

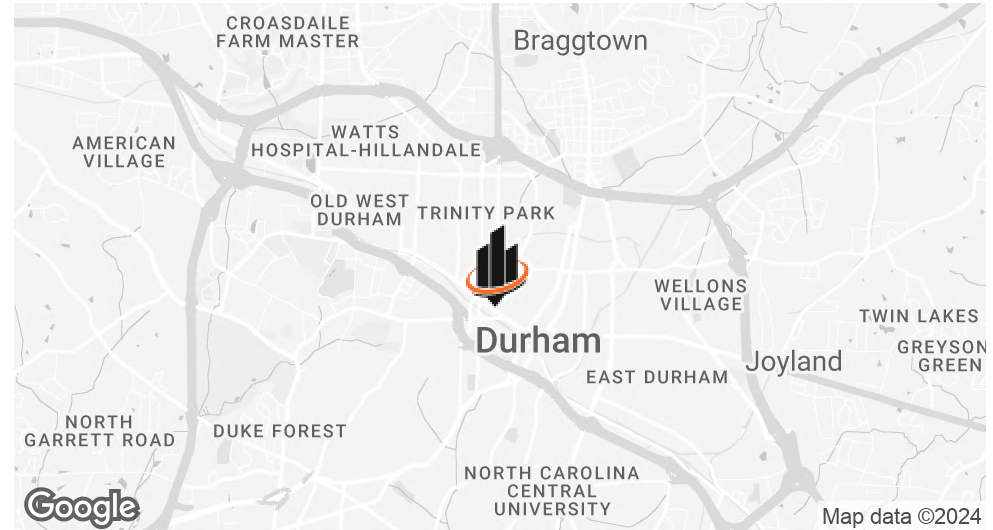


FOR LEASE

433 W. MAIN STREET

DURHAM, NC 27701

PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	±16,692 RSF
AVAILABLE SPACES:	Suite 101: ±2,209 SF Suite 200: ±5,676 SF Suite 300: ±5,676 SF
PARCEL ID/ZONING:	103104/DD-C
TENANT ALLOWANCE:	Available
LEASE RATE:	Negotiable
VIDEO:	View Here

PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to offer for lease **433 W. Main Street** located in the bustling **City Center district** of downtown Durham, NC. The building is **one of only two commercial properties downtown to feature a major rooftop solar installation**. The 33.06 kW DC system was installed in 2018 and has been generating electricity and self-consuming/exporting it back to the grid ever since.

If your company is looking for ways to **improve its carbon footprint, enjoy panoramic city views, and be in the middle of everything downtown has to offer**, 433 is your place to shine.

PROPERTY HIGHLIGHTS

- **Three spaces available**, including a first floor space off the lobby and the full second and third floors
- **Two miles from Duke University/Hospital** and **nine miles from Research Triangle Park (RTP)**
- Approximately **130 food and beverage establishments** within walking distance
- Potential for **building signage for anchor tenant**

CAREY GREENE

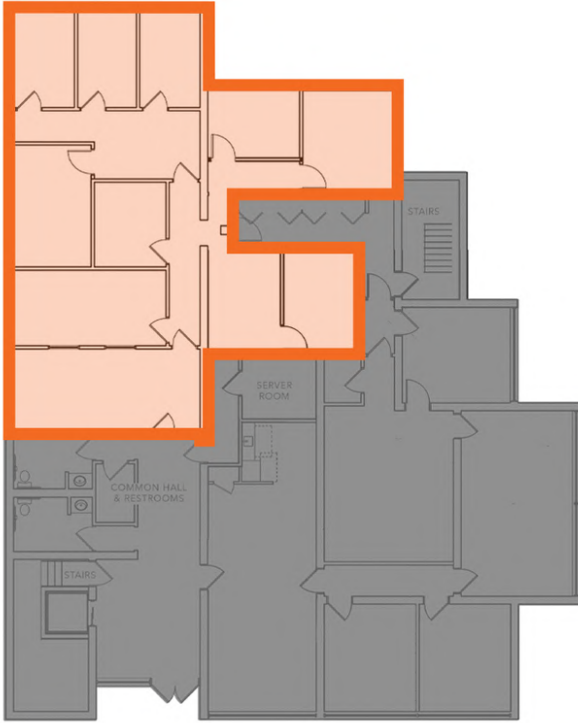
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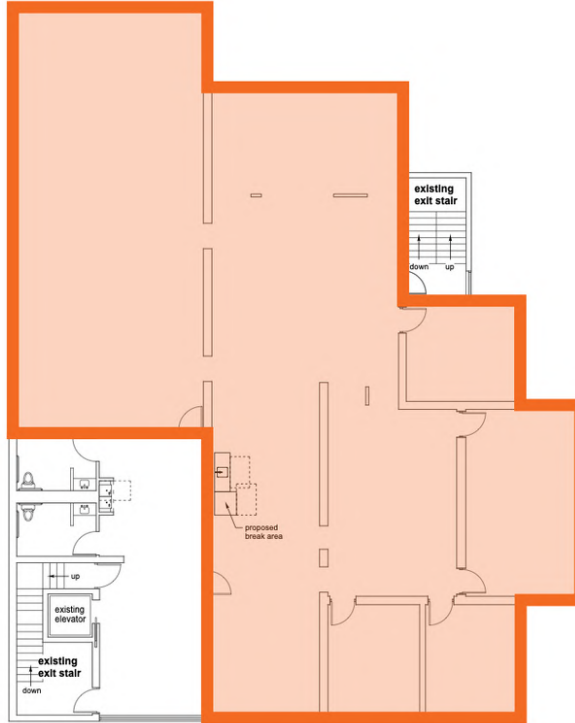
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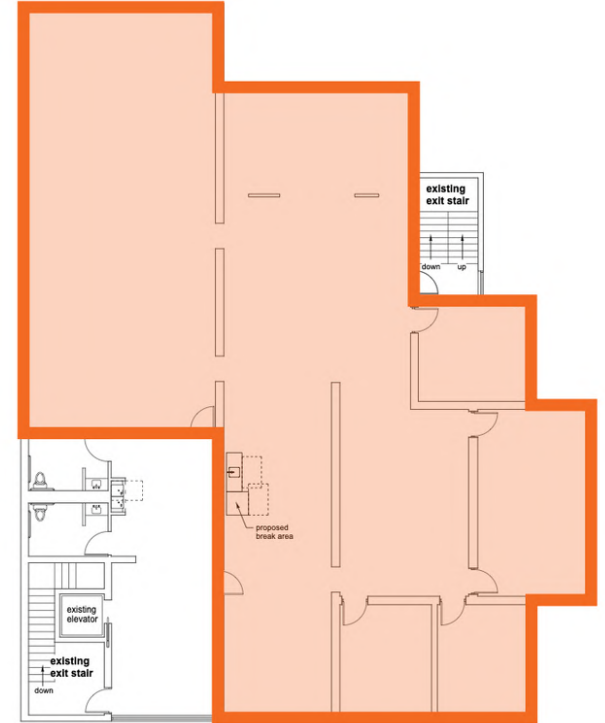
FLOOR PLANS



FIRST FLOOR (SUITE 101)
SUITE 101: ±2,209 SF



SECOND FLOOR (SUITE 200)
TURNKEY SPACE WITH FF&E AVAILABLE (±5,676 SF)



THIRD FLOOR (SUITE 300)
SHELL CONDITION: ±5,676 SF

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PROPERTY PHOTOS



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INTERIOR PHOTOS (SUITE 200)



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SOLAR PANELS INFOGRAPHIC

SOLAR PANELS

EQUIVALENT ENVIRONMENTAL IMPACTS ANNUALLY

GREENHOUSE GAS EMISSIONS SEQUESTERED

- 7.1 passenger vehicles driven for one year.
- 81,494 miles driven by an average passenger vehicle.
- 11.5 tons of waste recycled instead of landfilled.
- 1.7 garbage trucks of waste recycled instead of landfilled.

CO2 EMISSIONS FROM:

- 3,741 gallons of gasoline consumed
- 36,378 pounds of coal burned
- .44 tanker trucks filled with gasoline
- 3.6 homes of energy for one year
- 77 barrels of oil consumed
- 1,359 propane cylinders

CARBON SEQUESTERED BY:

- 862 tree seedlings grown for 10 years
- 39.2 acres of US forests for one year
- .217 acres of US forests preserved from conversion to cropland in one year

Source: YES Solar



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SVN
REAL ESTATE ASSOCIATES

RETAILER MAP



CAREY GREENE

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ADVISOR BIO



CAREY GREENE

Senior Vice President

carey.greene@svn.com

Direct: **919.287.2135** | Cell: **919.949.5672**

PROFESSIONAL BACKGROUND

A native of Miami, FL, Carey is a long-time Durham resident with degrees from both sides of Tobacco Road. Carey completed his undergraduate studies at Duke University and earned his MBA from the University of North Carolina at Chapel Hill's Kenan-Flagler Business School, where he concentrated in real estate. He is considered an expert in the downtown and central Durham submarket and has vast experience advising clients in a range of lease and sale transactions. His areas of specialty are investment and owner occupier sales as well as urban infill and covered land transactions.

Carey has worked in property management and has also participated in a sponsor role in adaptive reuse and rehabilitation projects, including the renovation of the circa 1930 historic Snow Building, and most recently, the adaptive-reuse of a circa 1968 bank office building into the 53-room Durham Hotel. Both properties are located in downtown Durham. He continues to participate with both his clients and professional CRE investors in investment deals, bringing his market knowledge, analytical and brokerage skills to the table.

Prior to obtaining his master's degree, Carey was a development associate at Blue Devil Ventures, where he was instrumental in the \$100+ million second phase of the mixed-use West Village project, an adaptive reuse of historic tobacco manufacturing and warehouse buildings in downtown Durham. Carey and his wife, two children, and two dogs live in Durham.

EDUCATION

- Master of Business Administration, University of North Carolina at Chapel Hill (2009)
- Premier Fellow and Leonard Wood scholarship recipient, University of North Carolina at Chapel Hill
- Bachelor of Arts, Duke University (2001)

MEMBERSHIPS

- Licensed Real Estate Broker, North Carolina
- Member, Triangle Commercial Association of Realtors
- Board of Directors, Downtown Durham, Inc.

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