



OFFICE SPACE FOR LEASE

The Measurement Building

404 Hunt Street, Durham, NC 27701

**AVISON
YOUNG**

Property highlights

Lease rate: \$27.50/sf, Full Service

Opportunity

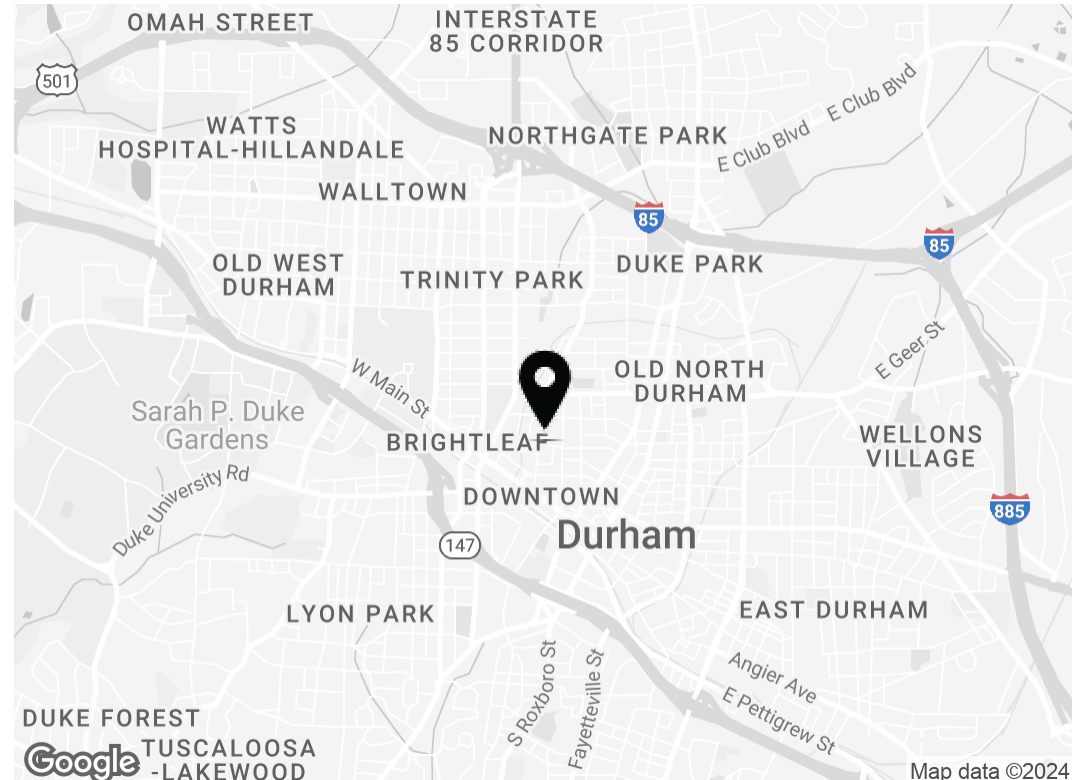
Modern office space available in Durham's Measurement Building. This building is part of the Durham ID mixed-use development, located in the heart of the warehouse district surrounded by vibrant restaurants, shopping, entertainment and housing within walking distance. Parking ratio is 3 per 1,000 sf (additional fee).

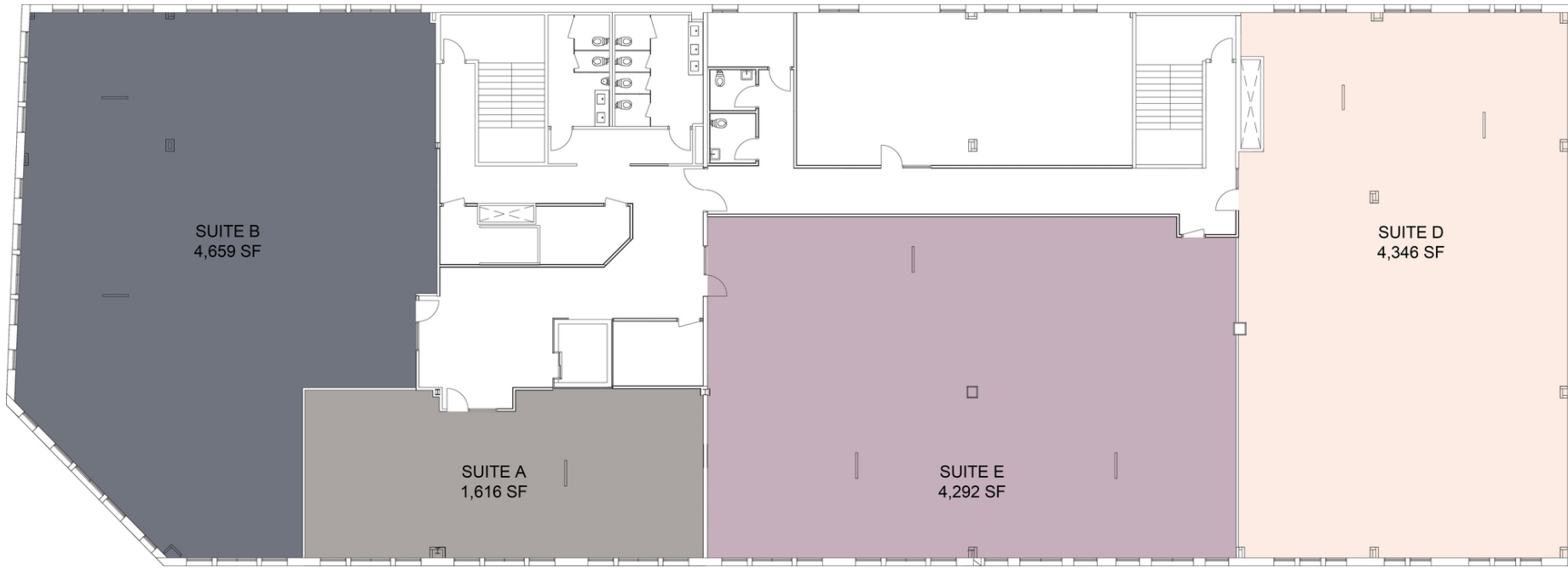
Floor	Suite	Size	Description
2nd	A	1,616 sf	White box condition*
2nd	B	4,659 sf	White box condition*
2nd	D	4,346 sf	White box condition*
2nd	E	4,292 sf	White box condition*
4th	410	5,214 sf	Available now

*suggested suite sizes

Amenities

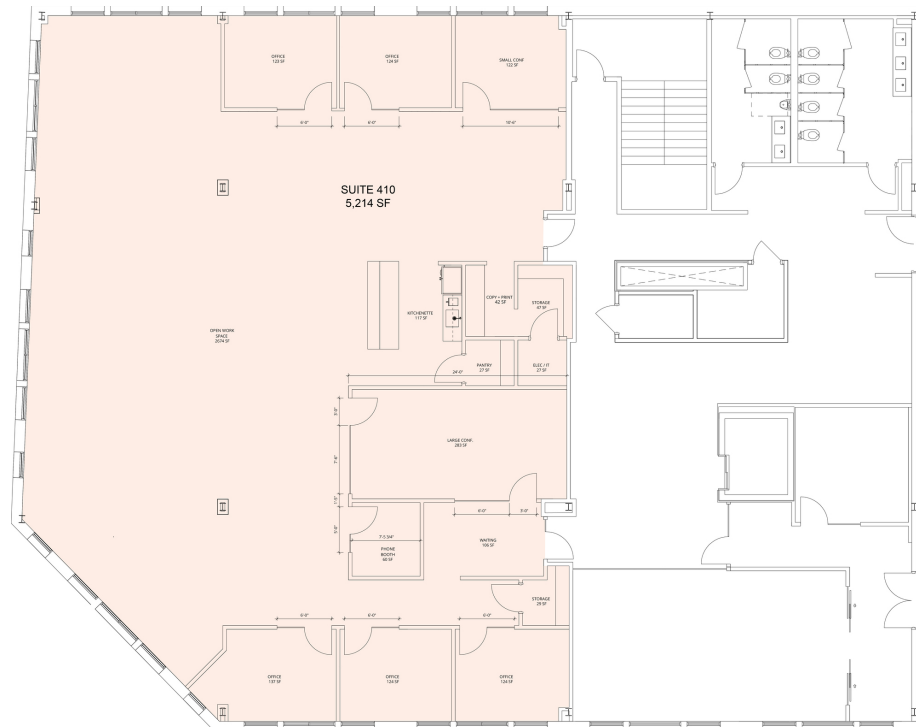
- Common area conference room
- Common area break room
- Common area shower room
- Common area mother's room
- Retail on first floor



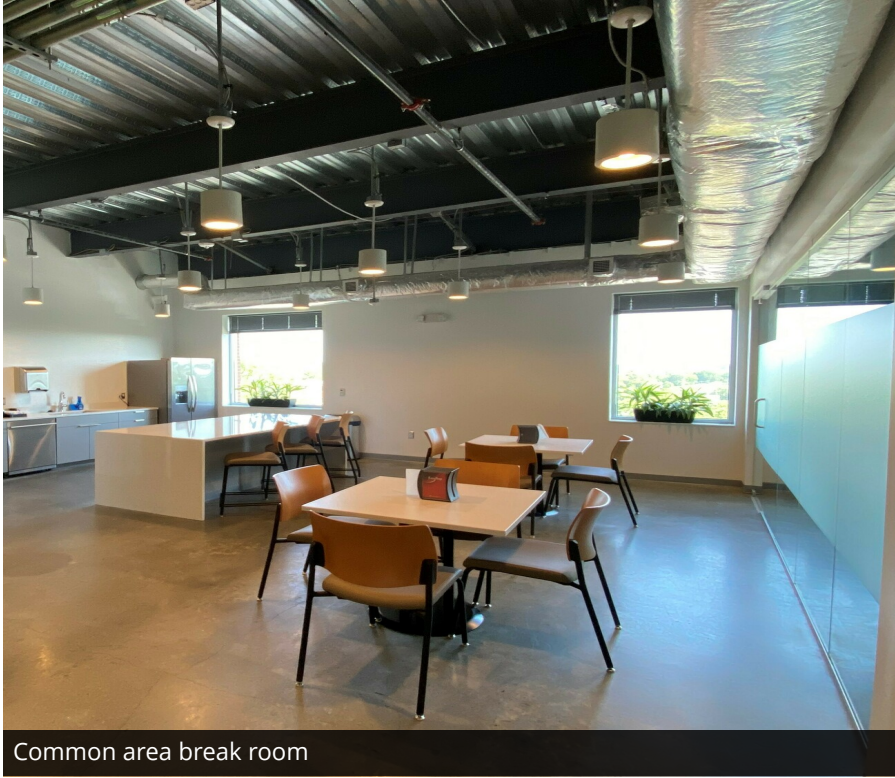


Second Floor Plan: ±14,913 sf (suggested suite sizes)

Floor Plans



Suite 410: 5,214 sf



Common area break room



Common area conference room

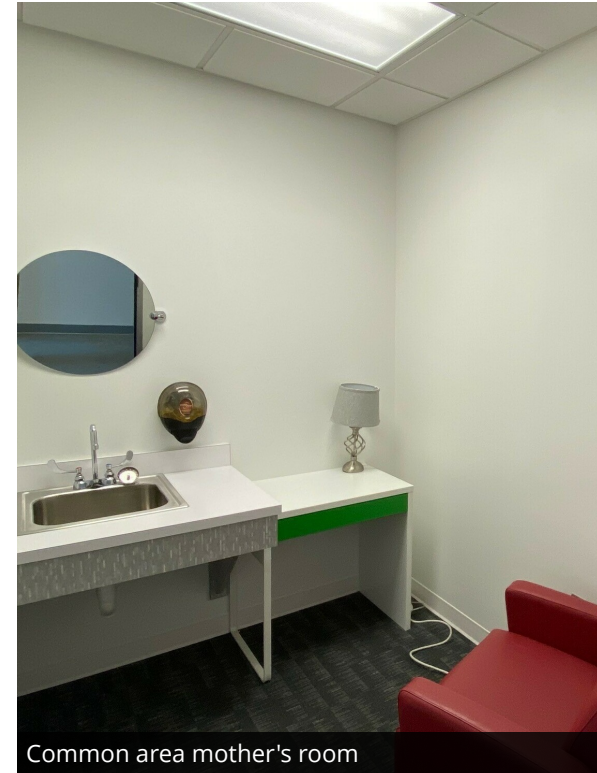
Amenities



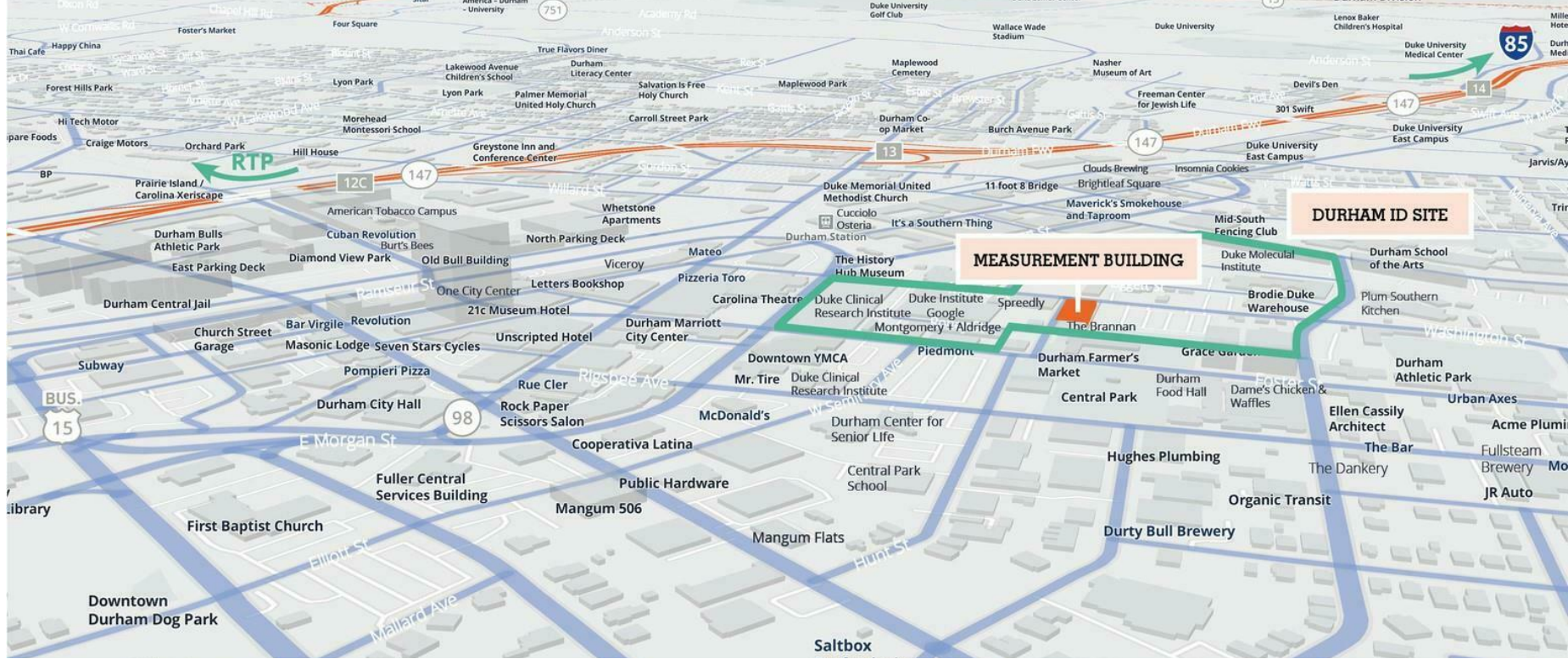
Common area seating/phone booth



Common area shower room



Common area mother's room



Points of interest

8 min

Downtown
Chapel Hill

15 min

Research
Triangle Park

20 min

Raleigh-Durham
International Airport

35 min

Downtown
Raleigh



Let's talk.

Arnold Siegmund

Principal, Landlord Representation

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