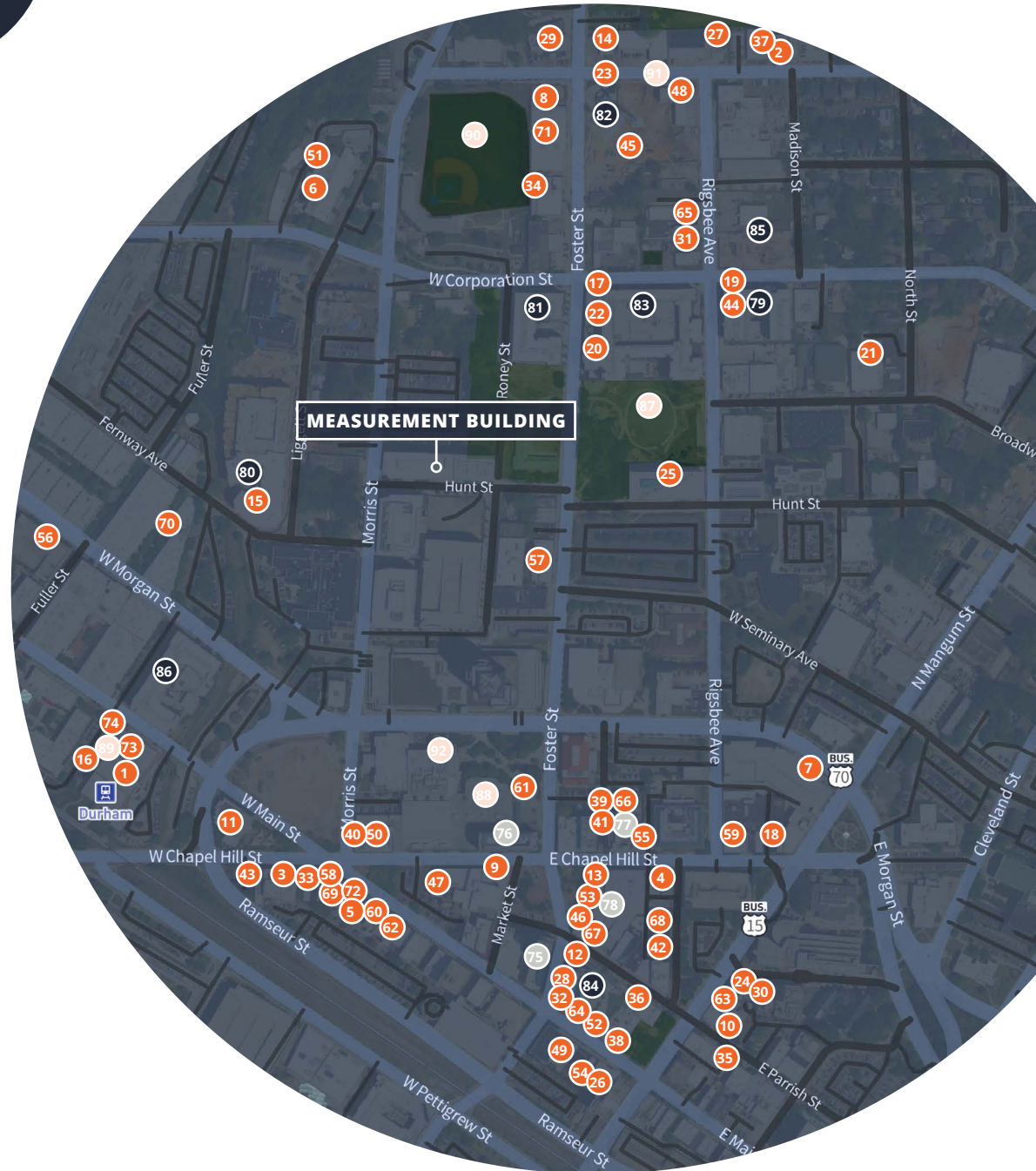
- | | |
|----|-----------------------------|
| 75 | 21c Museum Hotel Durham |
| 76 | Durham Marriott City Center |
| 77 | The Durham Hotel |
| 78 | Unscripted Durham Hotel |

RESIDENTIAL

- | | |
|----|--------------------|
| 79 | Atlas Durham |
| 80 | Beckon |
| 81 | Foster on the Park |
| 82 | Geerhouse |
| 83 | Liberty Warehouse |
| 84 | One City Center |
| 85 | Rigsbee Collection |
| 86 | West Village |

OTHER

- | | |
|----|-------------------------------|
| 87 | Durham Central Park |
| 88 | Durham Convention Center |
| 89 | Durham Train Station |
| 90 | Historic Durham Athletic Park |
| 91 | Motorco Music Hall |
| 92 | The Carolina Theatre |



Measurement Building

**Let's
talk.**

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