



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
 - » 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



**LEASE RATE:
\$22.00/SF,
+\$1.00/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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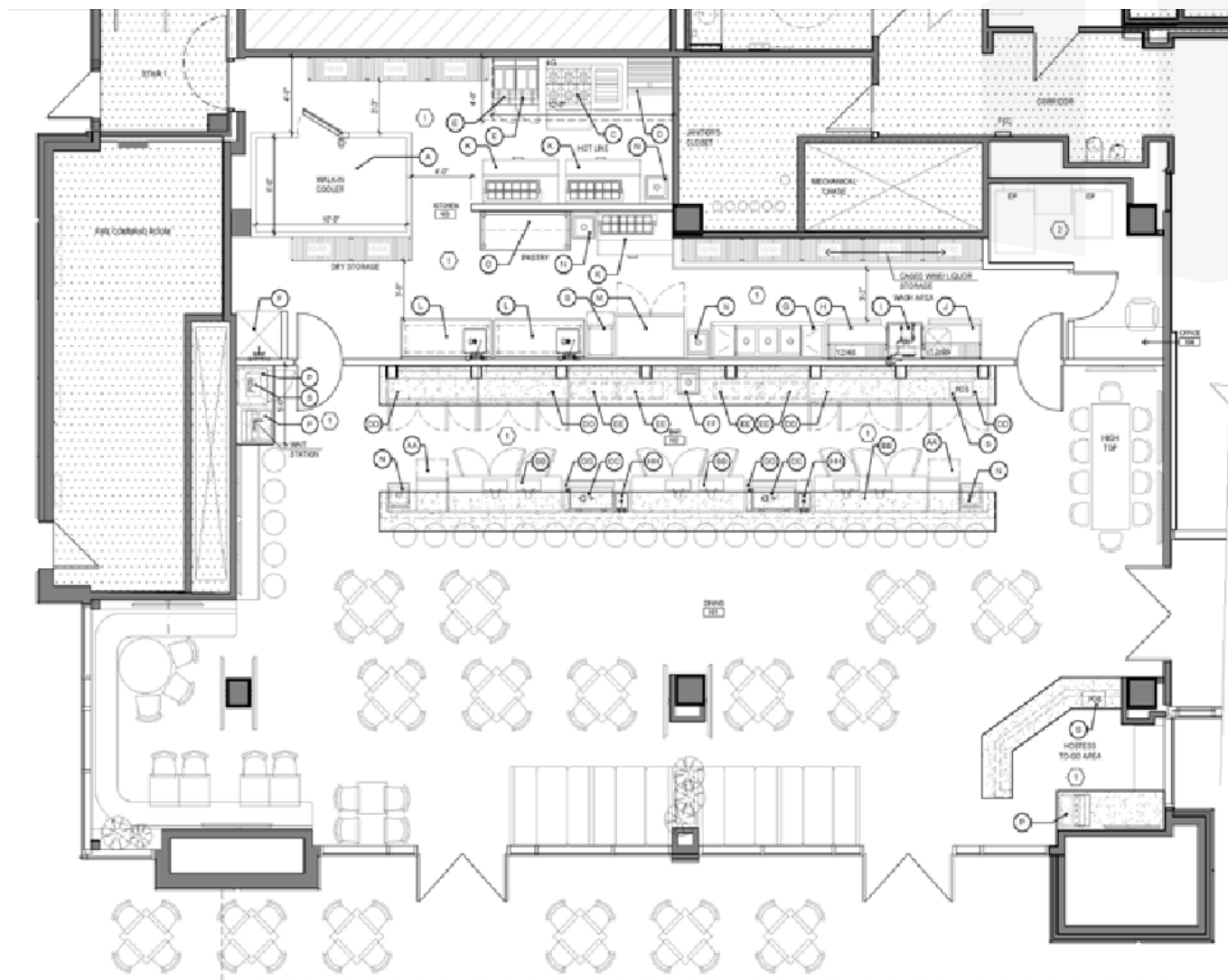
SUITE 150: 3.057 SF



- 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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FLOOR PLAN





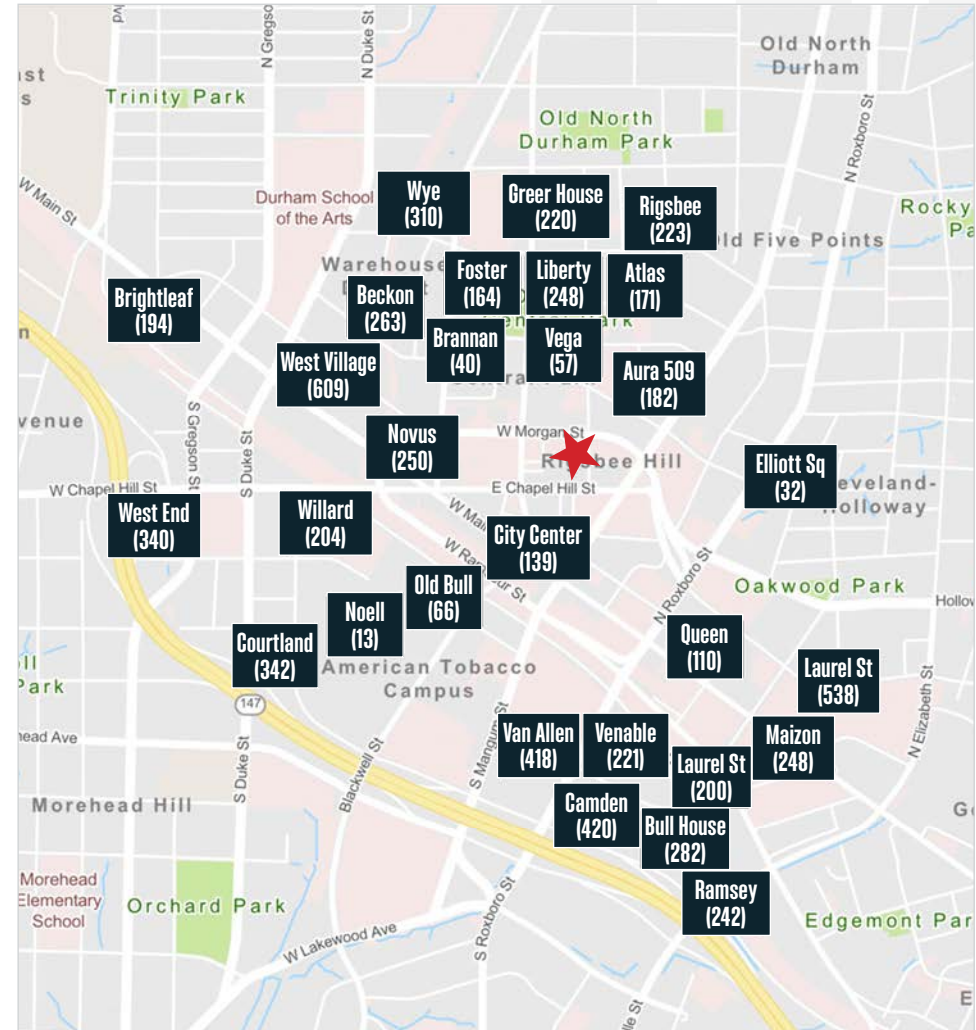
POINTS OF INTEREST

- | | | | |
|-----------------------------------|------------------------------------|---|---------------------------------|
| 1. DOWNTOWN DURHAM YMCA | 17. DURHAM CENTRAL PARK | 33. PIE PUSHERS | 49. DEPARTMENT OF PUBLIC HEALTH |
| 2. SALON LOFTS | 18. AMERICAN TOBACCO CAMPUS | 34. LUNA ROTISSERIE AND EMPANADAS | 50. ELEVATE SALON INSTITUTE |
| 3. INDIAN MONSOO RESTAURANT & BAR | 19. DURHAM BULLS ATHLETIC PARK | 35. BAR VIRGILE | 51. DURHAM COUNTY GOVERNMENT |
| 4. SWEETS BY SHYDA | 20. TOBACCO ROAD SPORTS CAFE | 36. DURHAM COUNTY COURTHOUSE | 52. DURHAM COUNTY GOVERNMENT |
| 5. POST OFFICE | 21. DURHAM PERFORMANCE ARTS CENTER | 37. 555 MANGUM | |
| 6. RUE CLEAR RESTAURANT | 22. ALOFT DURHAM DOWNTOWN | 38. VAN ALLEN APARTMENTS | |
| 7. DASHI | 23. WHETSTONE APARTMENTS | 39. CAMDEN DURHAM APARTMENTS | |
| 8. DURHAM CITY HALL | 24. WEST VILLAGE | 40. BULL HOUSE APARTMENTS | |
| 9. BULL CITY BURGER AND BREWERY | 25. BULL MCCABE'S IRISH PUB | 41. THE ROXBORO AT VENABLE | |
| 10. ALLEY TWENTY SIX | 26. TOAST | 42. VENABLE APARTMENTS | |
| 11. THE VELVET HIPPO BAR & LOUNGE | 27. VICEROY | 43. THE RAMSEY APARTMENTS | |
| 12. THE DURHAM HOTEL | 28. TABERNA TAPAS | 44. KRILL RESTAURANT | |
| 13. 21C MUSEUM HOTEL DURHAM | 29. THAI@MAIN ST | 45. SMASHING BOXES | |
| 14. THE CAROLINA THEATRE | 30. NINTH STREET BAKERY | 46. THE FRUIT | |
| 15. DURHAM FOOD HALL | 31. DURHAM MARRIOTT CITY CENTER | 47. MAIZON DURHAM | |
| 16. BOXCAR BAR + ARCADE | 32. AMERICAN UNDERGROUND | 48. DURHAM COUNTY DEPARTMENT OF SOCIAL SERVICES | |

MULTI FAMILY GROWTH

Downtown Durham has emerged as one of the Triangle's premier destinations to live, work, and play. Its transformation took off in the 2000s with the redevelopment of the American Tobacco Campus, which set the stage for broader revitalization. Since then, sustained public and private investment has fueled its growth into a thriving hub for life sciences and technology. With a strong and varied employment base, the area attracts young professionals and affluent residents who value walkable access to offices, dining, nightlife, and cultural attractions like the Durham Performing Arts Center, the Durham Bulls Athletic Park, and the Carolina Theatre.

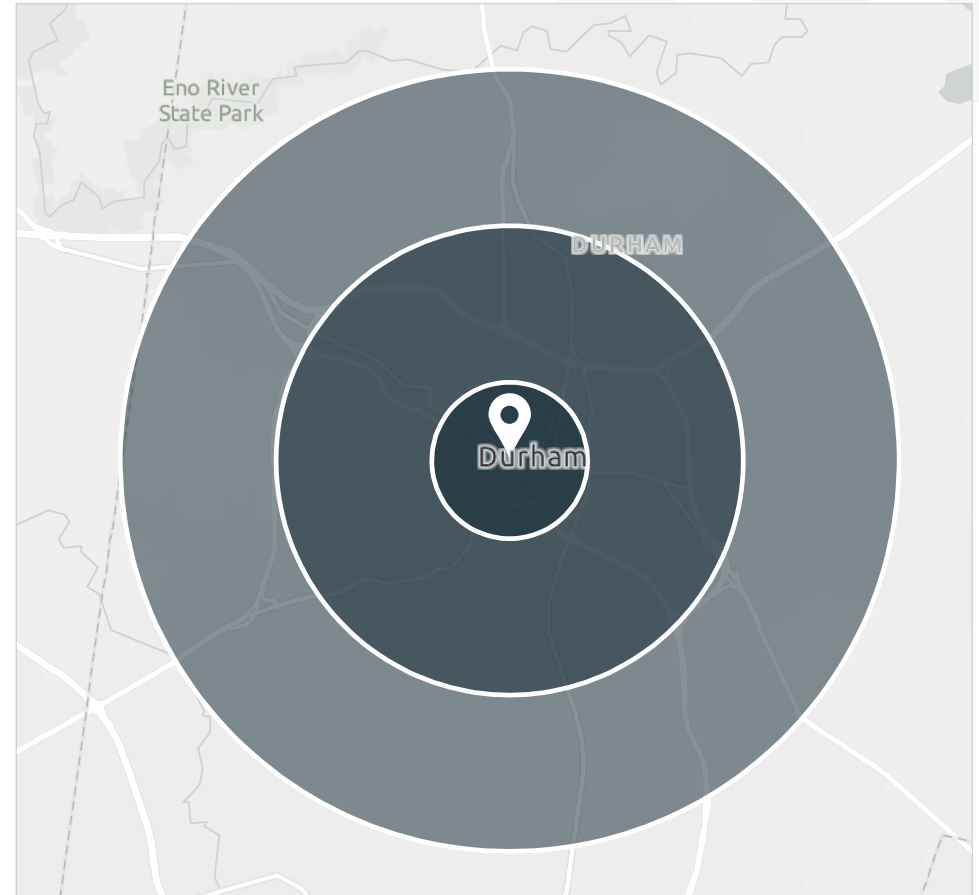
METRICS	Submarket	Market
INVENTORY UNITS	24,018	63,836
UNITS UNDER CONSTRUCTION	3,482	7,061
CONSTRUCTION % OF INVENTORY	14.5%	11.1%
OCCUPANCY AT DELIVERY	45.6%	20.1%
ASKING PRICE/UNIT	\$1,594	\$1,583
VACANCY RATE	9.5%	11.4%
POPULATION GROWTH +5 YEARS	7.6%	6.6%
MARKET SALES PRICE/UNIT	214,000	220,000



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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 POPULATION	19,631	77,851	107,500
2030 POPULATION (PROJECTED)	22,776	78,752	110,512
2025 HOUSEHOLDS	9,454	29,285	45,772
2030 HOUSEHOLDS (PROJECTED)	11,423	29,996	47,579
OWNER-OCCUPIED HOUSING UNITS	2,099	11,454	25,036
RENTER-OCCUPIED HOUSING UNITS	7,355	17,731	20,736
2025 AVERAGE HOUSEHOLD INCOME	\$116,646	\$90,532	\$110,230
2030 AVG HOUSEHOLD INCOME (PROJECTED)	\$133,762	\$102,632	\$122,475



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