



201 EAST MAIN ST.

DURHAM, NC 27701

**3,057 SF
RESTAURANT SPACE**

**FOR
LEASE**

LISTING BROKER:

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**201 E MAIN STREET
DURHAM, NC 27701**

PROPERTY OVERVIEW

- Suite 150: 3,057 restaurant space available in modified cold dark shell
- 168,707 SF, seven-story, mixed-use building (office & restaurant)
- Built in 1978, renovated in 2018
- LEED Certified Building
- Just off the Durham Freeway in the Government Services district
- One block from the City Center district
- Walking distance to numerous attractions and retail shops
- TICAM: \$2.00/SF



**LEASE RATE:
\$22.00/SF, NNN
+ \$30.00/SF TI ALLOWANCE**

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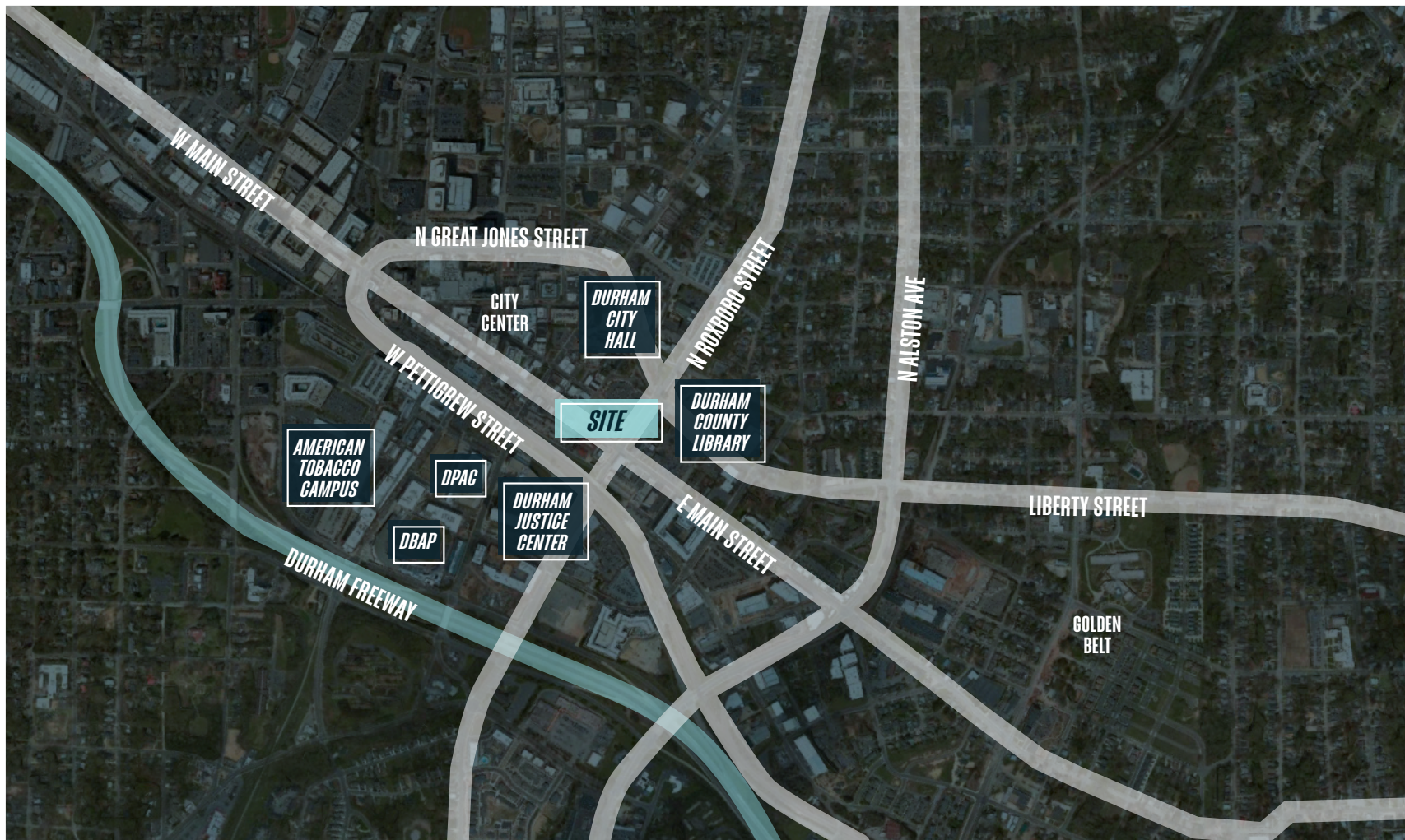
PROPERTY HIGHLIGHTS

- **Below market retail spaces**
- **Space delivered with ample power**
- **4,000 gallon grease trap, shared**
- **Shafts for hood and HVAC to roof**
- **Common area restrooms for tenant use**
- **Large, secured patio area and furniture included**
- **Tenant only pays for common area trash, grease trap collection, exterior patio power washing**
- **600+ employees in the office space**
- **Ideally located between City Center and Golden Belt districts**
- **Excellent opportunity to get into the booming downtown Durham restaurant market**



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LOCATION MAP



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SUITE 150: 3,057 SF

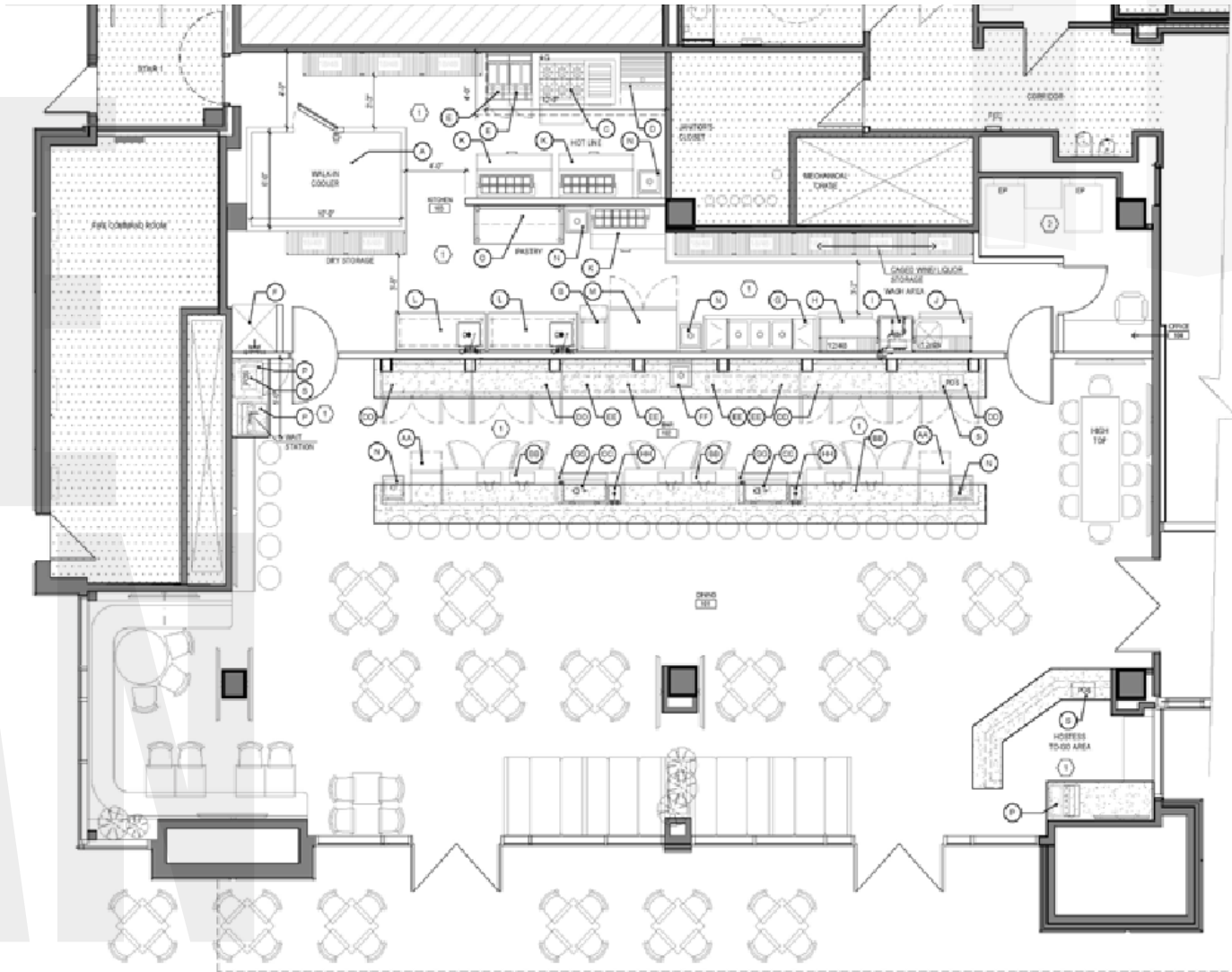


- EXTERIOR PLAZA**
14,878 SF
- BUILDING SERVICE AREA**
2,275 SF (LOBBY, RESTROOMS)
303 SF (FIRE PUMP ROOM)
306 SF (FIRE COMMAND ROOM)

- 2,884 SF TOTAL**

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SITE PLAN



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DEMOGRAPHICS

	POPULATION ('23)	EST. POPULATION ('28)	AVG HOUSEHOLD INCOME	TOTAL BUSINESSES	DAYTIME POPULATION
1 MILE RADIUS	20,914	22,184	\$76,481	1,532	16,264
3 MILE RADIUS	102,056	104,590	\$70,002	7,235	63,954
5 MILE RADIUS	200,233	204,893	\$78,445	11,334	93,538



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