

Retail Shops at Maizon

FOR LEASE

±2,527 sf to ±6,773 sf Retail in Downtown Durham



Multifamily Building
Ground-Floor Retail



ADDRESS:

500 East Main Street, Durham, NC 27701

AVAILABLE:

±2,527 sf to ±6,773 sf of retail

LEASE RATE:

\$26.00/sf NNN; tenant pays directly for taxes, insurance, common area maintenance and utilities.

TI ALLOWANCE:

Negotiable based upon concept, credit & term length.

PARKING:

Structured parking deck with 860 spaces; 72 spaces will be dedicated to retail customers; overflow paid parking will also be available to retail customers.

BUILDING:

Retail space will be located on ground-floor of six-story luxury apartment building with 248 units. Developed by Zom Living, the building will be delivered in Q3 of 2024. Retail space will be ideal for food & beverage; health & beauty; fitness services; and/or soft retail goods.

HIGHLIGHTS:

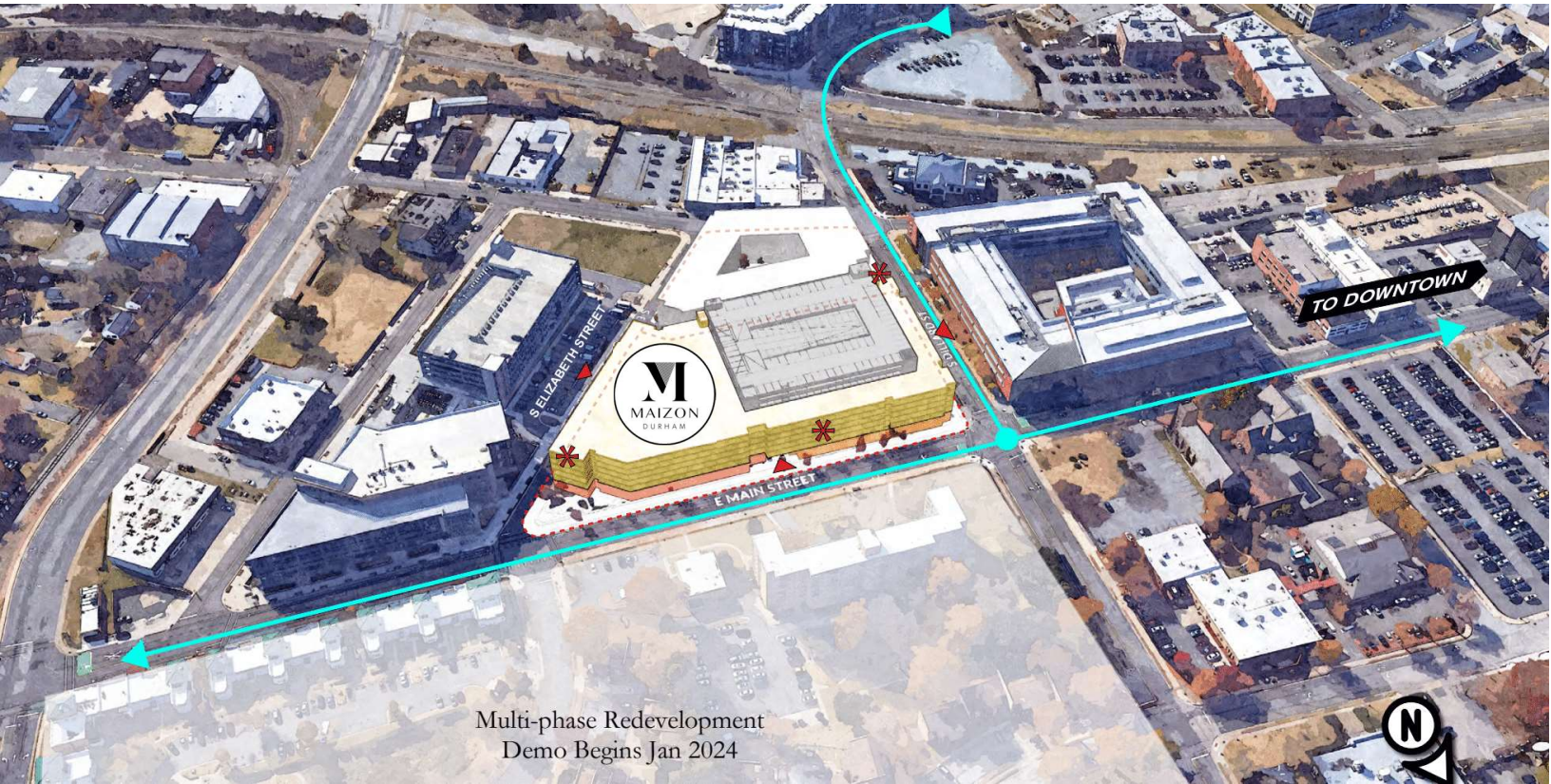
- Centrally located in downtown Durham.
- Sits prominently along East Main Street.
- Close proximity to Duke University campus.
- Rapid growth driven by Research Triangle Park.
- Offers great signage and branding opportunities.
- Has outdoor dining terrace with ample seating.
- Provides structured parking deck for customers.
- Attractive tenant improvement allowances.



Bruce Alexander
Commercial Broker
919.475.9907 Mobile
balexander@maverickpartners.com

Liv Jorgenson
Commercial Broker
919.672.0479 Mobile
ljorgenson@maverickpartners.com

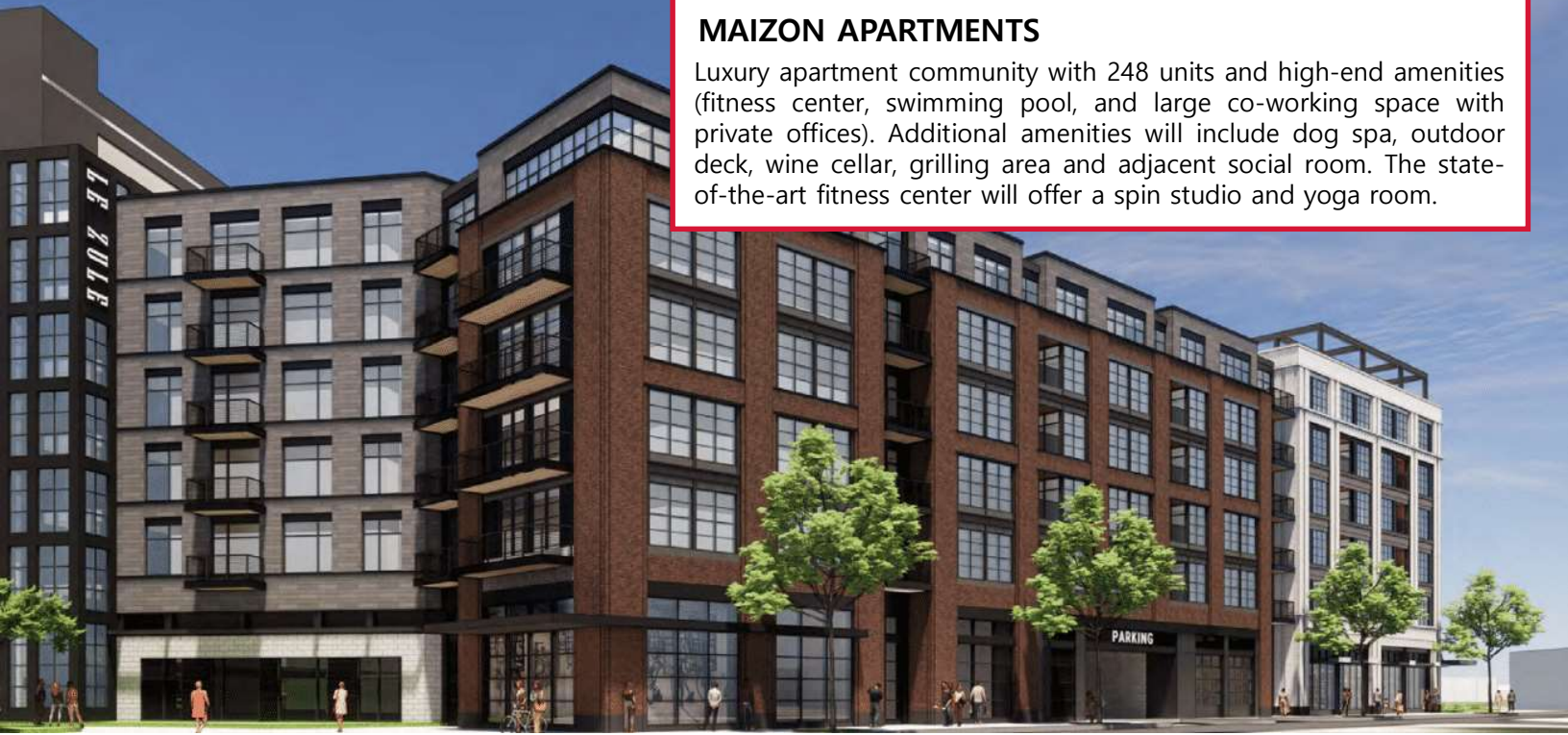
RETAIL FOR LEASE



Multi-phase Redevelopment
Demo Begins Jan 2024

MAIZON APARTMENTS

Luxury apartment community with 248 units and high-end amenities (fitness center, swimming pool, and large co-working space with private offices). Additional amenities will include dog spa, outdoor deck, wine cellar, grilling area and adjacent social room. The state-of-the-art fitness center will offer a spin studio and yoga room.



±2,527 sf to ±6,773 sf Retail in Downtown Durham



Bruce Alexander
Commercial Broker
919.475.9907 Mobile
balexander@maverickpartners.com

Liv Jorgenson
Commercial Broker
919.672.0479 Mobile
ljorgenson@maverickpartners.com

DOWNTOWN DURHAM

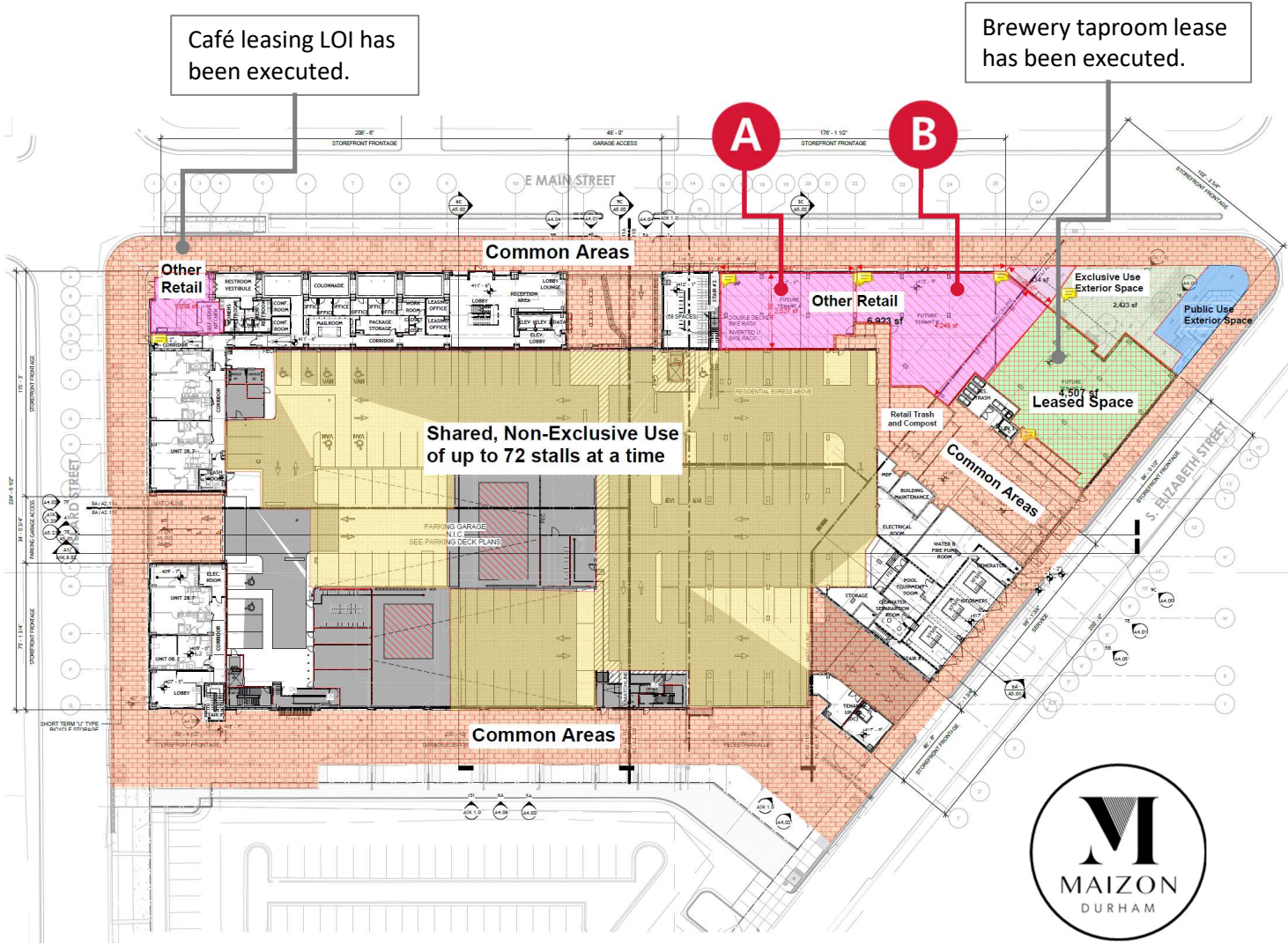
Downtown Durham is known for its restaurants, breweries, and shops, as well as revitalized industrial areas like Brightleaf and the American Tobacco Historic District. The Durham Performing Arts Center stages concerts, comedy shows, and Broadway hits. Nearby, the Durham Bulls Athletic Park is home to the city's baseball team.



- 1 Durham Performing Arts Center
- 2 American Tobacco Campus
- 3 Durham Bulls Athletic Park
- 4 Hi-Wire Brewing Company
- 5 Ponsaurus Brewing Company
- 6 Borden Brick Entertainment Complex
- 7 The Fruit Event Venue
- 8 Ramsey Apartments
- 9 Bull House Apartments
- 10 Venable Center & Apartments



Ground-Floor Retail Plan:



	Ceiling Height	Frontage	Depth	Front Entrance	Grease Trap	Vent Chase	Rear Access	Outdoor Space	RSF
A	20'-9"	68.5'	38'	1 Front Door	Yes.	Yes.	1 Rear Door	Sidewalk adjacent.	2,527
B	20'-5"	104'	58' & 70'	1 Front Door	Yes.	Yes.	1 Rear Door	434 sf Patio	4,246
Total:									6,773



BRUCE ALEXANDER
Commercial Broker
919.475.9907 Mobile
balexander@maverickpartners.com

Bruce specializes in the sales, leasing and advisory services for institutional-grade assets. Having +15 years industry experience, Bruce advises owners/investors on evaluating asset values, maximizing awareness for sales/leasing, and ultimately enhancing asset values and investor returns. Bruce has an MBA from Duke University and an Economics degree from Vanderbilt University.



LIV JORGENSON
Commercial Broker
703.929.9270 Mobile
ljorgenson@maverickpartners.com

Liv joined Maverick Partners team in 2018 to specialize in retail leasing with a particular specialization in hospitality, food and beverage industry. Since joining Liv has represented many impactful F&B operations including J. Lights Market & Cafe, Boxyard RTP, Peri Brothers Pizza, Blackfire Brewing, Craften, Soul Taco, Wye Hill Brewing, amongst numerous others. Liv has a bachelor's degree in Art History from George Mason University and a master's degree in Education from University of Virginia.

The information contained herein was obtained from sources believed to be reliable. Maverick Partners Realty Services, however, makes no guarantees, warranties, or representations as to the completeness or accuracy, thereof. This material and information is submitted subject to errors, omissions, changes of price or conditions prior to the sale or lease, or withdrawal without notice.