

Shops at Beckon

FOR LEASE

2,845 sf / Retail in Durham, NC

BECKON



Multifamily Building
Ground-Floor Retail

RETAIL FOR LEASE

Address:

311 Liggett Street, Durham, NC 27701

Available:

Unit-B with \pm 2,845 SF

Lease Rate:

\$32.00/SF NNN; tenant pays directly for taxes, insurance, common area maintenance and utilities.

Tenant Profile:

Seeking innovative retail concepts that radiate fun, diverse vibe (food & beverage, or boutique fitness).

Building:

Retail space is located on ground-floor of six-story multifamily building with 263 luxury apartment units. Developed by Greystar, the building was completed in May of 2023. Space is available immediately.

Space Highlights:

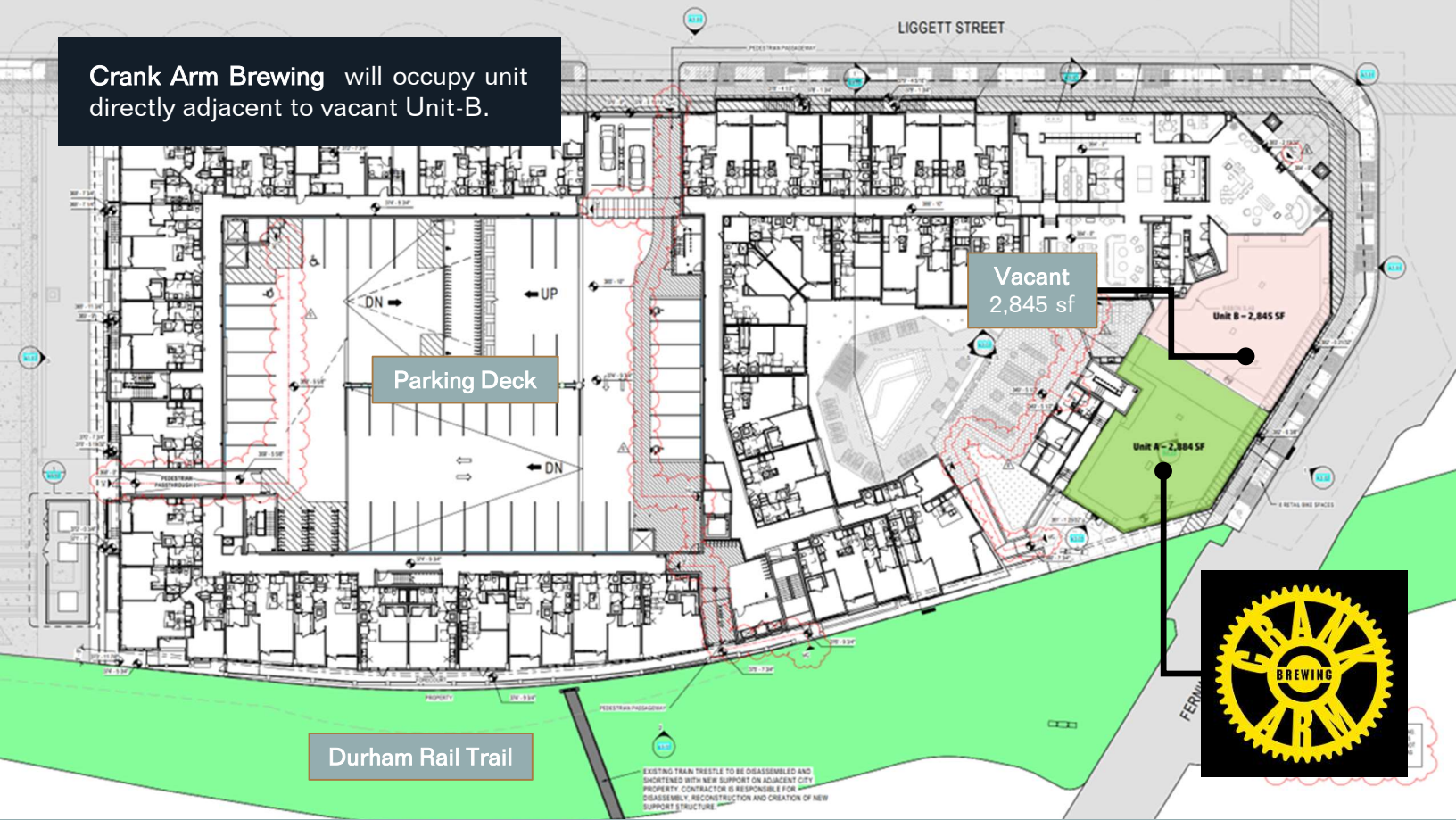
- Centrally located in Durham's Innovation District.
- Sits prominently along Durham's Rail Trail.
- Directly adjacent to **Crank Arm Brewing**.
- Offers great signage and branding opportunities.
- Provides ample parking for customers.
- Attractive tenant improvement allowance.



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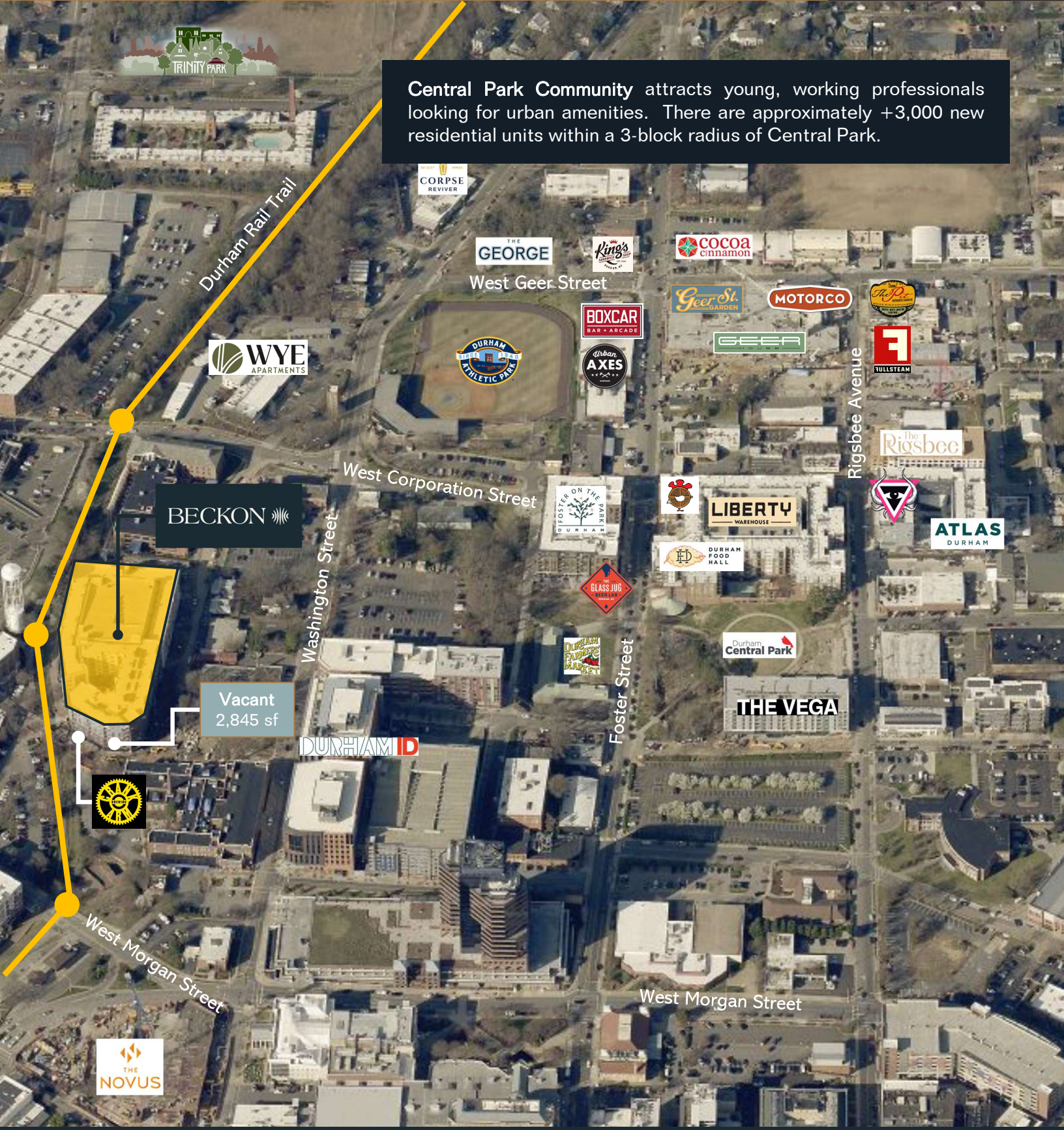
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Crank Arm Brewing will occupy unit directly adjacent to vacant Unit-B.





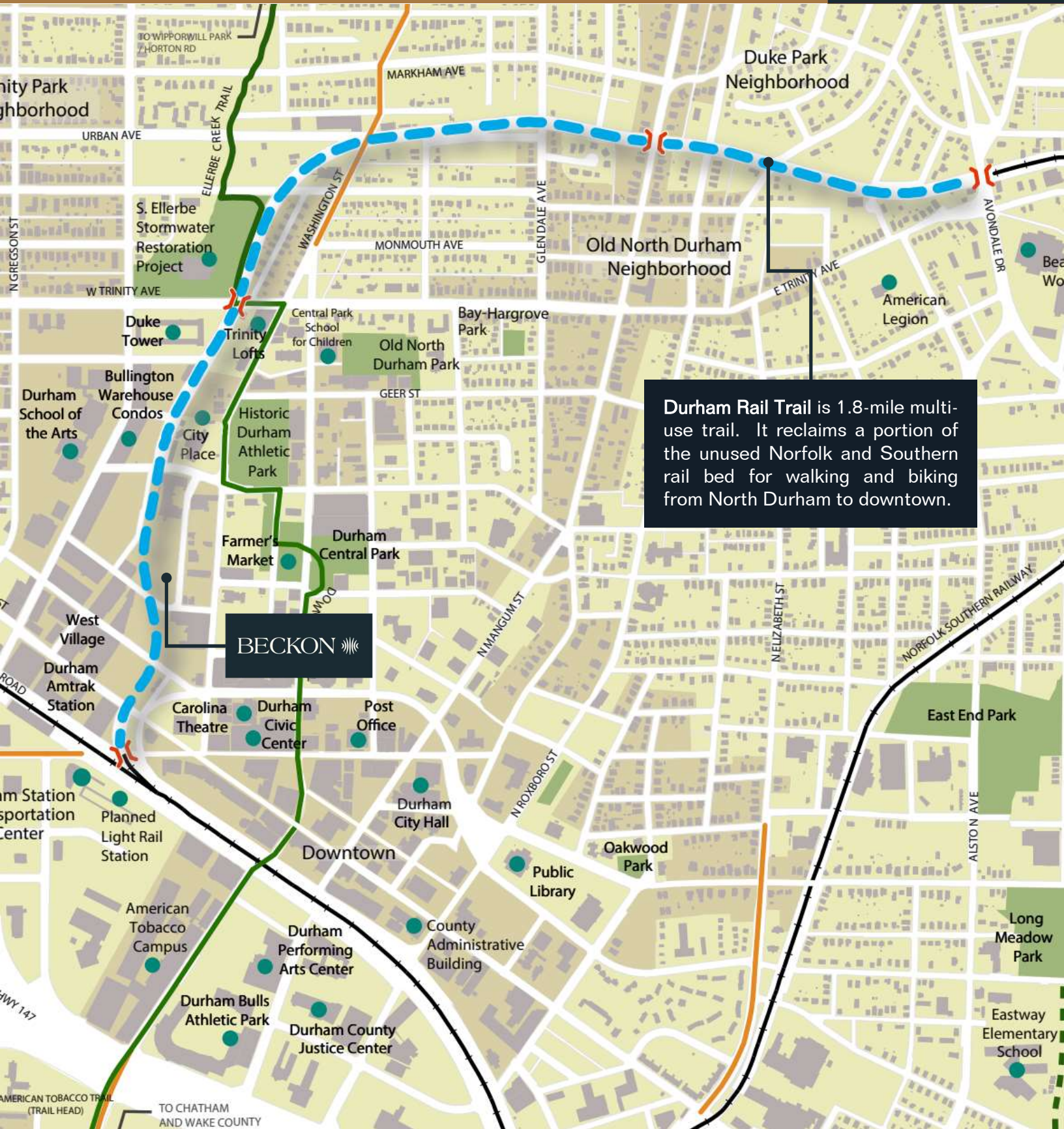
Central Park Community attracts young, working professionals looking for urban amenities. There are approximately +3,000 new residential units within a 3-block radius of Central Park.



BECKON

Vacant
2,845 sf







Cultivated residential community 263 units.

BECKON




Anchored by two retail units on ground-floor.



From 540 sf to 1,393 sf
starting at \$1,595/mo.



Appointed with
sophisticated style.



Offering generous amenities for tenants.



Direct access to pedestrian belt line.

Convenient onsite fitness center.



BRUCE ALEXANDER

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Bruce specializes in the sales, leasing and advisory services for institutional-grade assets. Having +17 years industry experience, Bruce advises owners/investors on evaluating assets, maximizing awareness for sales & leasing, and ultimately enhancing asset values and investor returns. Before entering field of commercial brokerage, Bruce worked at Dilweg, sourcing debt and equity for portfolio assets. Bruce has an MBA from Duke University and a bachelor's degree in Economics 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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