



**TRADEMARK**  
PROPERTIES

# FOR LEASE

## LISTING BROKERS:

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## PATTERSON PLACE

3616 WITHERSPOON BLVD | DURHAM, NC 27707

## DURHAM POWER CENTER

## 4,593 SF AVAILABLE

## TWO 2ND GEN RESTAURANT SPACES

1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605  
TRADEMARKPROPERTIES.COM | 919-782-5552

**PATTERSON PLACE**  
**DURHAM, NC 27707**

## PROPERTY HIGHLIGHTS

- 160,942 SF retail center just off I-501
- Very close to Duke, UNC, and RTP with easy access to I-40
- Anchored by Boot Barn, Bob's Discount Furniture\*, Designer Shoe Warehouse, PetSmart, Total Wine, Home Depot, and Kohl's
- Property is surrounded by office, medical and residential

## CURRENT ANCHORS

**BOOT  
BARN**

**BOB'S**  
DISCOUNT  
FURNITURE  
MYBOBS.COM



**Total Wine**  
& MORE

**DSW**  
DESIGNER SHOE WAREHOUSE®

**PET SMART**

**KOHL'S**



*\*Bob's Discount Furniture coming fall 2025.*

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	TENANT	SF
1	Triangle Aquariums	1,770
2	One Main Financial	1,625
3	AVAILABLE - 02/2026	1,842
4	AVAILABLE	2,503
5	Coffee Shop	1,378
7	Vape Shop	1,307
8	Peony Asian Bistro	2,950
9	Lavish Beauty Lounge	2,026
10	Game On Escapes & More	2,375
11	Salon Centric	3,260
12	AVAILABLE - 02/2026	4,593
13	Nails & Spa	2,618
15	Music & Arts Center	2,621
16	GOLFTECH	3,342
17	Casa Bella Home Staging and Styling	1,772
18	Linden's Danceware	2,899
19	Bull City Bakery	1,543
20	T-Mobile	1,383
21	PetSmart	19,107
22	DSW	25,119
23	Total Wine & More	15,000
24	Boot Barn	21,315
25	Sherwin Williams	3,655
26	Bob's Discount Furniture	33,839

\*\*Square Footage is correct based on available information. Additional measurements may be warranted to ensure accuracy.

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## AVAILABILITY

SUITE	SF	RATE	TICAM \$7.39/SF	FORMER USE
3*	1,842	\$30/SF		Bella Napoli Italian
4	2,503	\$29/SF		F45
12**	4,593	\$30/SF		Panera Bread

\*Suite 3 coming soon

\*\*Suite 12 will become available in February of 2026.

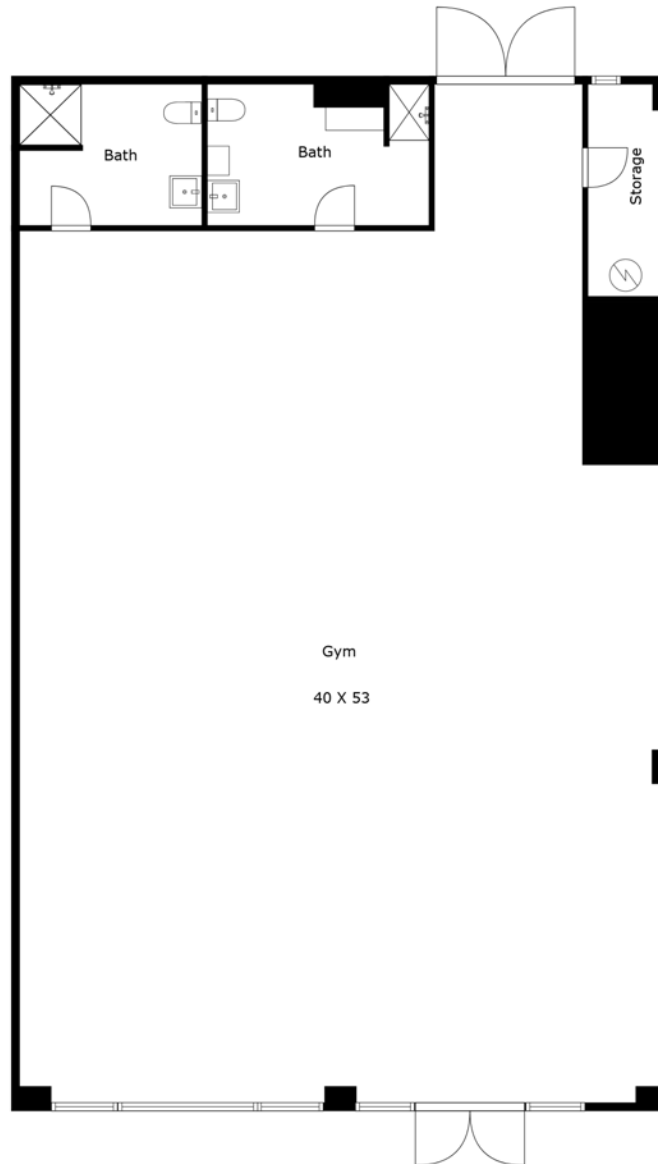
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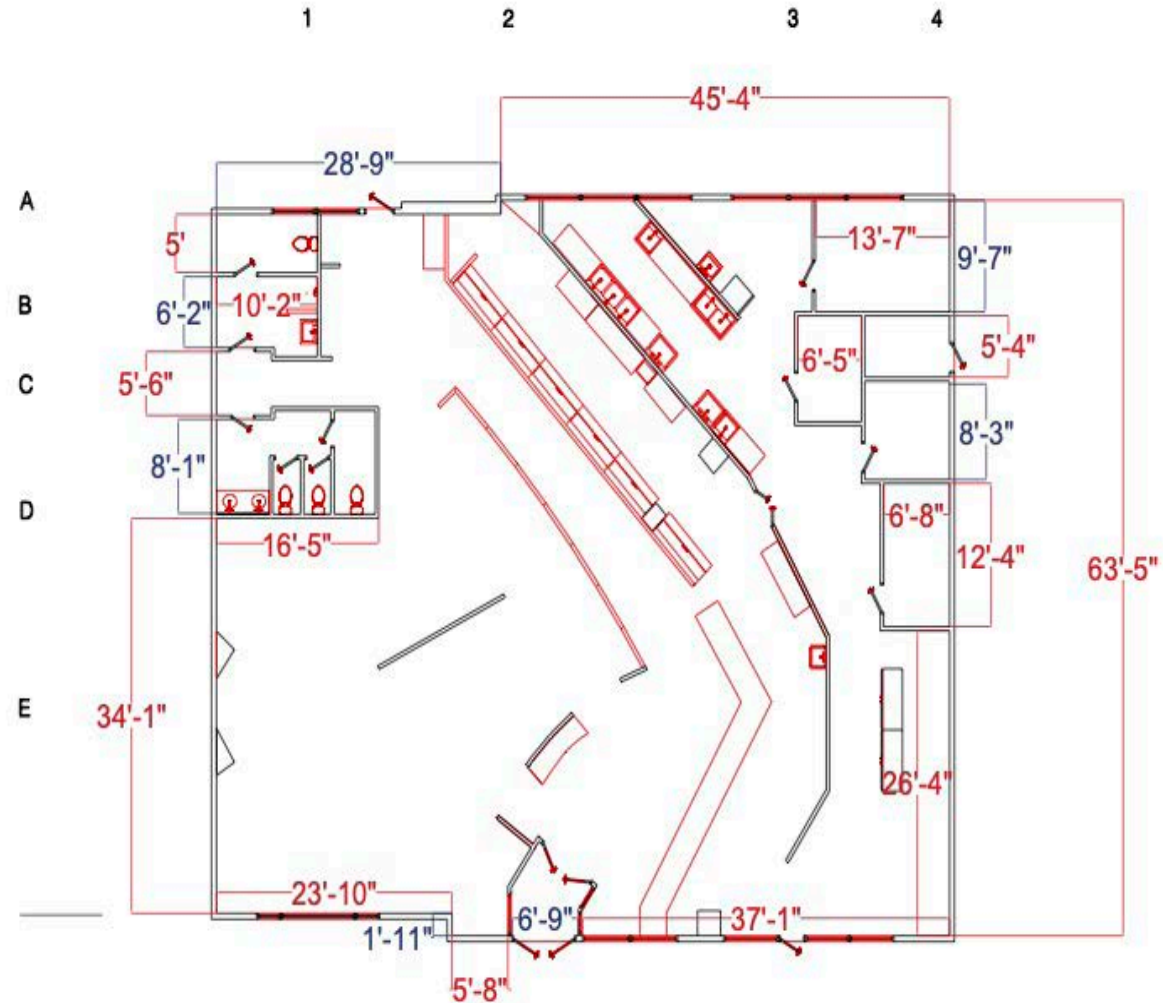
## FLOOR PLAN

- Suite 4 - 2,503 SF
- Former F45 Fitness Training Center



# FLOOR PLAN

- Suite 12 - 4,593 SF
- Former Panera Bread
- Available 02/2026
- Link to CAD files [here](#)
- *Plan may not be as-built.  
Field verification needed.*





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\*AvalonBay Communities recently announced Avalon Oakridge, a 900+ apartment community with expected completion fall 2026.

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**EXCLUSIVE BROKERS:**

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