

**For sublease**  
**Plug & Play Office Space**  
Crowe Building | 406 Blackwell St  
Durham, NC 27701  
3,202 RSF Available



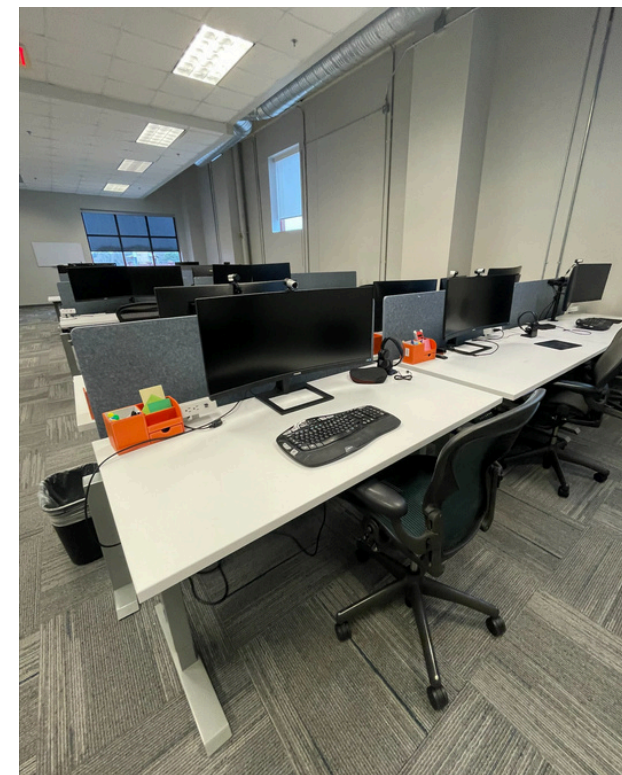
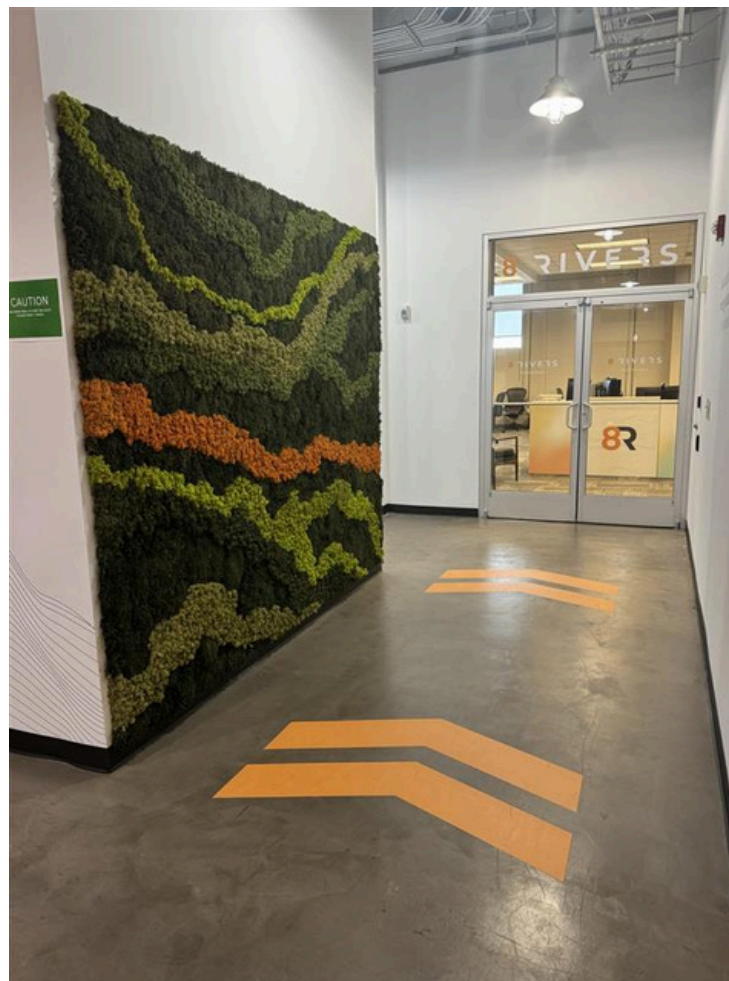
# Space Details

- 3,202 RSF on the 4<sup>th</sup> Floor
- LEX: May 31, 2027
- Three offices
- 24 workstations
- One conference room
- Reception area
- Kitchen access negotiable
- FF&E negotiable

## Prime American Tobacco Campus Location

Located on the American Tobacco Campus, the Crowe Building is walkable to abundant restaurants, retail, fitness facilities, and services. The 16-acre campus offers outdoor seating, green space, and a riverwalk beside Bull River, a one-of-a-kind water feature that flows through the heart of the development.

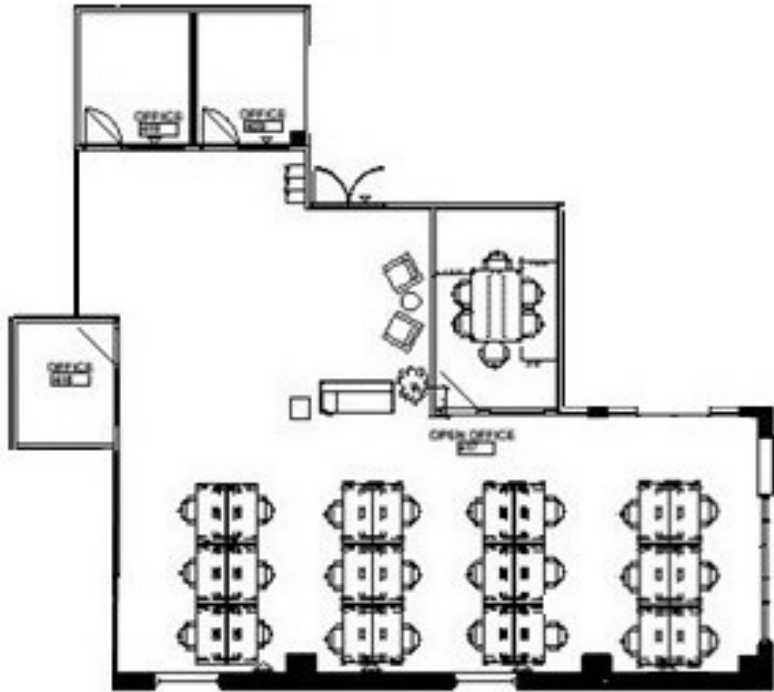
The Crowe Building is adjacent to the Durham Bulls Athletic Park and a short walk from the Durham Performing Arts Center and Aloft Hotel. The property offers direct access to Highway 147, connecting to Highways I-85 and US 15/501.



*Courtesy: Discover Durham*



# Floorplan



4<sup>th</sup> Floor: 3,202 RSF





# American Tobacco Campus Amenities

## ● Restaurants & Hotels

- |                         |                              |
|-------------------------|------------------------------|
| 1. The Waiting Room     | 8. Parker and Otis           |
| 2. Ment Beverage Co.    | 9. Boricua Soul              |
| 3. NanaSteak            | 10. Ekhaya                   |
| 4. Aloft Hotel/WXYZ Bar | 11. Press Coffee & Crepes    |
| 5. State of Golf        | 12. QueenBurger              |
| 6. Moe's                | 13. Tobacco Road Sports Cafe |
| 7. Seraphine            | 14. Mellow Mushroom          |

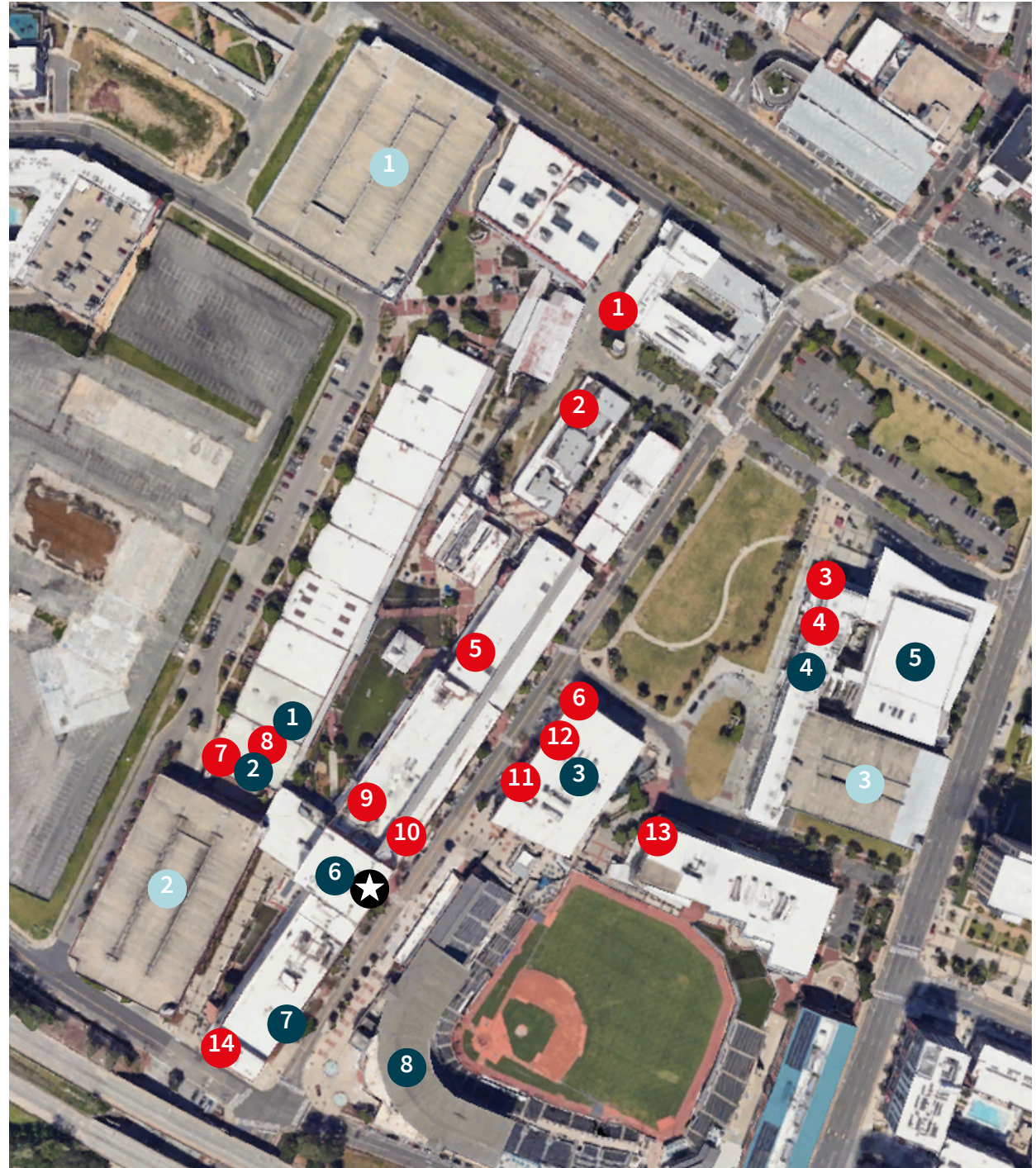
## ● Retail & Entertainment

1. Yoga Off East
2. Parker and Otis
3. Parker Paper Company
4. Bella Trio Studio
5. Durham Performing Arts Center
6. American Tobacco Barber Shop
7. YMCA
8. Durham Bulls Athletic Park

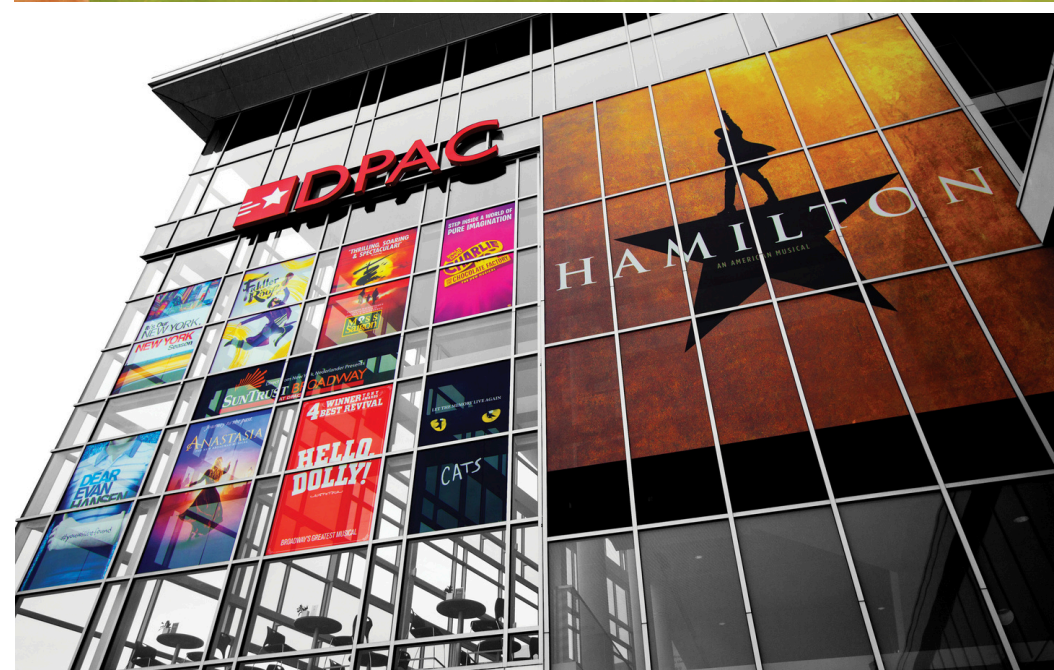
## ● Parking

1. North Parking - 305 W Pettigrew St
2. South Parking - 705 Willard St
3. East Parking - 250 S Mangum St

## ★ 406 Blackwell Street







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*Photos courtesy of Discover Durham*