

OFFICE/RETAIL/RESTAURANT

SPACES FOR LEASE



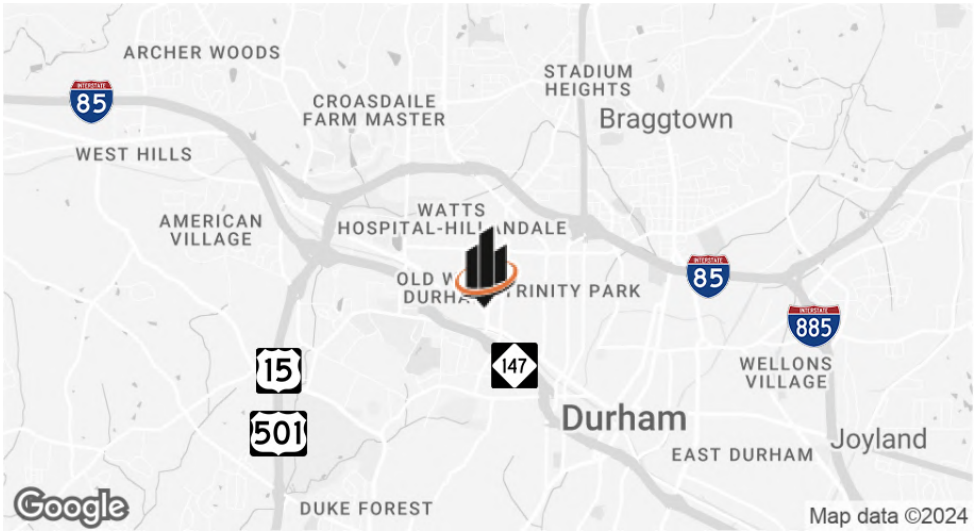
706 NINTH STREET

DURHAM, NC 27705

JOHNNY WEHMANN

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PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	±8,400 SF
VACANT UNITS:	Three
AVAILABLE SF:	±1,500 - 3,640 SF
PARCEL ID:	101871
ZONING:	CD-P (N)
LEASE RATE/TYPE:	Negotiable (NNN)
INTERIOR VIDEO:	View Here

OVERVIEW

706 9th Street is a **fully renovated historic building** in the heart of Durham’s iconic 9th Street district, one of the city’s most walkable and vibrant commercial corridors. **Anchored by Starbucks**, the property benefits from strong foot traffic and brand visibility, surrounded by Duke University, dense residential housing, and downtown Durham.

- **Street-Level:** ±1,578 SF vanilla box next to Starbucks - ideal for retail/restaurant (grease trap access)
- **Second Floor:** ±3,640 SF shell (divisible to ±1,500 SF) - great for office or studio users
- **Basement:** ±3,319 SF conditioned with natural light - perfect for creative or boutique concepts

HIGHLIGHTS

- Landlord will consider **tenant improvement allowances** for qualified tenants.
- Prime location on Durham’s historic and walkable 9th Street retail corridor
- Close to Duke University & Medical Center, Downtown Durham, NC-147 & I-85

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STREET-LEVEL SPACE SUMMARY



OFFERING SUMMARY

AVAILABLE SF:	±1,578 SF
AVAILABILITY:	Immediate
CONDITION:	Warm Shell
FLOOR:	First (Street-Level)
LEASE TYPE:	NNN
LEASE RATE:	Negotiable

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PROPERTY DESCRIPTION

The street-level suite offers ±1,578 SF of prime retail or restaurant space in the heart of Durham’s vibrant 9th Street district. **Situated directly next to Starbucks**, this high-visibility storefront benefits from steady pedestrian traffic and strong co-tenancy, making it an ideal setting for retail or food and beverage concepts.

Delivered as a clean vanilla box, **the space features tall ceilings, large street-facing windows, and a flexible open layout ready for a tenant’s upfit.** It also includes connectivity to the building’s existing grease trap, streamlining the path for restaurant users.

With direct sidewalk access, this suite presents a rare opportunity for a local concept looking to grow or a national brand seeking high-profile presence.

INTERIOR PHOTOS (STREET-LEVEL)



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FLOOR PLAN (STREET-LEVEL)



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SECOND FLOOR SUMMARY



OFFERING SUMMARY

AVAILABLE SF:	±1,500 - 3,640 SF
AVAILABILITY:	Immediate
CONDITION:	Warm Shell
FLOOR:	Second
LEASE TYPE:	NNN
LEASE RATE:	Negotiable

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SPACE DESCRIPTION

The second floor presents a rare opportunity to lease **highly-visible space in a recently renovated, historic building** in Durham’s iconic 9th Street district.

This top-floor suite features **large windows with expansive views of 9th Street, abundant natural light, and newly installed restrooms**. A warm shell space with flexible layouts offers a **blank canvas for creative office, studio, or boutique service users**.

With front and rear stairwell access (walk-up only), this space is ideal for businesses seeking charm, location, and potential to customize their space. The open floor plan accommodates **a single tenant for the full ±3,640 SF or can be subdivided for users needing as little as ±1,500 SF**.

INTERIOR PHOTOS (SECOND FLOOR)



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FLOOR PLAN (SECOND FLOOR)



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BASEMENT SUMMARY



OFFERING SUMMARY

AVAILABLE SF:	±3,419 SF
AVAILABILITY:	Immediate
CONDITION:	Warm Shell
FLOOR:	Basement
LEASE TYPE:	NNN
LEASE RATE:	Negotiable

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SPACE DESCRIPTION

The basement level is not your typical basement space. **With windows providing natural light, exposed architectural features, and full HVAC in place**, this ±3,419 SF space has the bones to support a wide range of innovative or experiential concepts, from **creative studios or wellness uses to boutique services and more.**

Accessed via the building's rear stairwell, the space is not handicap accessible, making it best suited for users without strict ADA or delivery needs. But for the right tenant, it's a **truly special opportunity in a highly-desirable location.**

INTERIOR PHOTOS (BASEMENT)



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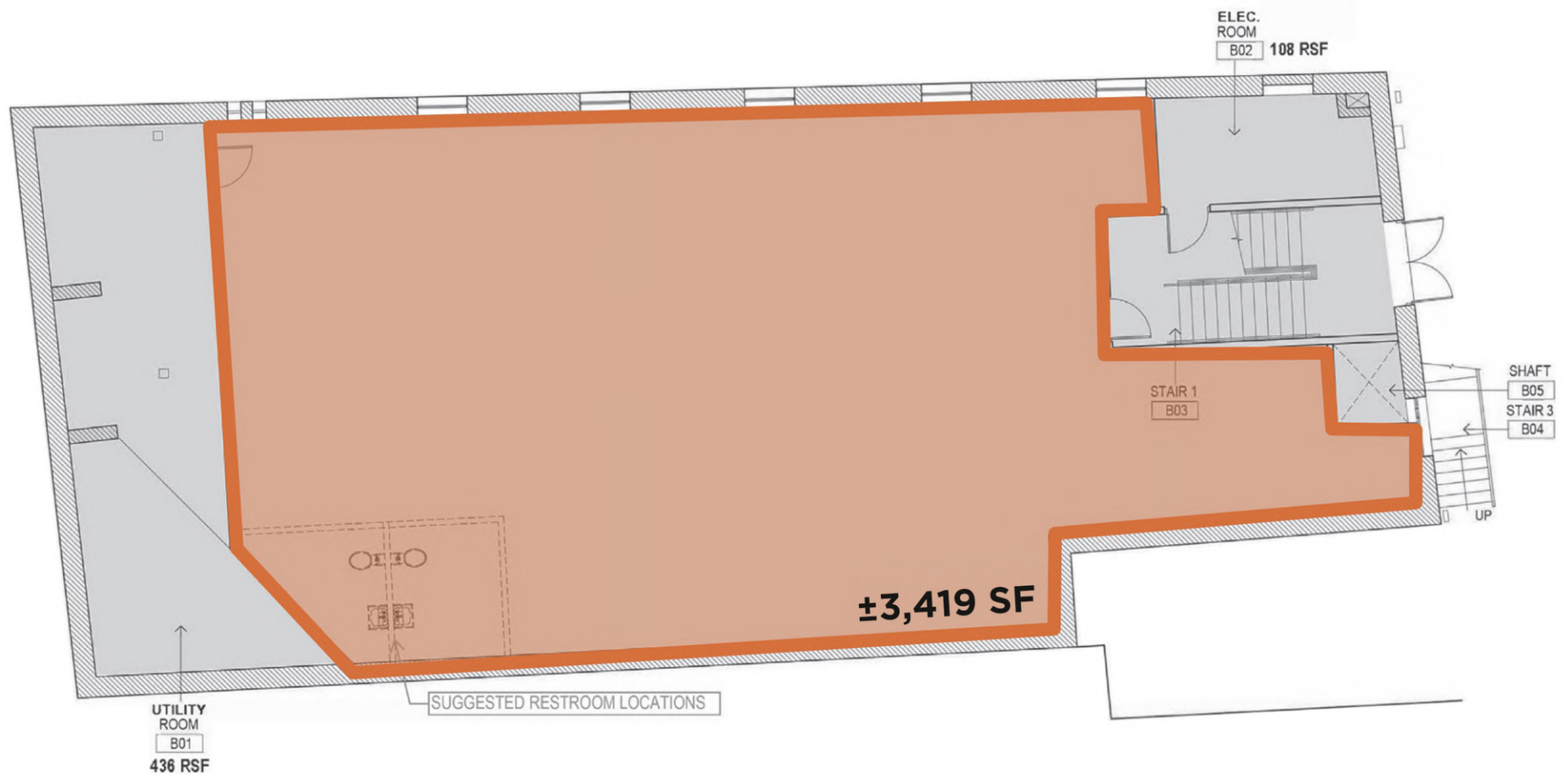
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FLOOR PLAN (BASEMENT)



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RETAILER MAP



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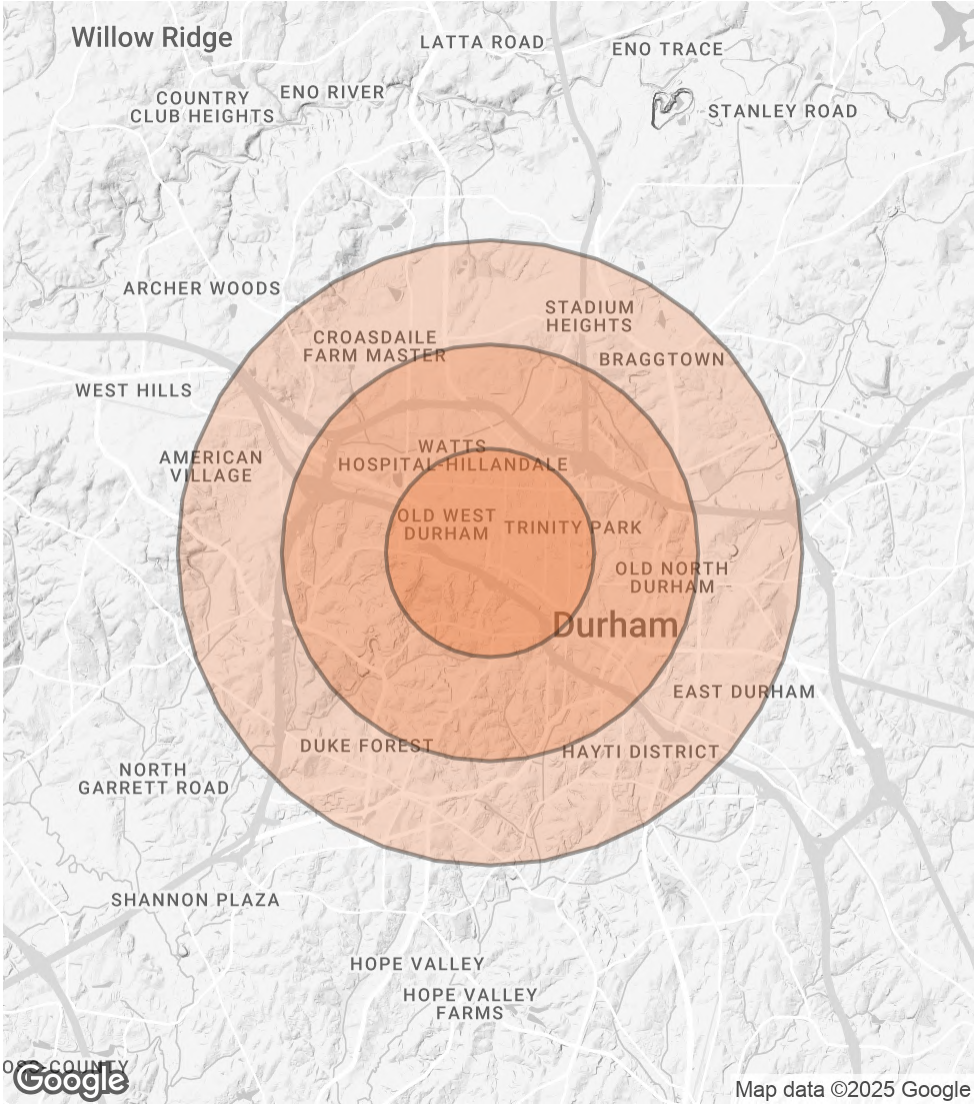


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	15,979	51,986	101,347
AVERAGE AGE	34	34	36
AVERAGE AGE (MALE)	33	34	35
AVERAGE AGE (FEMALE)	34	34	36

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	6,552	21,999	40,984
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$98,160	\$87,043	\$86,999
AVERAGE HOUSE VALUE	\$475,806	\$461,897	\$436,707

Demographics data derived from AlphaMap



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FOR LEASING INQUIRIES:

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