

AMERICAN TOBACCO CAMPUS

324 Blackwell Street, Durham, NC 27701

CREATIVE OFFICE
FOR SUBLEASE



NAI TRI PROPERTIES

AMERICAN TOBACCO CAMPUS

ADDRESS 324 Blackwell Street, Durham, NC 27701

AVAILABLE SPACE Suite 1160: ~~4,500 SF~~ LEASED!
Suite 1220: 7,487 SF
Suite 1140: ~~1,773 SF~~ LEASED!
Suite 1104: ~~2,784 SF~~ LEASED!
TOTAL AVAILABLE: 11,996 SF
(Willing to sublease seperately or all together)

MASTER LEASE EXPIRATION July 31, 2025

RENT Negotiable - below market rents

FEATURES - Upscale finishes throughout
- Plug & play

FURNITURE All furniture and appliances could be made available as part of sublease deal

CONTACT

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PAXTON MASSARELLI | 919.271.8040 | pmassarelli@triprop.com

LARRY SEROTA | 312.881.7038 | larry.serota@transwestern.com

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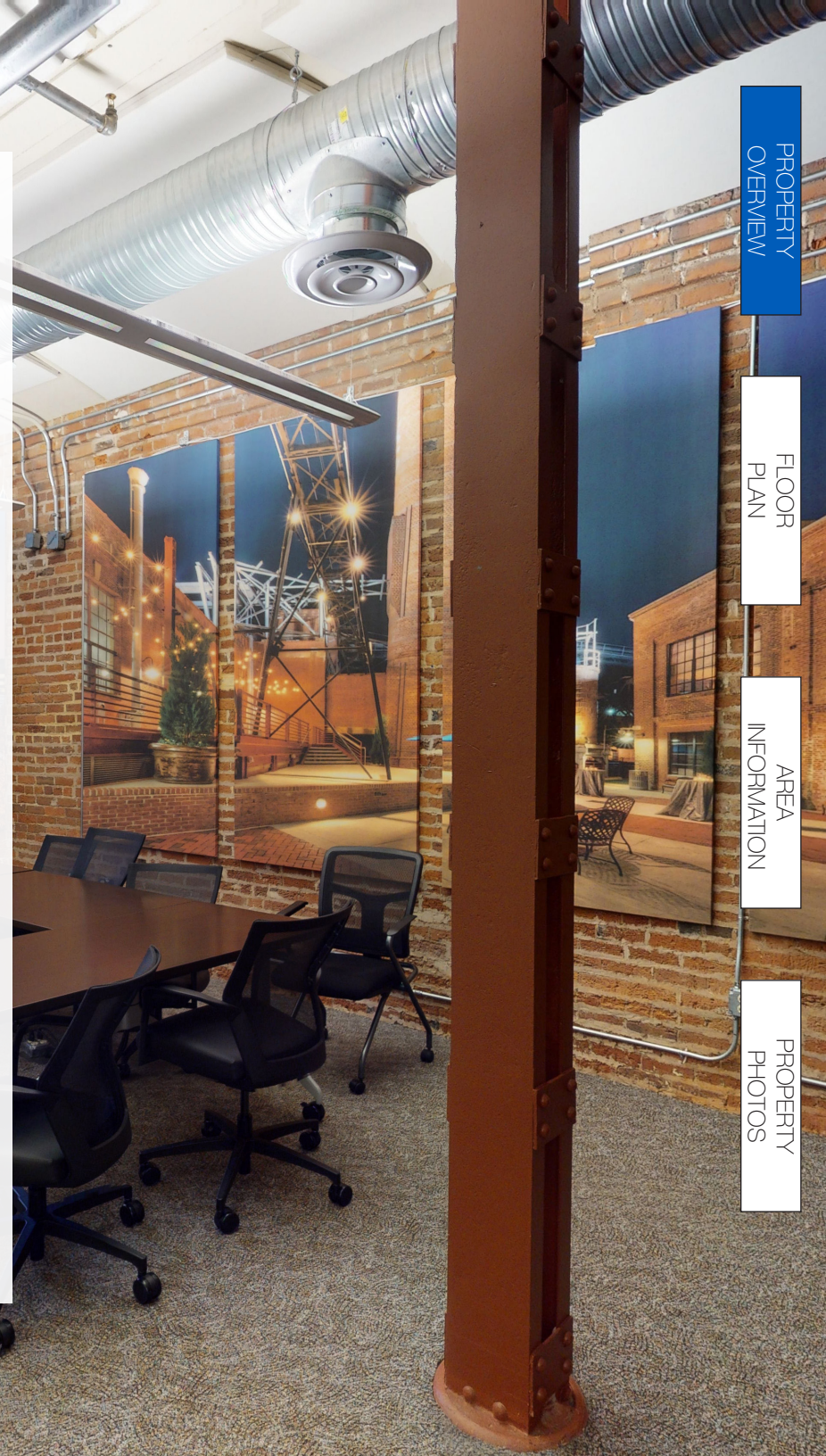
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PROPERTY
OVERVIEW

FLOOR
PLAN

AREA
INFORMATION

PROPERTY
PHOTOS



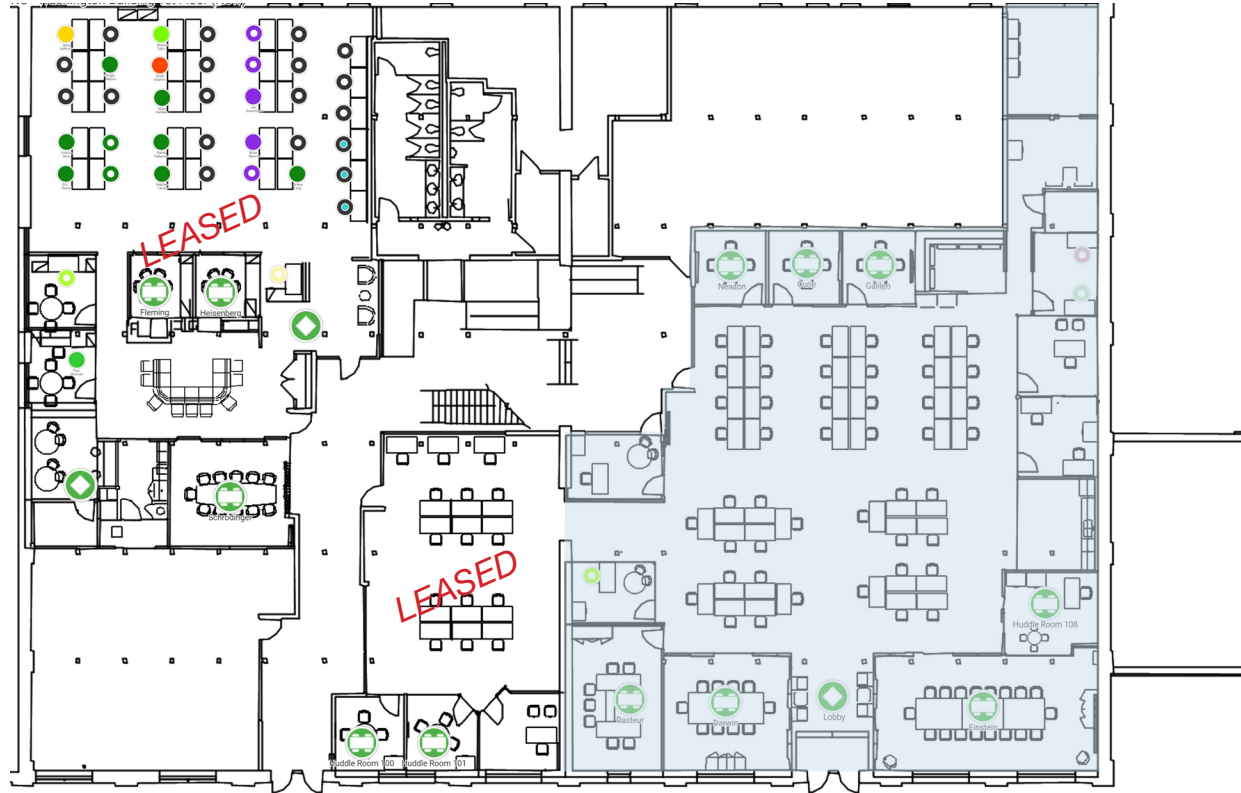
FLOOR PLANS

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Suite 1220
7,487 RSF



Click or Scan for Virtual Tour

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P
PARKING

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STATIONS

AMERICAN
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P
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AMENITIES

RESTAURANTS, BARS, + COFFEE

- 106 Main
- 9th Street Bakery
- Allday Cafe
- Bar Brunello
- Bar Virgile
- Beyu Cafe
- B.Good
- Boxcar Bar & Arcade
- Bull City Burger + Brewery
- Bull Durham Beer Co.
- Bull McCabe's Irish Pub
- Clouds Brewing
- Copa
- Criterion
- Dames Chicken & Waffles
- Dashi
- Devine's
- Dos Perros
- Durty Bull Brewing Co.
- El Rodeo
- Federal
- Fullsteam Brewery
- Gonza Taco Y Tequila
- Goorsha
- It's A Southern Thing
- Juicekeys
- King's Sandwich Shop
- Loaf
- Lucia
- Luna Rotisseries
- Mateo Bar de Tapas
- Maverick's
- Mellow Mushroom
- Miel Bon Bons
- M Kokko
- M Pocha
- Moe's Southwest Grill
- M Sushi
- Mothers & Sons Trattoria
- Mount Fuji
- Only Burger
- Parker and Otis
- Peabody Pizza Company
- Pinhook
- Pizzeria Toro
- Pomplieri Pizza
- Pour Taproom
- Quarter Horse Bar & Arcade
- Ramblers
- Rise
- Rose's Noodles
- Rue Cler
- Saint James Seafood
- Saladella
- Saltbox Seafood Joint
- Satisfactions
- Skewers
- Social Games and Brews
- Subway
- Sugarfish
- Taberna Tapas
- Table South Kitchen & Bar
- Thai@Main St
- The Atomic Fern
- The Blue Note Grill
- The Little Dipper
- The Parlour
- The Pit
- Toast
- Tobacco Road
- Toreros
- Viceroy
- West End Billiards
- West End Wine Bar
- NanaSteak
- PRESS Coffee
- Boricua Soul at ATC
- Parker & Otis

FITNESS

79. Crossfit Durham
80. SyncStudio
81. YMCA

TRANSPORTATION

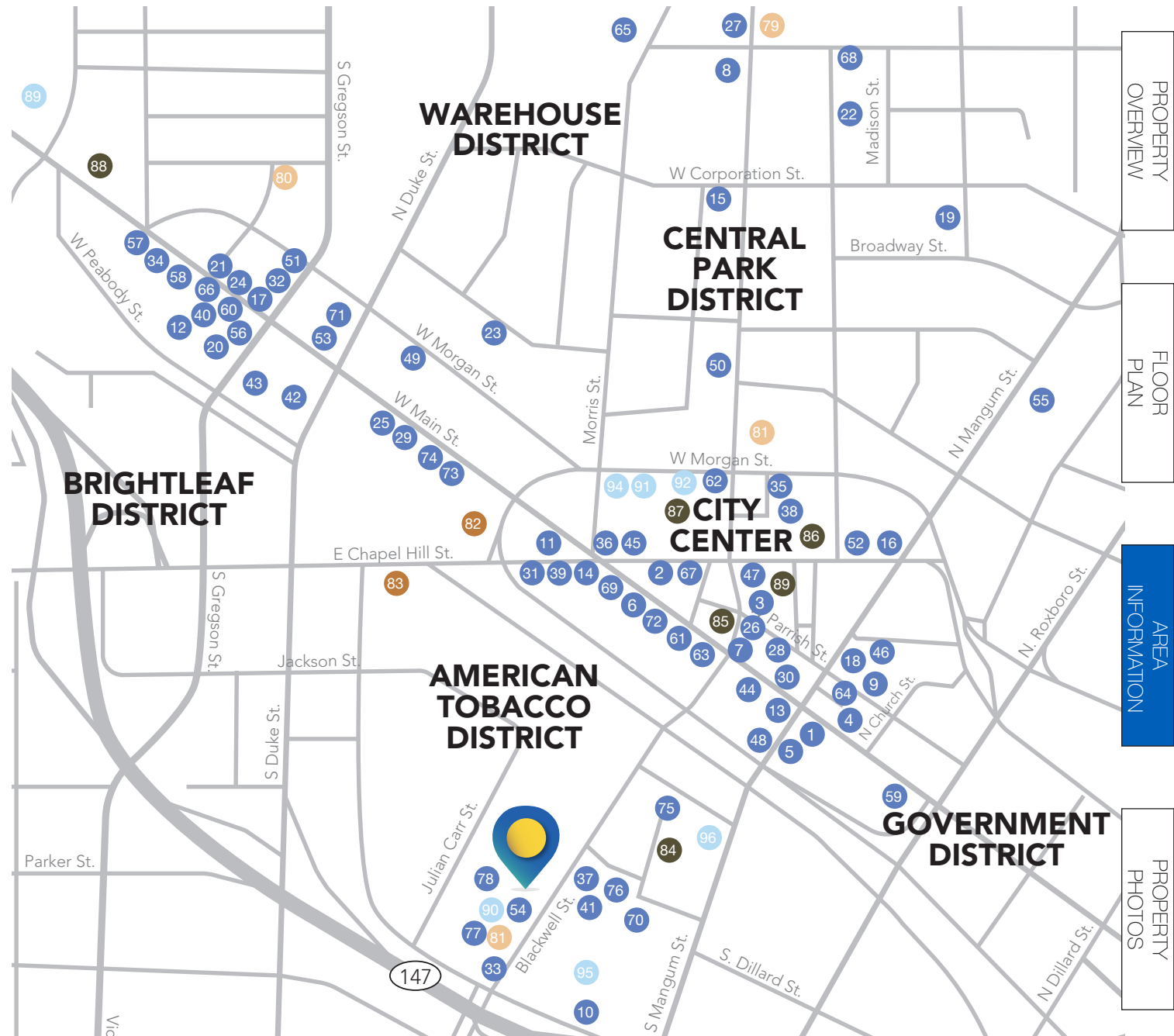
82. Durham Amtrak
83. Durham Station

HOTEL

84. Aloft
85. 21c Museum Hotel Durham
86. The Durham Hotel
87. Marriott City Center Hotel
88. Residence Inn
89. The Unscripted

OTHER

90. American Tobacco Campus
91. The Carolina Theatre
92. Convention Center
93. Duke University East Campus
94. Durham Arts Council
95. Durham Bulls
96. Durham Performing Arts Center



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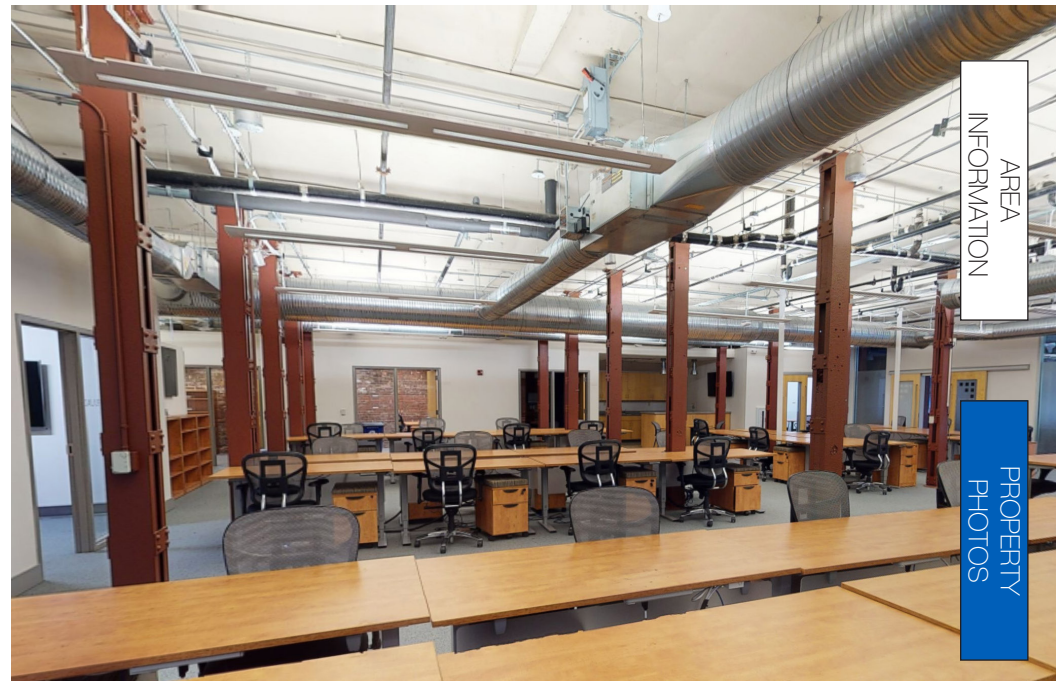
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