

## OFFERING SUMMARY

Lease Rate:	\$29.50 SF/yr (MG)
Building Size:	8,400 SF
Available SF:	4,100 SF
Lot Size:	0.3 Acres
Zoning:	DD-S1
Year Built:	1925

## PROPERTY OVERVIEW

This light filled, historic second floor office has been renovated to a beautiful modern standard with refinished wood floors and exposed brick. A mix of private offices and open floor plan makes this an ideal space for a variety of office uses.

## PROPERTY HIGHLIGHTS

- Available August 1, 2026
- Includes on-site parking 3/1000
- Walk to all of Downtown Durham's amenities
- Steps from Duke University
- Tenant responsible for interior janitorial, utilities, data/phone

### IAN NIEDEL,

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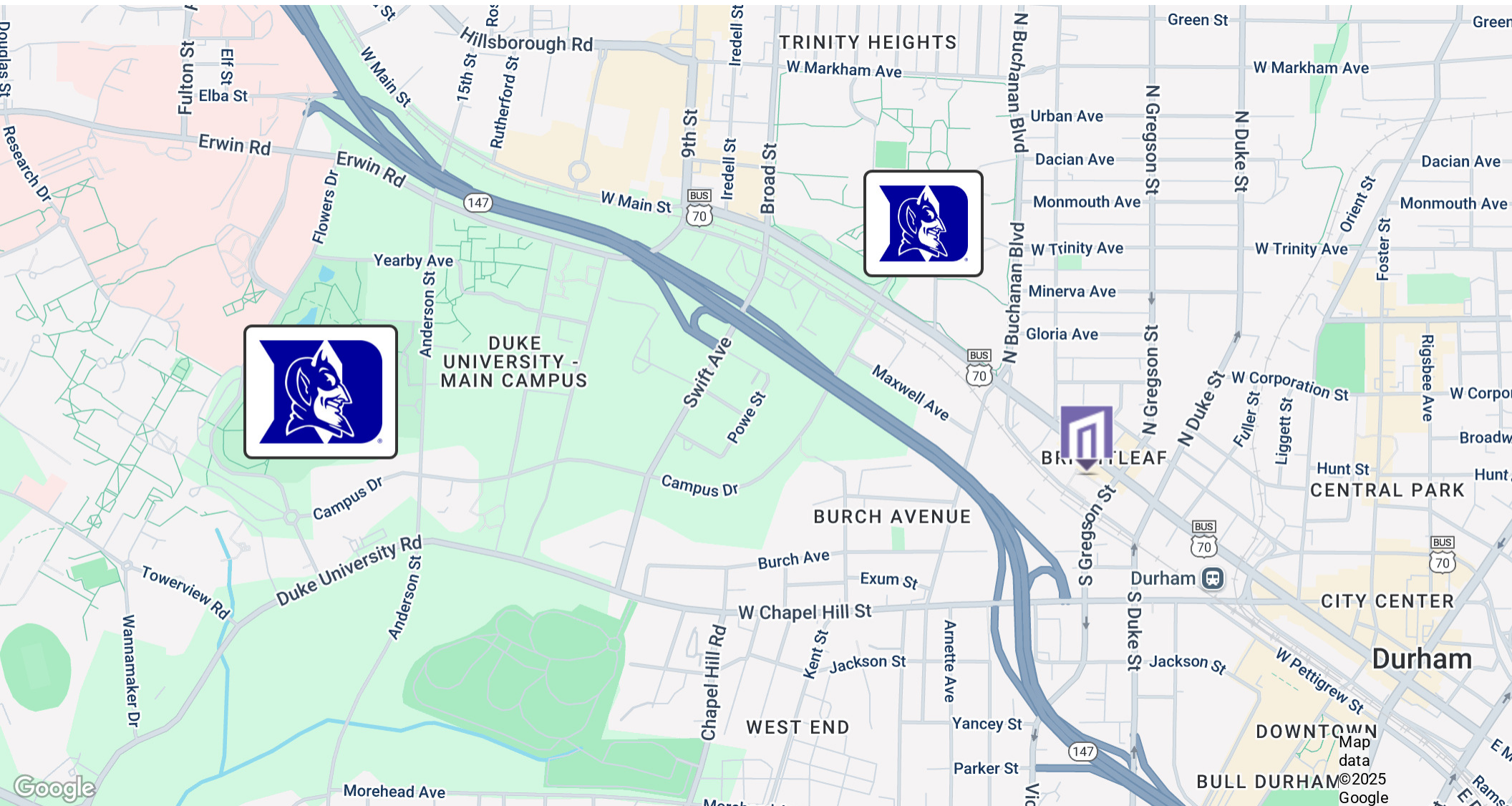
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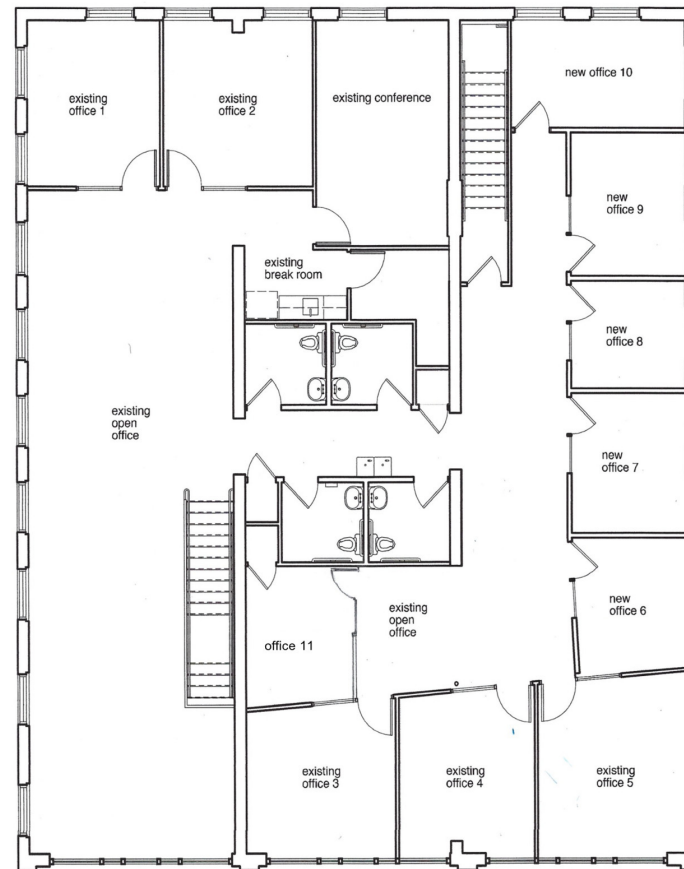
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1000 West Main Street  
Second Floor  
Suite 2-A: 4,057 SF



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## IAN NIDEL

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### PROFESSIONAL BACKGROUND

Ian brings a diverse background in the commercial real estate industry to Maverick Partners. A licensed broker in NC since 2003, Ian grew up in the Triangle area of North Carolina and graduated from Duke University. He went on to complete a Master of Architecture at the University of Florida, Gainesville, where he also studied Construction Project Management. Ian studied architecture in Vicenza, Italy and worked for architecture firms, including Heery in Atlanta GA and Sheppard Robson in London, England. He also worked as a construction project manager for a commercial general contractor, Kaufman Lynn Inc in Boca Raton, FL.

Ian was then employed by Glaxo Wellcome as a manager in the Global Manufacturing division working on high level manufacturing plant consolidation planning and eventually, sensitive merger planning. After leaving Glaxo, Ian earned an MBA from the University of North Carolina's Kenan Flagler School of Business. Ian is also a Leadership in Energy and Environmental Design Accredited Professional (LEED AP).

Since joining MPRS Ian has helped many clients find solutions for their Triangle real estate needs. Ian's expertise includes multifamily investment properties, historic redevelopment and repositioning, urban office and retail leasing and site selection and acquisition.

### EDUCATION

Master of Architecture - University of Florida

Master of Business Administration - University of North Carolina, Kenan Flagler School of Business

Bachelor of Science, Psychology - Duke University

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