



349 W MAIN ST
DURHAM, NC 27701

FOR LEASE

LISTING BROKER:

KHARMIKA ALSTON, CCIM

919.645.1431 (D) | 919.672.4905 (M)

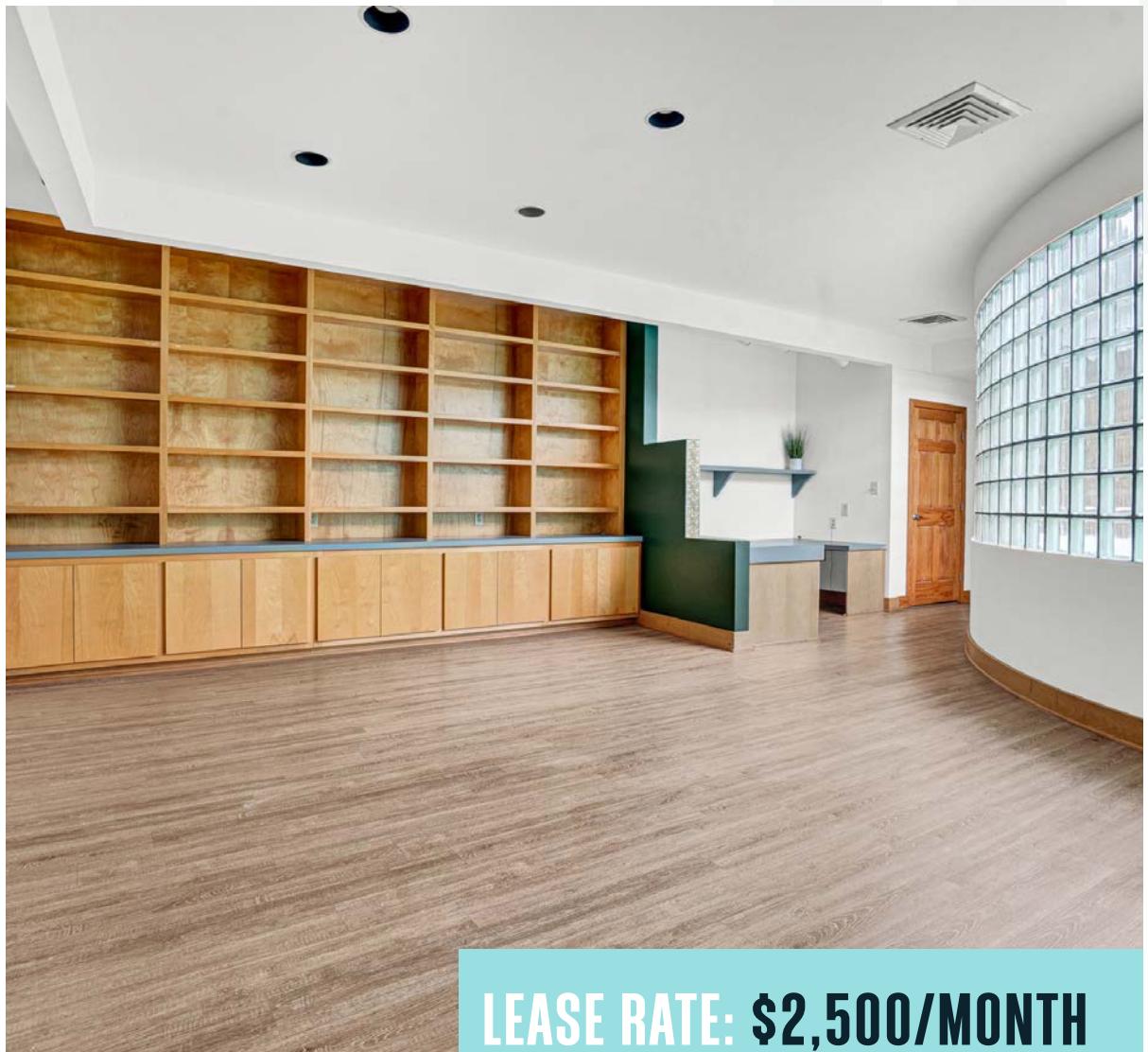
KALSTON@TRADEMARKPROPERTIES.COM

**1,439 SF SECOND
FLOOR CONDO
OFFICE OR RETAIL**

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PROPERTY HIGHLIGHTS

- » 1,439 SF upstairs office/retail space
- » Previously a high-end tattoo studio
- » Ideal lease term 3-5 years
- » Two entrances, one located at the front and one at the back of the building
- » Prime location in downtown Durham's growing, vibrant district.
- » Ideal for offices, studios, or boutique retail.
- » Bright, open layout with large windows and natural light.
- » High-traffic area with great visibility near shops and dining.
- » Steps from DPAC and the historic tobacco district.
- » Easy access to highways and public transportation.
- » Features exposed ceilings and modern amenities.



LEASE RATE: \$2,500/MONTH

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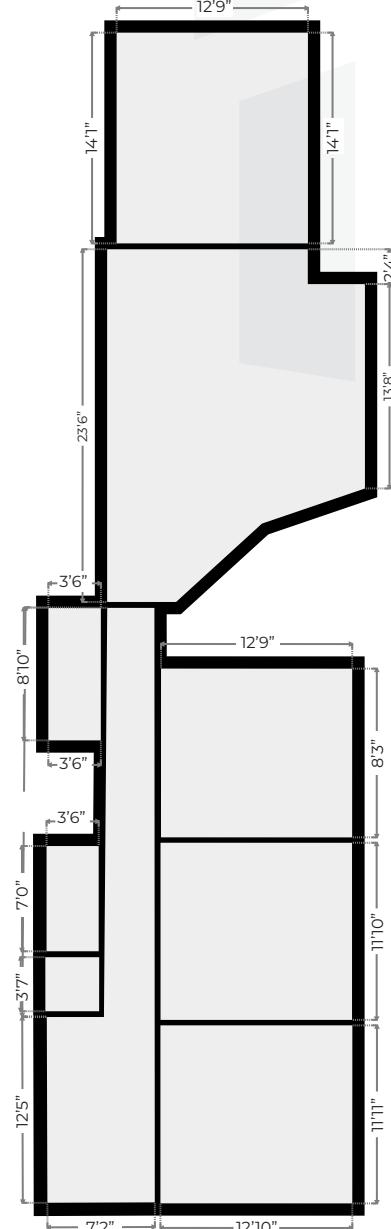


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FLOOR PLAN



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LEGEND

1. DOWNTOWN DURHAM YMCA
2. SALON LOFTS
3. INDIAN MONSOON RESTAURANT & BAR
4. SWEETS BY SHYDA
5. MI BARRIO NUTRITION
6. POST OFFICE
7. RUE CLEAR RESTAURANT
8. DASHI
9. DURHAM CITY HALL
10. BULL CITY BURGER AND BREWERY
11. ALLEY TWENTY SIX
12. THE VELVET HIPPO BAR & LOUNGE
13. THE DURHAM HOTEL
14. 21C MUSEUM HOTEL DURHAM
15. THE CAROLINA THEATRE
16. DURHAM FOOD HALL
17. BOXCAR BAR + ARCADE
18. DURHAM CENTERAL PARK
19. AMERICAN TOBACCO CAMPUS
20. DURHAM BULLS ATHLETIC PARK
21. TOBACCO ROAD SPORTS CAFE
22. DURHAM PERFORMANCE ARTS CENTER
23. ALOFT DURHAM DOWNTOWN
24. WHETSTONE APARTMENTS
25. WEST VILLAGE
26. BULL McCABE'S IRISH PUB
27. TOAST
28. VICEROY
29. TABERNA TAPAS
30. THAI@MAIN ST
31. NINTH STREET BAKERY
32. DURHAM MARRIOTT CITY CENTER
33. AMERICAN UNDERGROUND
34. PIE PUSHERS
35. LUNA ROTISSERIE AND EMPANADAS
36. BAR VIRGILE
37. DURHAM COUNTY COURTHOUSE
38. 555 MANGUM
39. VAN ALLEN APARTMENTS
40. CAMDEN DURHAM APARTMENTS



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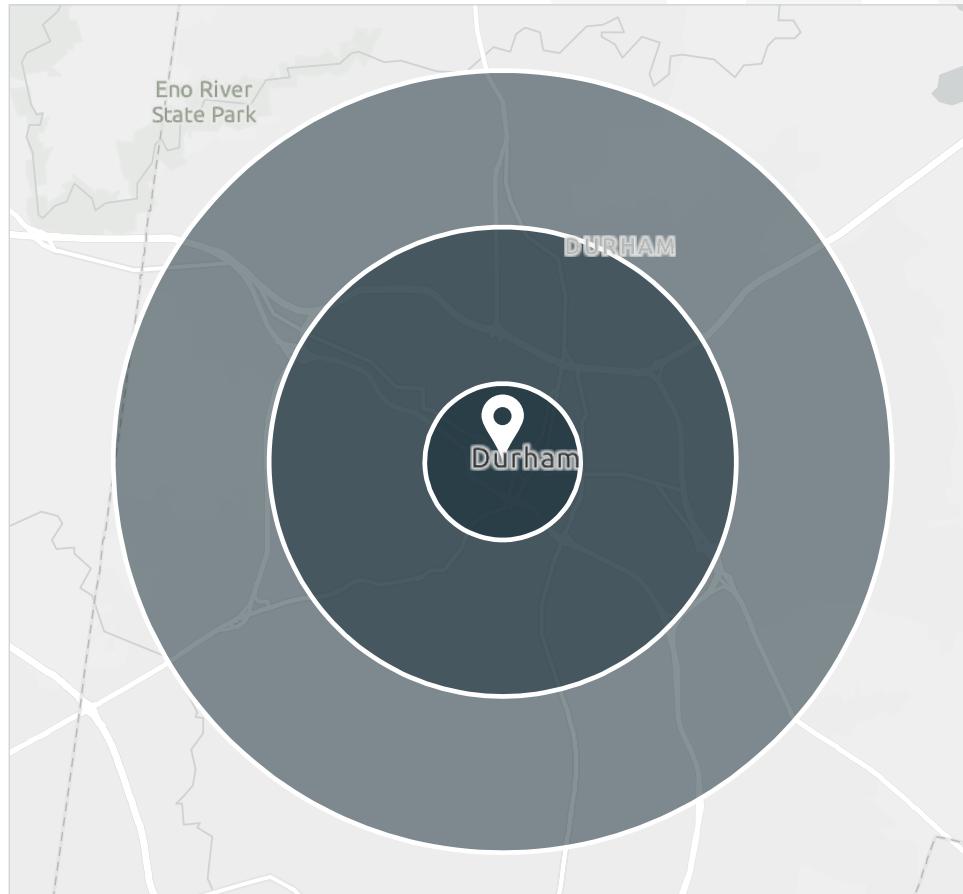
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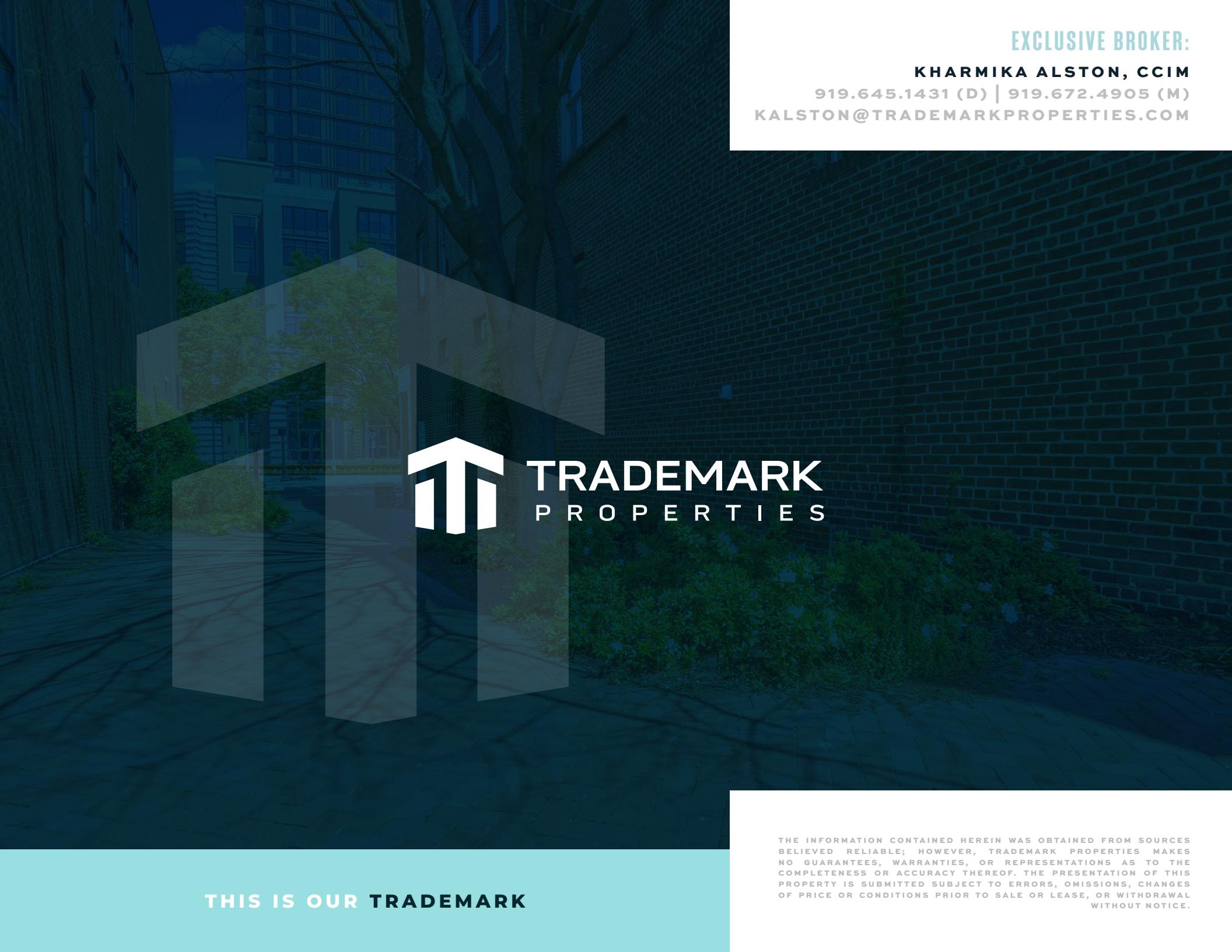
DEMOCRAPHICS

	1 Mile	3 Miles	5 Miles
2024 POPULATION	20,098	100,232	201,879
2029 POPULATION (PROJECTED)	22,789	104,147	211,188
2024 HOUSEHOLDS	9,042	39,791	81,970
2029 HOUSEHOLDS (PROJECTED)	10,787	42,616	87,644
OWNER-OCCUPIED HOUSING UNITS	2,186	13,536	36,958
RENTER-OCCUPIED HOUSING UNITS	6,856	26,225	45,012
2024 AVERAGE HOUSEHOLD INCOME	\$121,845	\$91,261	\$99,907
2029 AVG HOUSEHOLD INCOME (PROJECTED)	\$143,322	\$109,147	\$117,075



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EXCLUSIVE BROKER:

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