

115 North Queen Street

FOR LEASE

Retail/Office: ±805 sf to ±2,767 sf in Downtown Durham



LAUREL STREET



**Multifamily Building
Ground-Floor Retail/Office**

ADDRESS:

115 North Queen Street, Durham, NC 27701

AVAILABLE:

3 Units (±996 sf; ±966 sf; ±805 sf); ±2,767 sf total;

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:

Property has structured parking deck with 757 spaces; 14 spaces will be dedicated to retail customers; overflow paid parking will also be available.

BUILDING:

Retail and office space will be located on the ground-floor of a six-story multifamily building and multi-user parking deck. Developed by Laurel Street and Durham County, space is available immediately. Space will be ideal for community-focused retailers and small office users (i.e., education, small-format grocery, coffee shops, health & beauty, and civic service organizations).

HIGHLIGHTS:

- Centrally located in downtown Durham.
- Sits directly adjacent to childcare center.
- Offers great signage and branding opportunities.
- Provides structured parking deck for customers.
- Close proximity to Duke University's East Campus.
- Easy access to Research Triangle Park.

RETAIL FOR LEASE

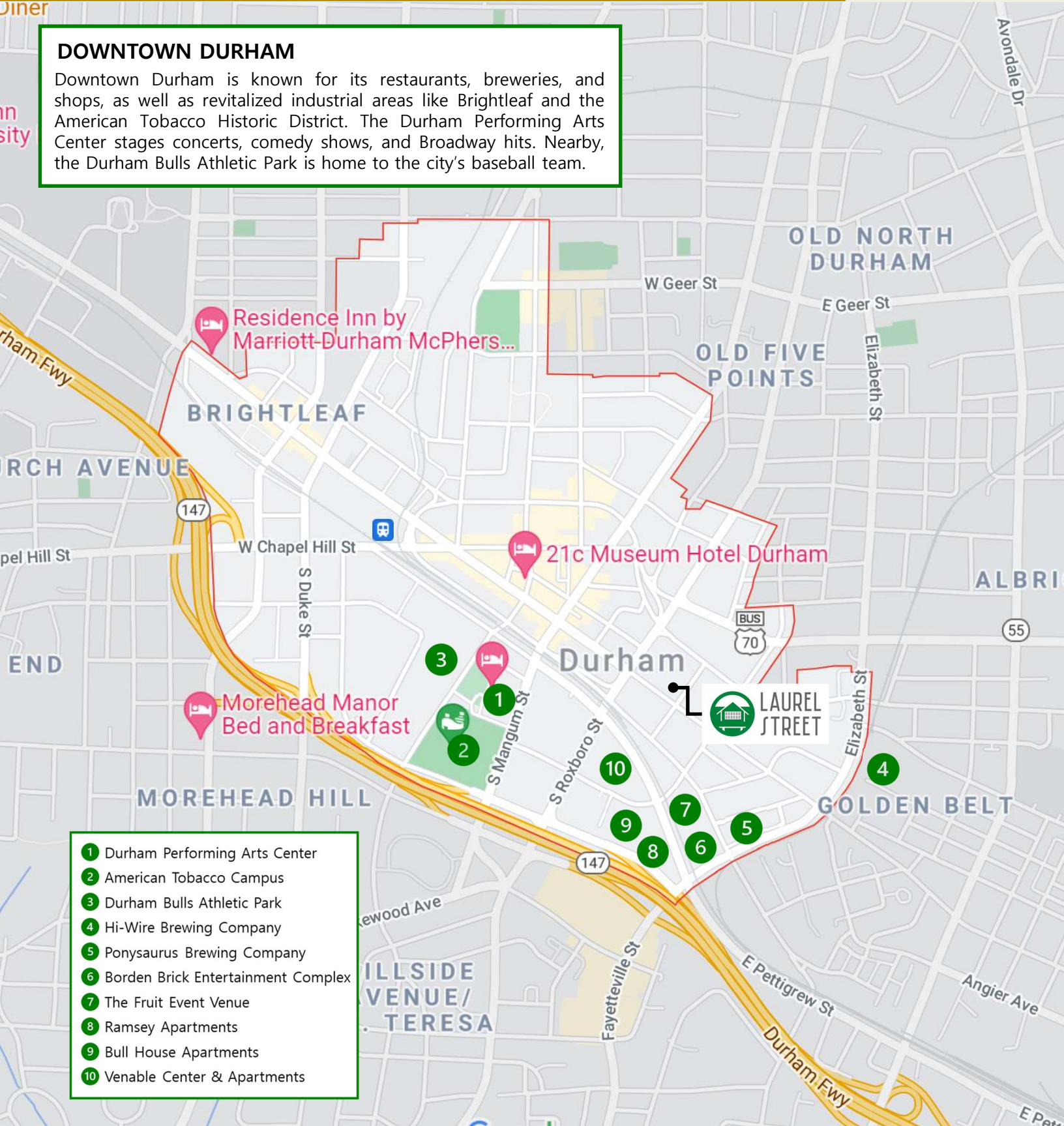


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DOWNTOWN DURHAM

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 Ponysaurus Brewing Company
- 6 Borden Brick Entertainment Complex
- 7 The Fruit Event Venue
- 8 Ramsey Apartments
- 9 Bull House Apartments
- 10 Venable Center & Apartments

300 East Main Street Apartments
110 units of workforce housing; 757-car parking garage; 11,000 square foot childcare facility; outdoor playground & amenity space.



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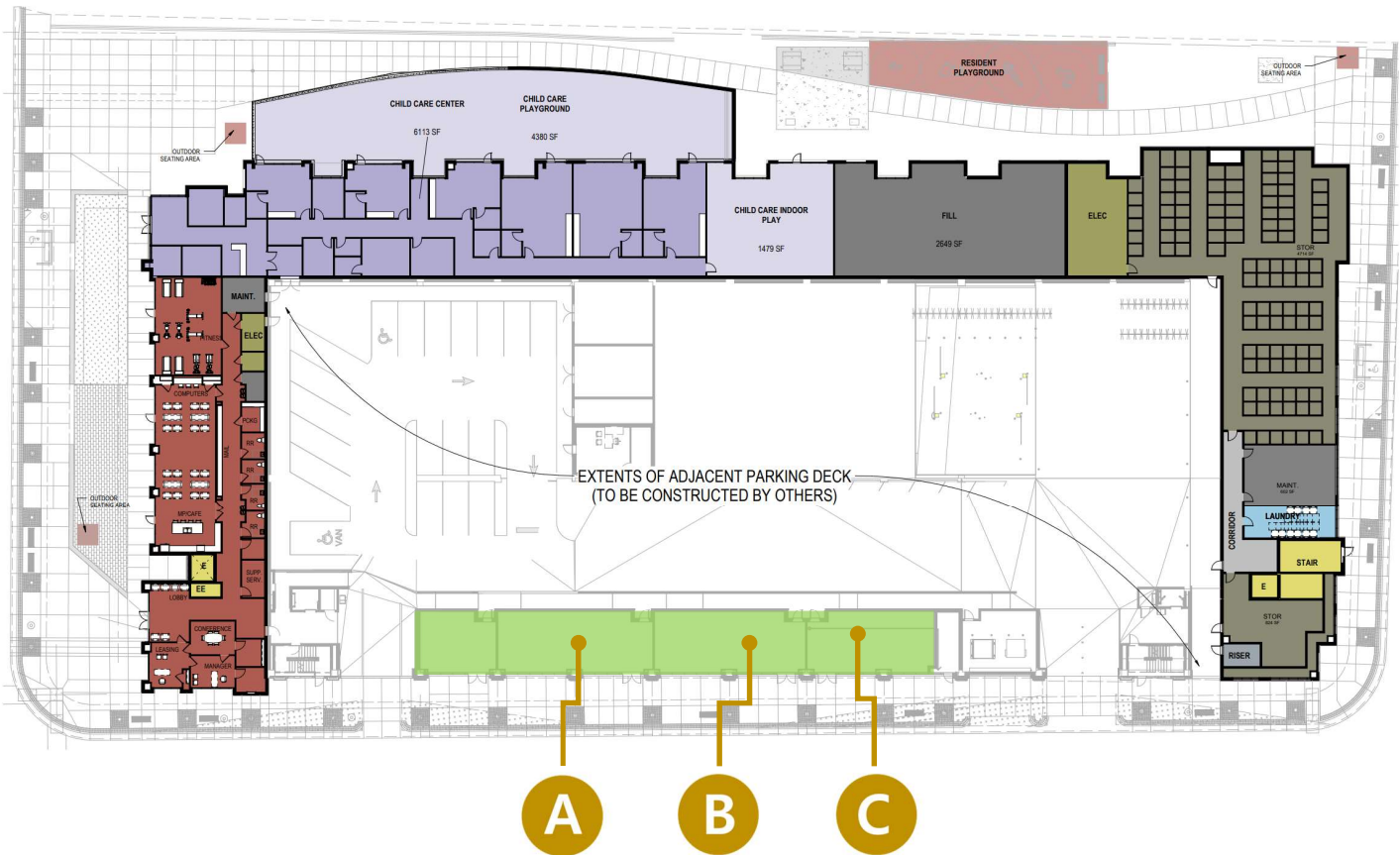


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Ground Floor Retail Plan:



	Ceiling Height	Frontage	Depth	# Entrances	Grease Trap	Vent Chase	Rear Access	Outdoor Space	Common Bathroom	RSF
A	8'-10'	50'-10"	19'-7"	1x Double Doors	No.	No.	Yes.	Adjacent sidewalk.	2 Shared	996
B	8'-10'	49'-4"	19'-7"	1x Double Doors	No.	No.	Yes.	Adjacent sidewalk.	2 Shared	966
C	8'-10'	41'-1"	19'-7"	1x Double Doors	No.	No.	Yes.	Adjacent sidewalk.	2 Shared	805
Total:										2,767



BRUCE ALEXANDER
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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.



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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.

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