



FOR SUBLEASE
205 BROADWAY STREET
DURHAM, NC 27701

PHOENIXCOMMERCIALNC.COM
PRESENTS

OFFICE | FLEX FOR SUBLEASE

205 BROADWAY STREET
DURHAM, NC 27701

EXCLUSIVELY LISTED BY:

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COMMERCIAL PROPERTIES

PROPERTY HIGHLIGHTS

205 BROADWAY STREET, DURHAM, NC 27701

Prime Sublease Opportunity: 205 Broadway St, Durham, NC

Embrace flexibility and functionality in this standalone office/flex space, centrally located in vibrant downtown Durham. This 3,000 sq ft property, formerly a veterinary clinic, offers a unique layout including large offices, a potential lab area, and specialized rooms equipped with sinks and a lead-lined X-ray room. Notable features include a security system, off-street parking, and excellent signage visibility. Steps away from dining, retail, and public transit, and easily accessible from Durham Freeway and I-85.

BEST USE Office/Flex/Lab

PARKING RATIO 5.00/1,000 SF

BUILDING FEATURES Former Vet Clinic with potential lab area, lead-lined X-Ray room, shared restrooms, large office, kitchen/breakroom, signage availability, shared off-street parking.

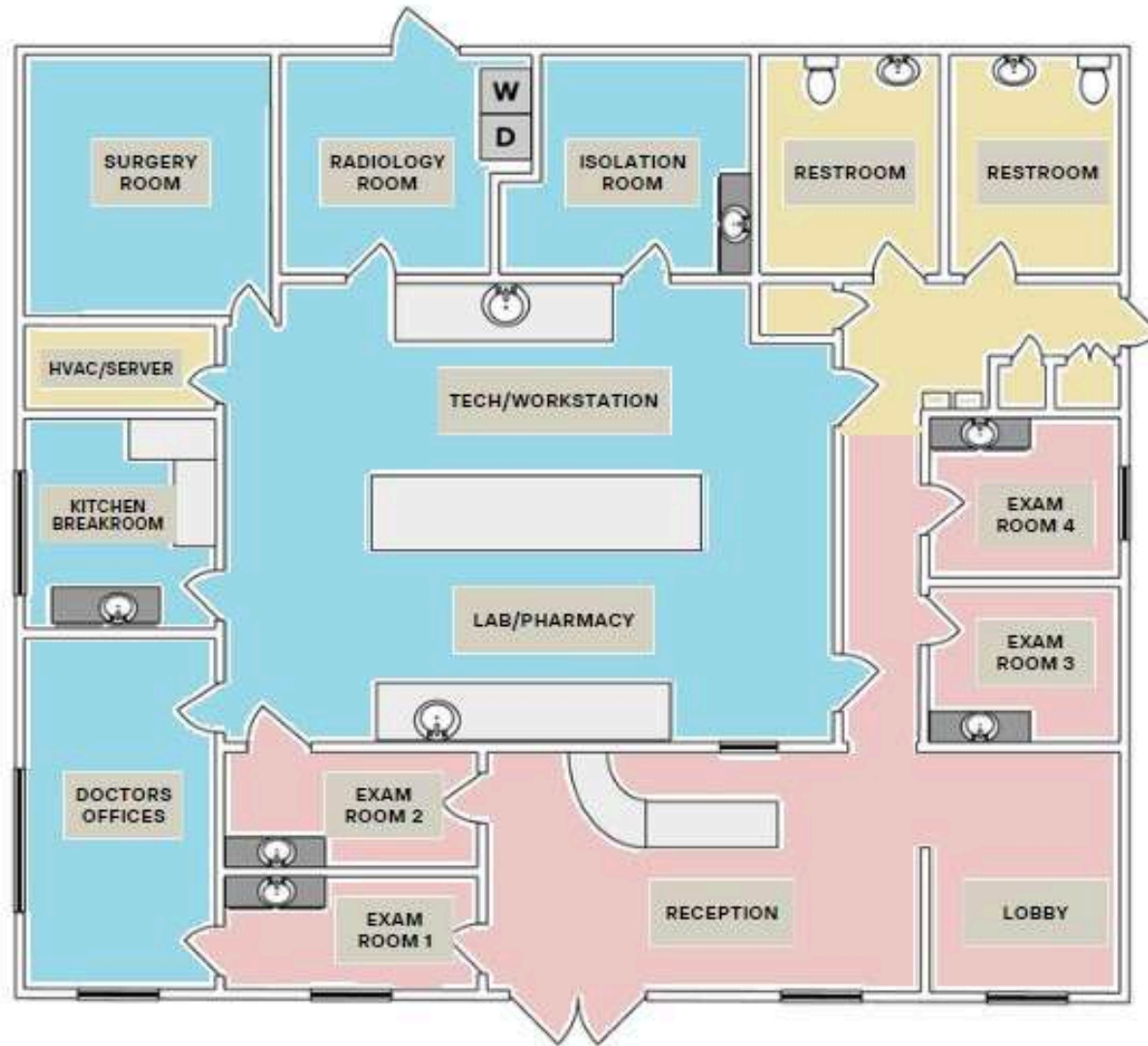
AVAILABILITY Primary Lease Expiration: 6/30/2025

RATE \$2,800.00/Month (MG)
(Tenant responsible for taxes, insurance, common area maintenance, utilities & janitorial)



FLOOR PLAN

205 BROADWAY STREET, DURHAM, NC 27701



SHARED SPACE

AVAILABLE SPACE

LEASED

*FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE

LOCATION

205 BROADWAY STREET, DURHAM, NC 27701



Located in the heart of downtown Durham, 205 Broadway St offers an exceptional sublease opportunity. This property sits conveniently near the bustling intersection of Mangum St and W Corporation St, ensuring high visibility and accessibility. It's surrounded by a mix of walkable amenities including restaurants, retail shops, and public transportation options. The proximity to major thoroughfares like the Durham Freeway and I-85 enhances connectivity, making it an ideal spot for businesses looking to thrive in a dynamic urban environment. Enjoy the blend of historical charm and modern convenience in one of Durham's most sought-after locations.

PROPERTY PHOTOS

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