



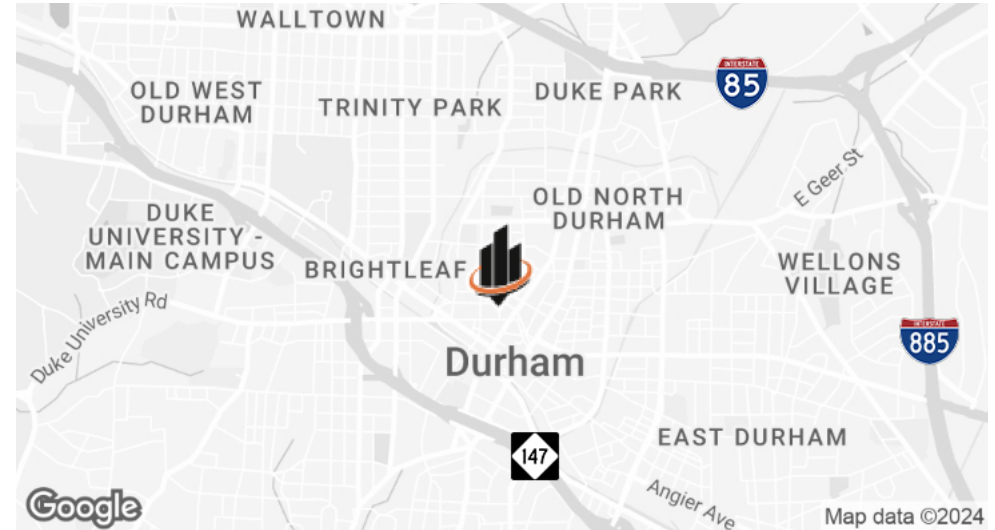
FOR SALE OR LEASE

# 204 RIGSBEE AVENUE

SUITE 101 | DURHAM, NC 27701



## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>BUILDING SIZE:</b>	±3,944 SF
<b>PARCEL ID:</b>	197963
<b>YEAR BUILT/ RENOVATED</b>	1939/2004 & 2021
<b>ZONING:</b>	DD-C
<b>SALE PRICE:</b>	\$1,450,000
<b>LEASE RATE:</b>	Aggressive Rate Available for Short-Term Lease! (Contact Brokers)

## PROPERTY OVERVIEW

SVN | Real Estate Associates as the exclusive listing agent, is pleased to offer for sale or lease **Suite 101 at 204 Rigsbee Avenue in downtown Durham, NC.**

**This area continues to experience an incredible transformation,** with projects both under construction and planned to further expand its base of residential, retail, office, and life science spaces.

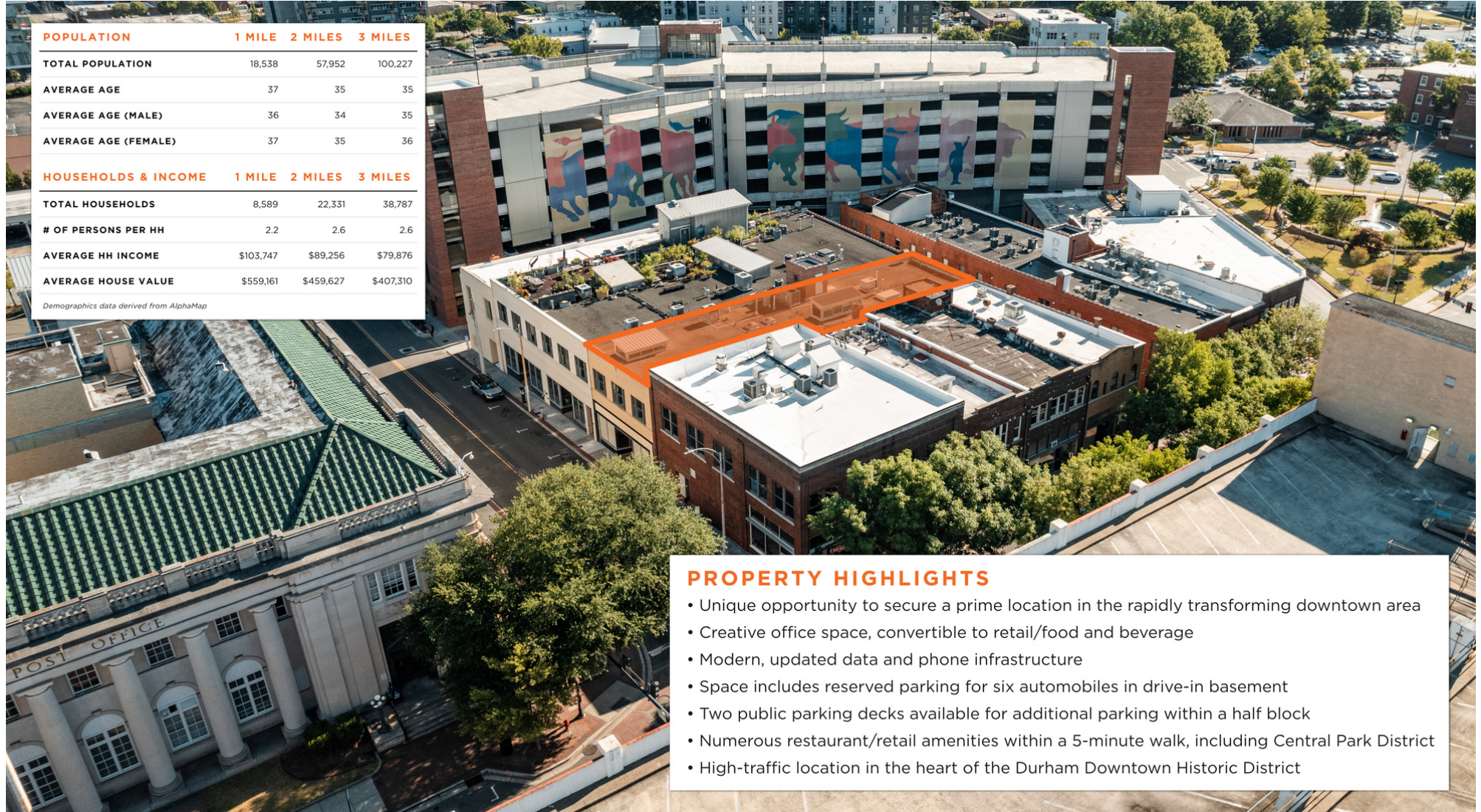
Suite 101 is a versatile, **street-level commercial condo unit, currently built out as an open, creative office.** With an ideal storefront façade, easy access to parking, and two means of egress, this space **could easily be converted to a retail use,** including food and beverage operations. This prime location, adjacent to some of Durham's most popular restaurants and cafes, **provides excellent visibility and customer traffic.**

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# PROPERTY HIGHLIGHTS & DEMOGRAPHICS



POPULATION			
	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	18,538	57,952	100,227
AVERAGE AGE	37	35	35
AVERAGE AGE (MALE)	36	34	35
AVERAGE AGE (FEMALE)	37	35	36

HOUSEHOLDS & INCOME			
	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	8,589	22,331	38,787
# OF PERSONS PER HH	2.2	2.6	2.6
AVERAGE HH INCOME	\$103,747	\$89,256	\$79,876
AVERAGE HOUSE VALUE	\$559,161	\$459,627	\$407,310

Demographics data derived from AlphaMap

### PROPERTY HIGHLIGHTS

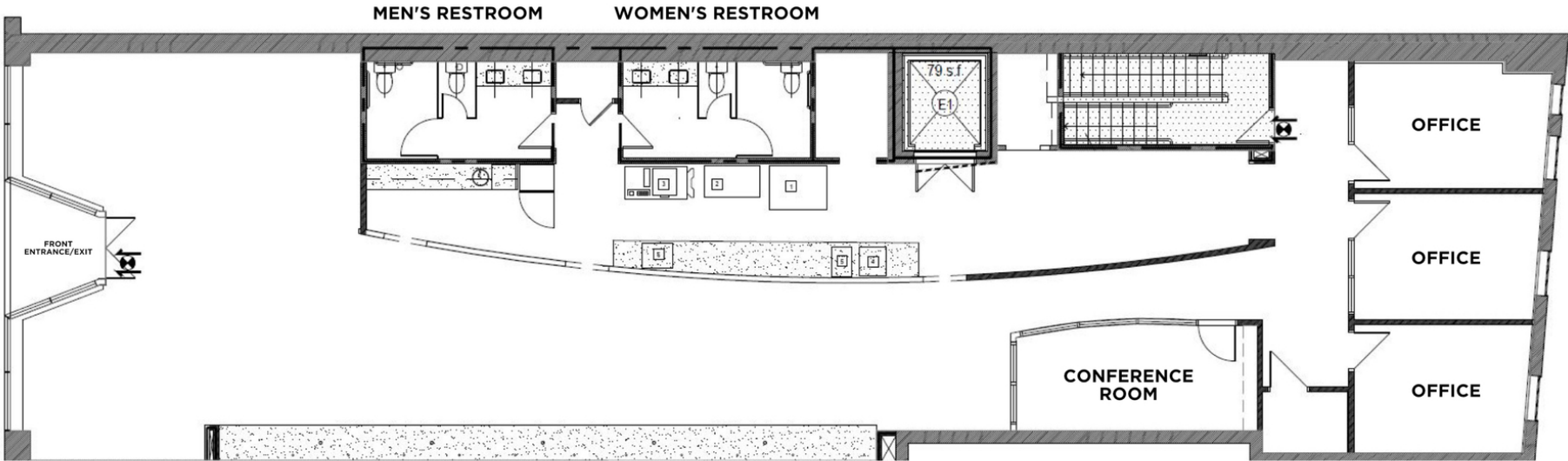
- Unique opportunity to secure a prime location in the rapidly transforming downtown area
- Creative office space, convertible to retail/food and beverage
- Modern, updated data and phone infrastructure
- Space includes reserved parking for six automobiles in drive-in basement
- Two public parking decks available for additional parking within a half block
- Numerous restaurant/retail amenities within a 5-minute walk, including Central Park District
- High-traffic location in the heart of the Durham Downtown Historic District

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# FLOOR PLAN (SUITE 101)

**VIDEO TOUR**

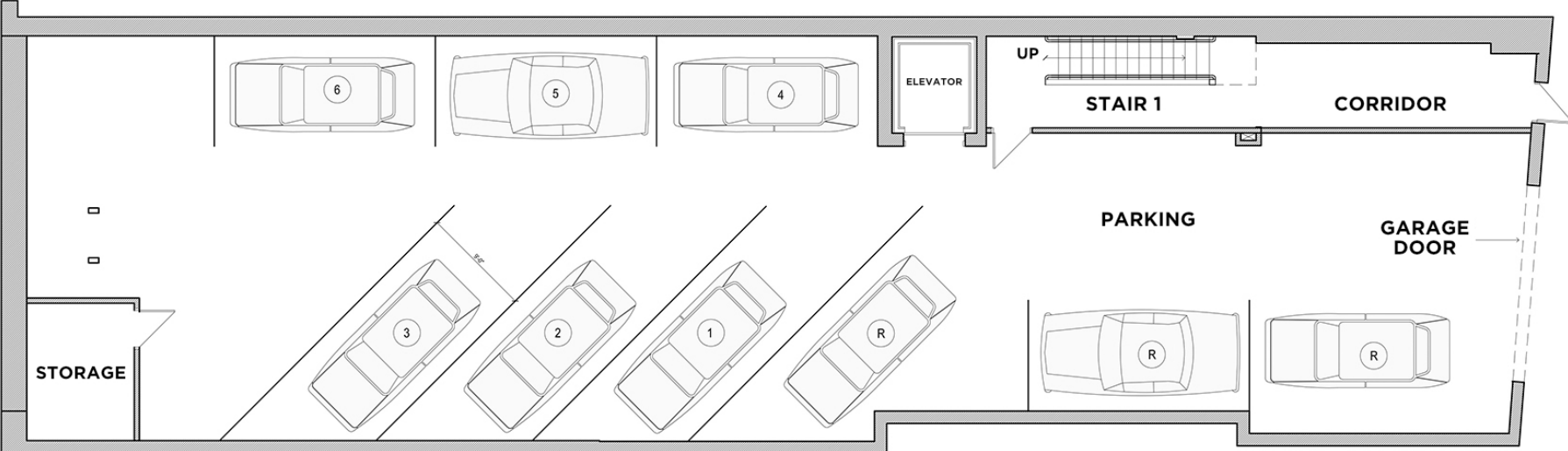


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# FLOOR PLAN (DRIVE-IN BASEMENT GARAGE)



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## INTERIOR PHOTOS (SUITE 101)



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# RETAILER MAP



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## ADVISOR BIO



### CAREY GREENE

Senior Vice President

carey.greene@svn.com

Direct: **919.287.2135** | Cell: **919.949.5672**

## PROFESSIONAL BACKGROUND

Carey is a Senior Vice President at SVN | Real Estate Associates with 20 years of commercial real estate experience. A native of Miami, Florida, he is a long-time Durham resident with degrees from two of the area's universities with very different shades of blue. Carey completed his undergraduate studies at Duke University, graduating summa cum laude. He later earned his MBA with a concentration in real estate from the University of North Carolina at Chapel Hill's Kenan-Flagler Business School, where he made the dean's list, was a Premier Fellow, and a recipient of the Leonard Wood scholarship award.

In 2022, Carey formed the Ascend Industrial Team to focus exclusively on industrial advisory work in the Greater Triangle and Triad regions of North Carolina. Having worked two decades in CRE - including 15 as a broker - Carey took his many years of experience working on industrial transactions and his passion for working with family-owned/non-profit businesses to dedicate his brokerage practice full-time to industrial real estate services. In this role, he focuses heavily on advising property owners with leasing, sales, and long-term decision-making strategies to maximize the value of their assets. He also works with buyers and tenants on industrial acquisitions and leasing. Steeped in a reputation for hard work and integrity, Carey's many clients and relationship partners continue to put their trust in him by sending repeat business and referrals.

In addition to industrial brokerage, he also has broad experience in urban infill, covered land and investment sales transactions and has been a leader in sales and leasing work in downtown Durham. From 2018 to 2023, her served as Managing Director at SVN | REA, guiding and supporting the commercial brokerage team and was involved in overall strategy and business development efforts. In 2024, Carey moved back into solely focusing on client work.

Outside of brokerage, Carey has worked in property management and has also participated in a sponsor role in adaptive reuse and rehabilitation projects. These include the renovation of the circa 1931 historic Snow Building, and most recently, the adaptive-reuse of the 1968 Home Savings & Loan office building into the boutique 53-room The Durham hotel. Both properties are in downtown Durham. Carey and his wife have two children and two rescue dogs. You may find him "rucking" around Durham's many walking trails or on the baseball field where he coaches his son's South Durham Little League team.

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## ADVISOR BIO



### SHARA NEJAD, PEM, LEED AP

Advisor

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## BIOGRAPHY

Shara has been actively involved in the commercial real estate industry for over 15 years. Her roots began in the design and construction of commercial buildings, where she developed a strong commitment to the highest professional standards in client services. She's been involved in a wide range of successful design and construction projects from universities, cGMP and R&D facilities to multifamily buildings, large office buildings, mixed-use, and hybrid office/lab facilities. She's also been an active real estate investor for over 12 years.

Shara's background gives her a unique advantage to leverage her expertise in facility management and building construction to work with her clients through all stages of a real estate transaction to successfully achieve their goals. Outside of work, Shara enjoys outdoor adventures and traveling around the world with her family, and their dog, Coco.

## EDUCATION & PROFESSIONAL HISTORY

- Master of Science in Mechanical Engineering, Villanova University
- Bachelor of Science in Mechanical Engineering, KNT University of Technology
- Senior Facilities Engineer, RTI International
- Project Engineer, Precis Engineering Inc.

## MEMBERSHIPS & ASSOCIATIONS

- Licensed Real Estate Broker, North Carolina
- Professional Energy Manager (PEM), NC State
- LEED Accredited Professional, U.S. Green Building Council
- Member, Triangle Commercial Real Estate Women (TCREW)
- Member, Triangle Commercial Association of REALTORS®
- Past PTO Member and Ex-Officio for Board of Trustees, Montessori Community School

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