

for lease



# ◆ 505 S Duke Street Durham, NC 27701 ◆ suite 301 ◆

## Prime Downtown Durham Office Space — Move-In Ready!

Renovated in 2019, the building features a new lobby and common areas. Located conveniently within walking distance to an abundance of premier amenities from entertainment to shopping and dining.

- » Suite 301: 2,501 SF; move-in ready
- » Featuring brand new fixtures and carpeting for a modern and bright feel, a kitchenette, and spacious conference rooms
- » 3.9:1000 parking ratio, free parking
- » Walkable to numerous restaurants, apartments, and retail, and close to major attractions like DPAC, DBAP, and American Tobacco Campus

lease rate

\$29.00 psf  
full service

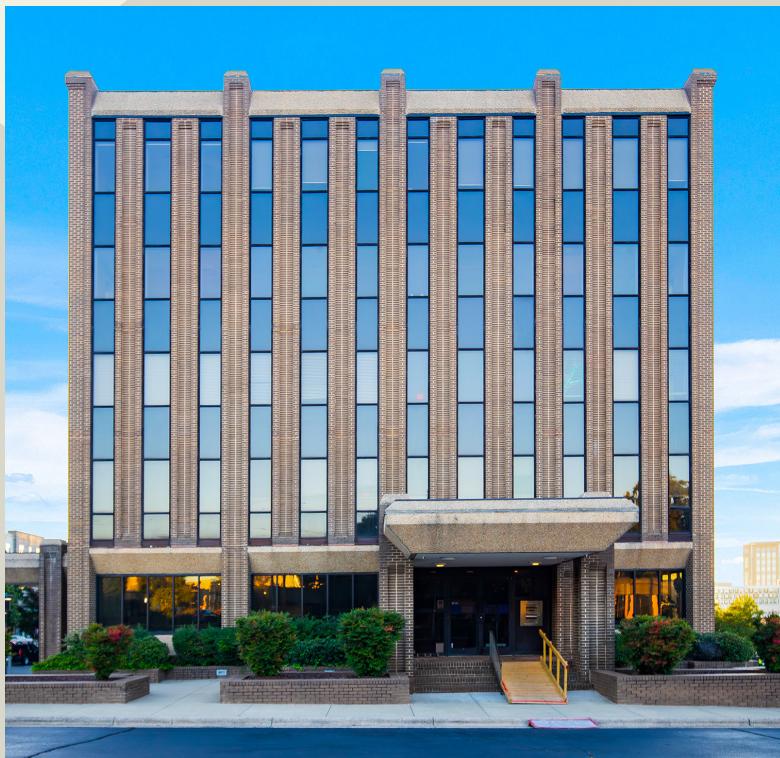


FOR LEASING + DETAILS

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## distance to

<b>US-15 / 501</b>	2.0 mi
<b>I-85</b>	3.0 mi
<b>I-40</b>	7.5 mi
<b>RDU Int'l Airport</b>	13.8 mi
<b>Downtown Raleigh</b>	25.7 mi

Walkable to an abundance of amenities including restaurants, apartments, and retail. Close to major attractions like DPAC, DBAP, West Village, Brightleaf Square, and American Tobacco Campus.

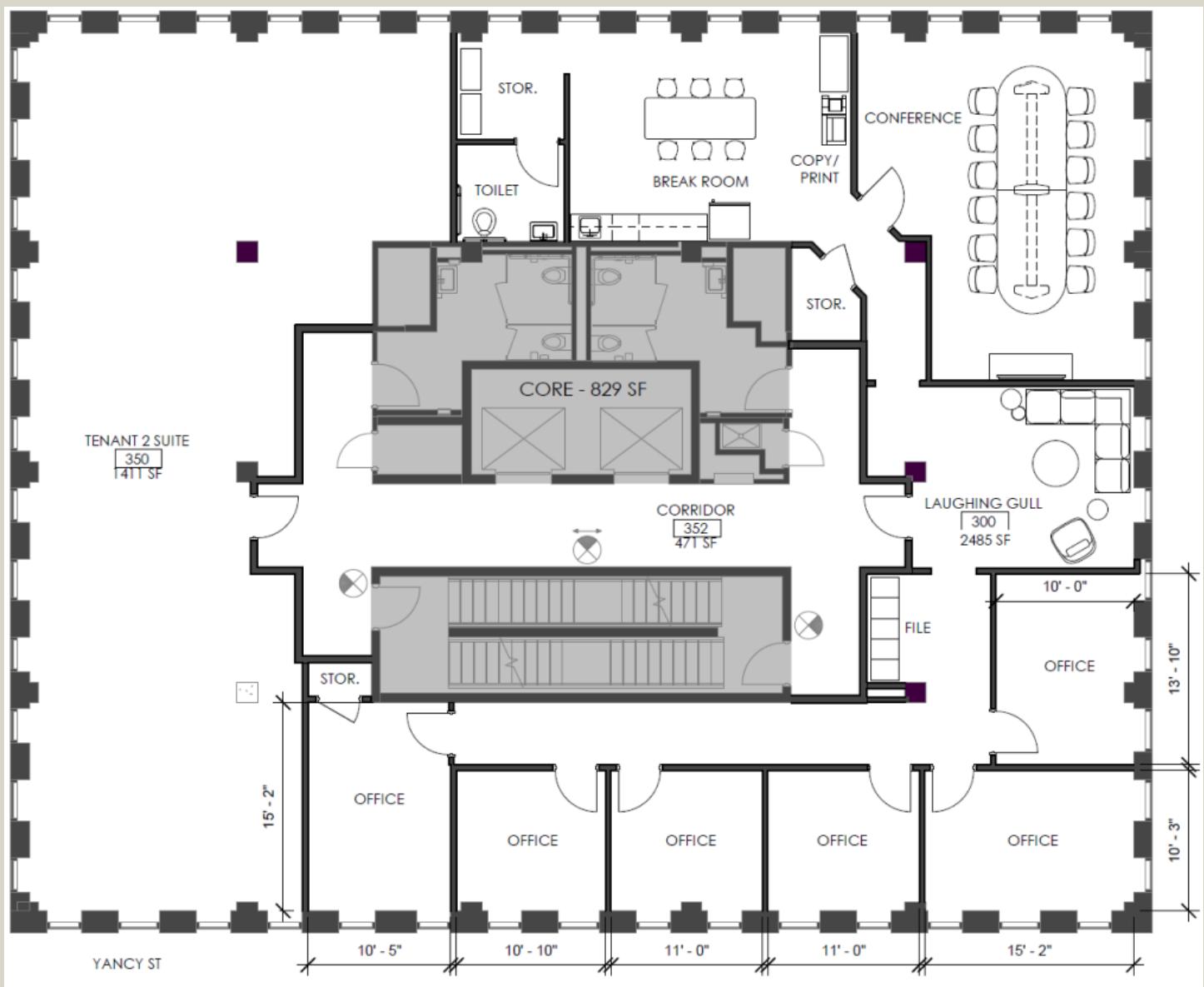
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## suite 301: 2,501 SF



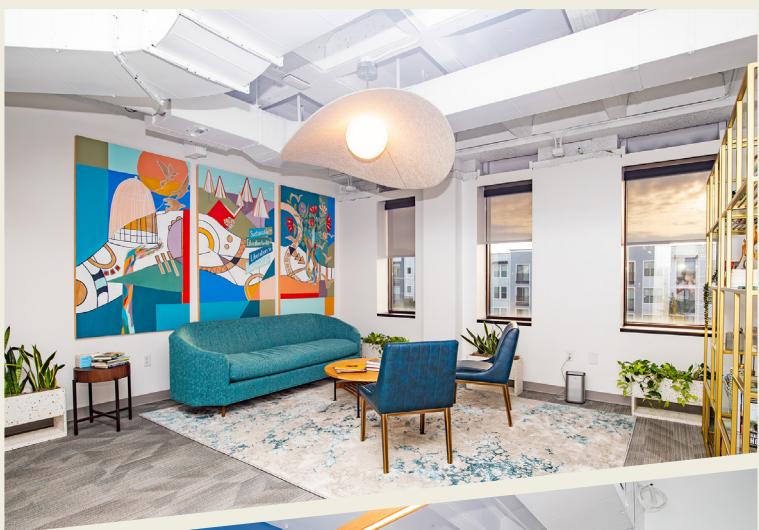
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## suite layout

- » Brand new fixtures
- » New carpeting
- » Kitchenette
- » Spacious conference rooms
- » Modern & bright throughout



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The information contained herein was obtained from sources believed reliable; however, Trinity Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

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