

SECOND FLOOR OFFICE

# SPACE FOR LEASE



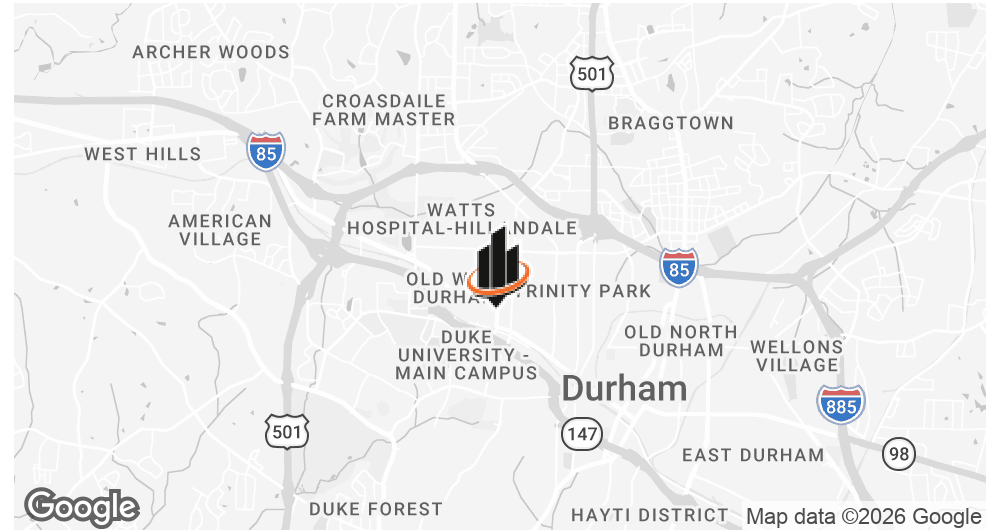
## 706 NINTH STREET

DURHAM, NC 27705

**JOHNNY WEHMANN**

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# PROPERTY SUMMARY



LEASE RATE

NEGOTIABLE (NNN)

## OFFERING SUMMARY

BUILDING SIZE:	±8,400 SF
AVAILABLE SF:	±3,640 SF (Divisible)
CURRENT USE:	Office Only
SPACE CONDITION:	Warm Shell
ZONING:	CD-P (N)

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## OVERVIEW

706 Ninth Street is a **fully renovated historic building** in the heart of Durham's iconic Ninth Street district, one of the city's most walkable and vibrant commercial corridors. **Anchored by Starbucks**, the property benefits from strong foot traffic and brand visibility, surrounded by Duke University, dense residential housing, and downtown Durham.

**Currently Available: Suite A (±2,145 RSF) and Suite B (±1,495 RSF), both located on the second floor, with tenants also having the option to lease the entire floor.**

## HIGHLIGHTS

- Landlord will consider **tenant improvement allowances** for qualified tenants
- Prime location on Durham's historic and walkable Ninth Street retail corridor
- Close to Duke University/Medical Center, downtown Durham (±1.5 miles), NC-147, and I-85

**INTERIOR PHOTOS (SECOND FLOOR)**

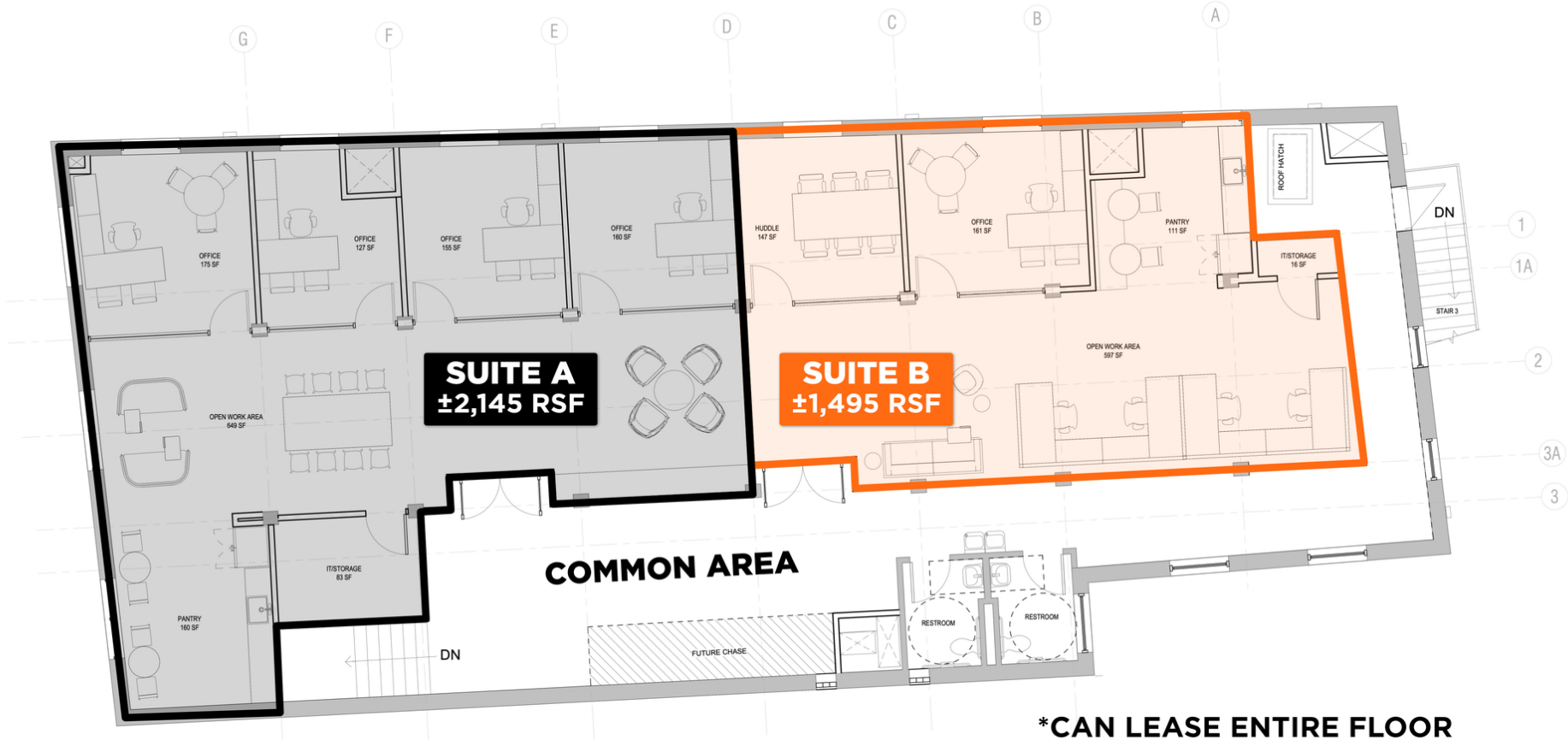


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# FLOOR PLAN (SECOND FLOOR)



**\*CAN LEASE ENTIRE FLOOR**

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# RETAILER MAP



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# DEMOGRAPHICS MAP & REPORT

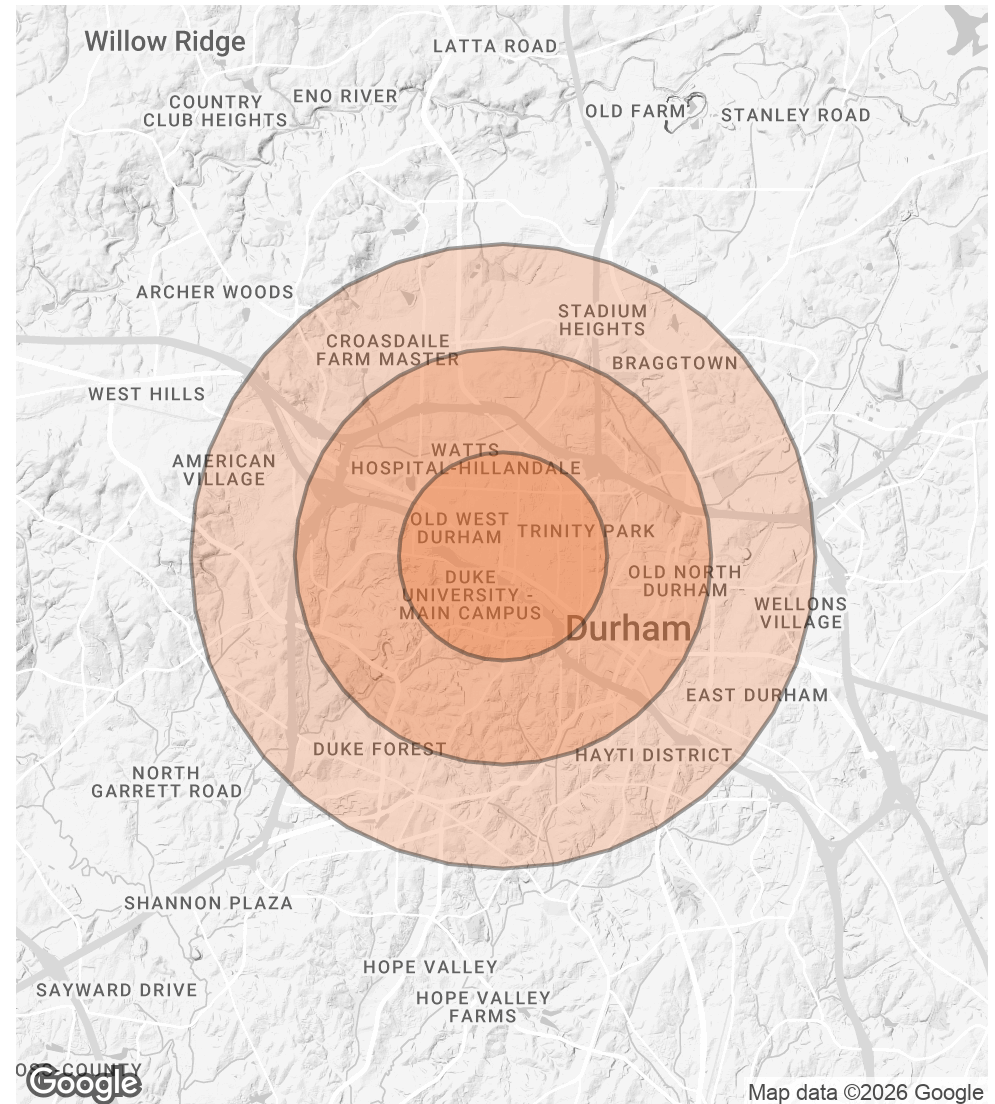
## POPULATION

	1 MILE	2 MILES	3 MILES
<b>TOTAL POPULATION</b>	15,979	51,986	101,347
<b>AVERAGE AGE</b>	34	34	36
<b>AVERAGE AGE (MALE)</b>	33	34	35
<b>AVERAGE AGE (FEMALE)</b>	34	34	36

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
<b>TOTAL HOUSEHOLDS</b>	6,552	21,999	40,984
<b># OF PERSONS PER HH</b>	2.4	2.4	2.5
<b>AVERAGE HH INCOME</b>	\$98,160	\$87,043	\$86,999
<b>AVERAGE HOUSE VALUE</b>	\$475,806	\$461,897	\$436,707

2020 American Community Survey (ACS)



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FOR LEASING INQUIRIES:

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