

Wye Apartments

FOR LEASE

Retail Units: Ranging from ±1,745 sf to ±9,323 sf



DURHAM, NORTH CAROLINA

MULTIFAMILY BUILDING
GROUND-FLOOR RETAIL



ADDRESS:

501 Washington Street, Durham, NC 27701

AVAILABLE:

Retail units ranging from ±1,745 sf to ±9,323 sf

LEASE RATE:

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

TI ALLOWANCE:

Negotiable based upon use, credit, and term length.

PARKING:

Structured parking deck with approximately 383 spaces and surface lot with approximately 47 spaces.

BUILDING:

Retail space will be located on ground-floor of six-story, two-building complex with 310 apartment units. Developed by Ram Realty, the project will be delivered in two phases: Building A is Jun 2025 and Building B is Feb 2025. There is additional retail space available in the historic "City Garage"; it is available immediately. Space will be ideal for vibrant, entertaining retailers.

HIGHLIGHTS:

- Located in the heart of downtown Durham.
- Across street from Historic Durham Athletic Park.
- Sits prominently along Durham Rail Trail.
- Offers great signage & branding opportunities.
- Provides ample outdoor dining terraces..
- Has tremendous parking in deck and surface lot.



Bruce Alexander
Commercial Broker
919.475.9907 Mobile
balexander@maverickpartners.com

Liv Jorgenson
Commercial Broker
703.929.9270 Mobile
ljorgenson@maverickpartners.com

RETAIL FOR LEASE

WYE APARTMENTS will offer amenities including swimming pool and clubhouse, along with 4,667 square feet of public-space for gathering.



Diner

University Medic...

Duke UNIVERSITY



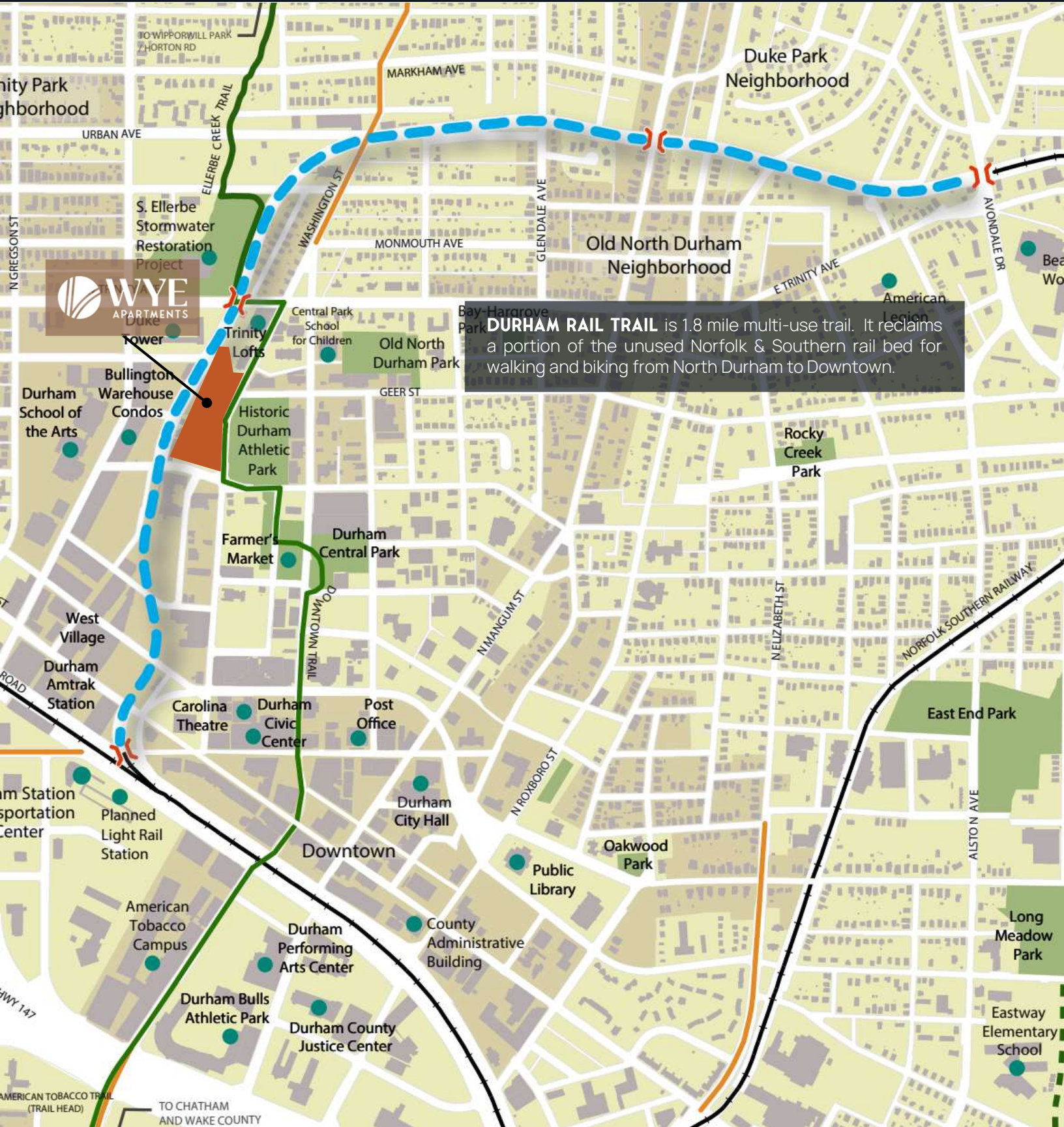
DOWNTOWN DURHAM is known for its restaurants, breweries, and shops, as well its revitalized industrial areas like Brightleaf Square and American Tobacco Campus.



- 1 Durham Performing Arts Center
- 2 American Tobacco Campus
- 3 Durham Bulls Athletic Park
- 4 Carolina Theatre
- 5 Durham Farmers' Market
- 6 Durham Central Park
- 7 Historic Durham Athletic Park
- 8 MotorCo Music Hall
- 9 Durham School of the Arts
- 10 Duke's East Campus

TRINITY PARK NEIGHBORHOOD is located between downtown Durham and Duke University's East Campus. It encompasses 40 square blocks of tree-lined streets and is filled with historic homes.







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.

Durham Rail Trail



West Geer Street



West Corporation Street



Washington Street



Foster Street



Downtown Durham: Retail ±1,745 sf to ±9,323 sf



LEASING NOTES:

- Units A-1 and A-2 may be combined.
- Unit C-1, C-2, and C-3 may be combined.



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Liv Jorgenson
 Commercial Broker
 703.929.9270 Mobile
 ljorgenson@maverickpartners.com



1" = 50' 0 50' 100'

OVERALL ARCHITECTURAL SITE PLAN
 LODO
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WYE APARTMENTS
 701 WASHINGTON ST., DURHAM, NC

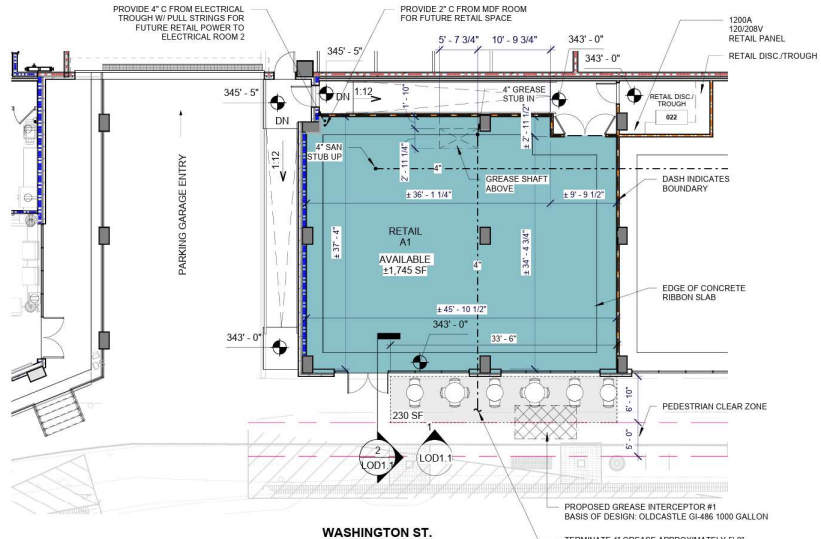


AREA OF DEMISED SPACE TAKEN FROM OUTSIDE FACE OF EXTERIOR WALLS, ESTIMATED CENTERLINE OF DEMISING WALLS, AND OUTSIDE FACE OF COMMON WALLS.

- A1:**
- CEILING HEIGHT = 14'-6"
 - FRONTAGE = 45'-10"
 - DEPTH = 37'-4"
 - # OF ENTRANCES = 1 SET OF DOUBLE DOORS
 - GREASE TRAP = 1
 - VENT CHASE = 5'-7 3/4" x 2'-11 1/4"
 - OUTDOOR SPACE = 230 SF

A-1

1,745 SF



RETAIL A1 PLAN
3/32" = 1'-0"
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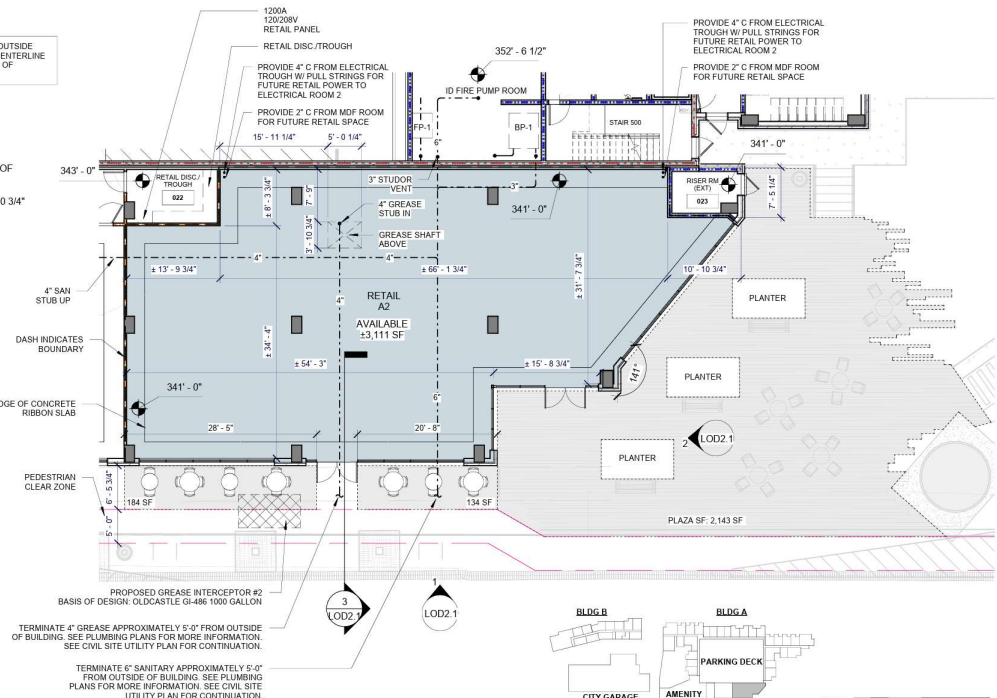
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AREA OF DEMISED SPACE TAKEN FROM OUTSIDE FACE OF EXTERIOR WALLS, ESTIMATED CENTERLINE OF DEMISING WALLS, AND OUTSIDE FACE OF COMMON WALLS.

- A2:**
- CEILING HEIGHT = 10'-6"
 - FRONTAGE = 114'-2"
 - DEPTH = 34'-4"
 - # OF ENTRANCES = 2 SETS OF DOUBLE DOORS
 - GREASE TRAP = 1
 - VENT CHASE = 5'-14" x 3'-10 3/4"
 - OUTDOOR SPACE = 318 SF
 - PLAZA = 2,143 SF

A-2

3,111 SF



RETAIL A2 PLAN
3/32" = 1'-0"
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BRUCE ALEXANDER

Commercial Broker
919.475.9907 Mobile
baalexander@maverickpartners.com

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 values and investor returns. Before joining Maverick Partners, he worked for Foundry Commercial where he did landlord representation of office assets. Bruce has an MBA from Duke University and a bachelor's degree in Economics from Vanderbilt University.



LIV JORGENSON

Commercial Broker
703.929.9270 Mobile
ljorgenson@maverickpartners.com

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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