

OFFICE FOR LEASE



THE SNOW BUILDING

331 W MAIN ST | DURHAM, NC

WHERE DURHAM'S PAST
MEETS THE FUTURE

LEASED BY

**TRINITY
PARTNERS**

OWNED BY

HĒM + SPIRĒ

WORK IN-STYLE AND IMMERSE YOURSELF IN VIBRANT DOWNTOWN DURHAM.

One of downtown Durham's most iconic buildings, The Snow Building at 331 West Main is in the heart of the city's entertainment and cultural district, surrounded by its most popular amenities and attractions.

This 1930s historical mixed-use building has been invigorated for the modern market with thoughtfully executed renovations made to maintain the integrity of building's Art Deco era style. Six-floors and 25,678 square feet of office, retail, and restaurant space, plus a rooftop penthouse.

- » Executive suites ideal for small businesses and entrepreneurial startups
- » Street-level retail
- » Historical 1930s landmark building, Art Deco style with terrazzo floors, and modern upgrades
- » Building amenities include: shared meeting rooms, break enclaves with kitchen, micro market, and wellness area
- » Amenity-rich and walkable friendly area



AVAILABILITIES

Executive suites ranging from 180 sf to 600 sf available on floors 2 - 6

LEASE RATE

\$32.50 psf, full service

BUILDING AMENITIES

MARKET

On-site micro-market with snacks, beverages, and complimentary Counter Culture coffee, elicits an at-home feel with conveniences just steps away.

MEETING ROOM

Communal meeting rooms provide alternate workspace for inspiration, while fostering tenant connectivity and communication.

WELLNESS ROOM

With its glass walls and serene, open atmosphere, the wellness room is an ideal space for any activity that requires mindfulness.



FOR WORK, PLAY, AND EVERYTHING IN BETWEEN— THIS TIMELESS SPACE PUTS TENANTS IN THE CENTER OF IT ALL.



VICEROY



ARCANA

STREET LEVEL RETAIL

VICEROY

At the front of the Snow Building, tenants and guests can find their way into the atmospheric Viceroy restaurant and dine on its unique menu of British-Indian cuisine.

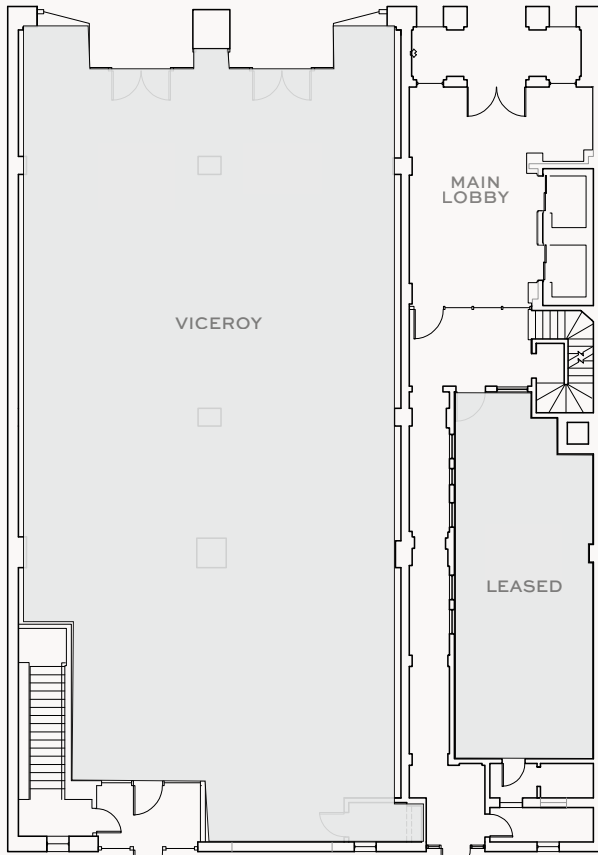
ARCANA

The Arcana bar and lounge, nestled beneath the building, is a community-centered hub for artists, musicians, and performers.



AVAILABILITIES

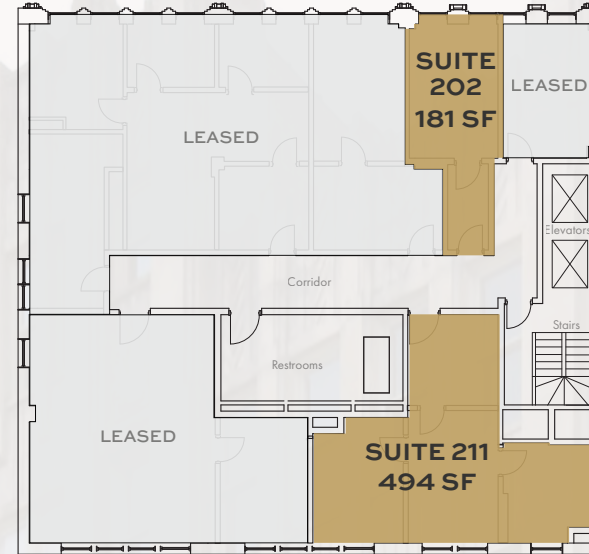
FIRST FLOOR



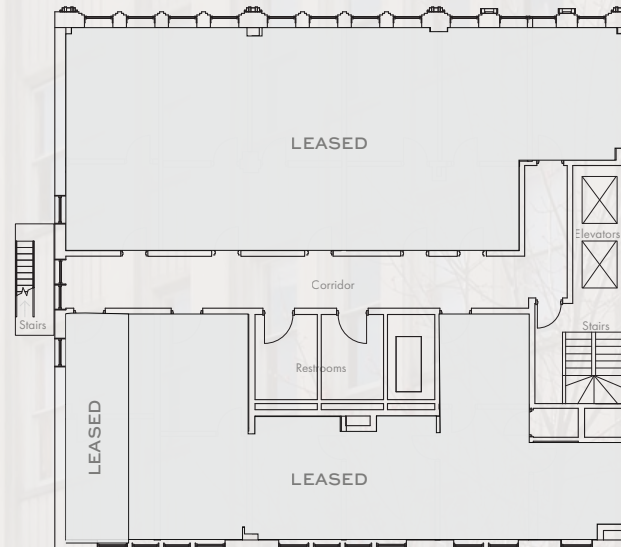
SHARED BUILDING AMENITIES (DOWNSTAIRS)

ARCANA (DOWNSTAIRS)

SECOND FLOOR

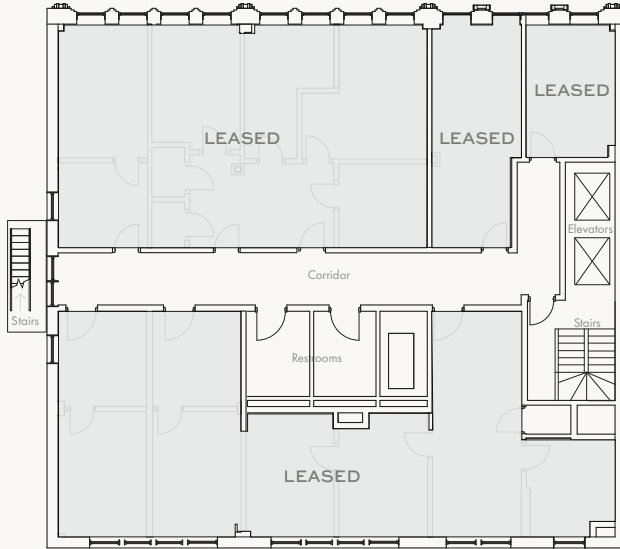


THIRD FLOOR

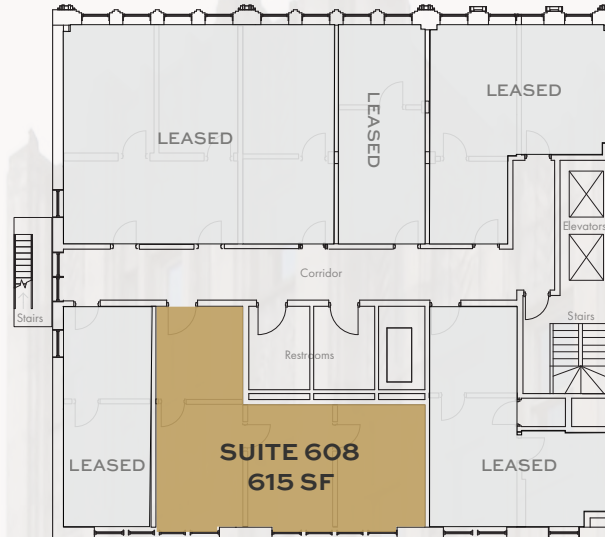


AVAILABILITIES

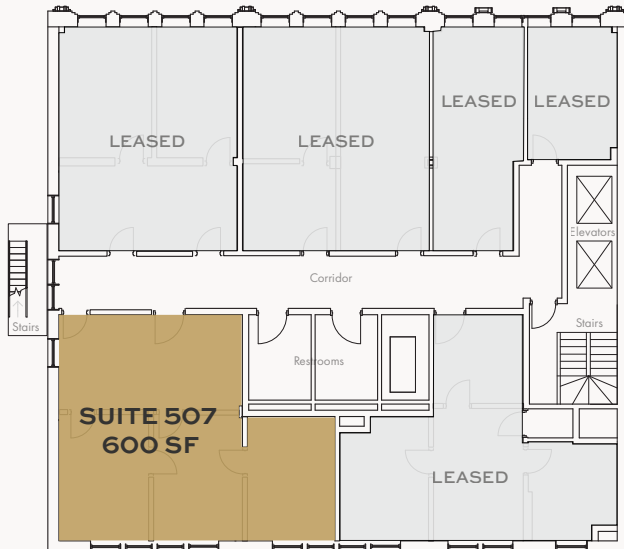
FOURTH FLOOR



SIXTH FLOOR



FIFTH FLOOR



PENTHOUSE

This rentable rooftop penthouse offers a unique downtown experience with unforgettable views of the city and a cozy living space for visiting clients and guests.



Floorplans are not 100% accurate.



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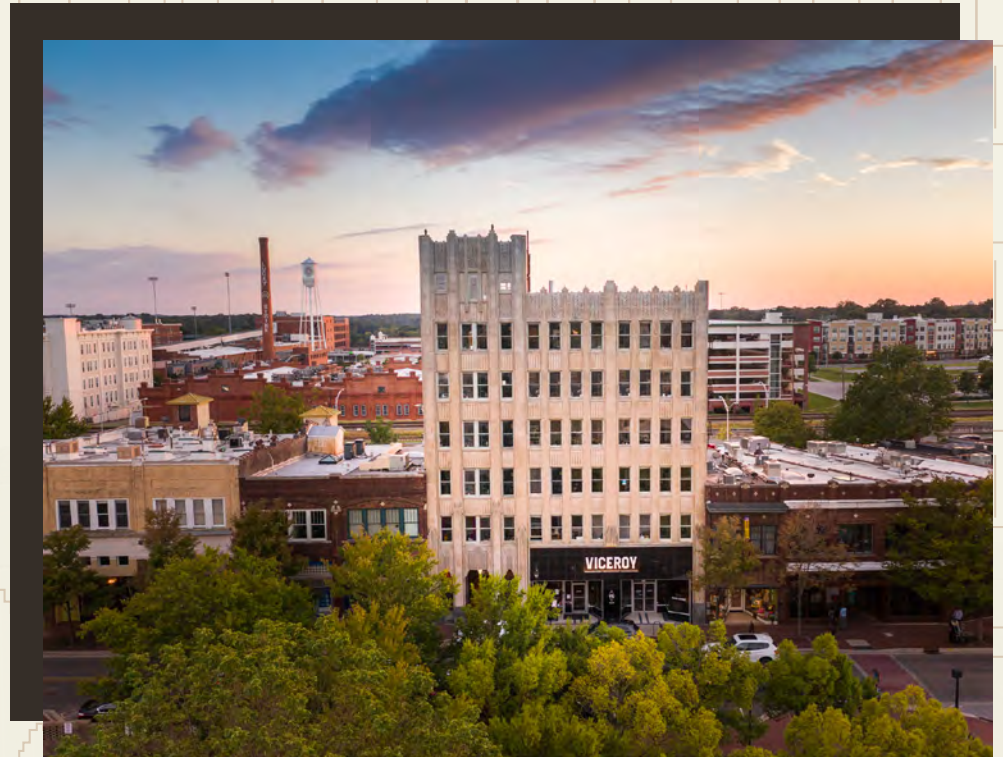
HEM + SPIRE

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