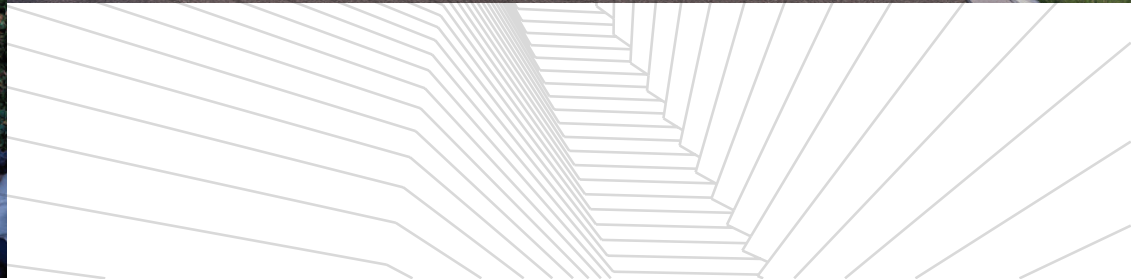
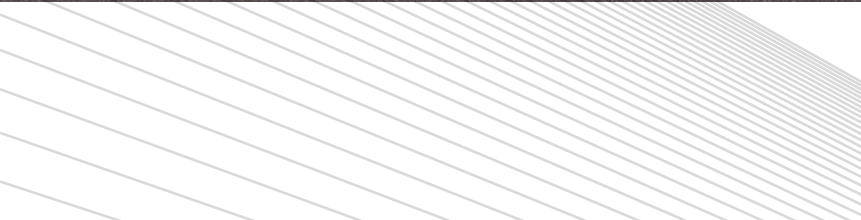
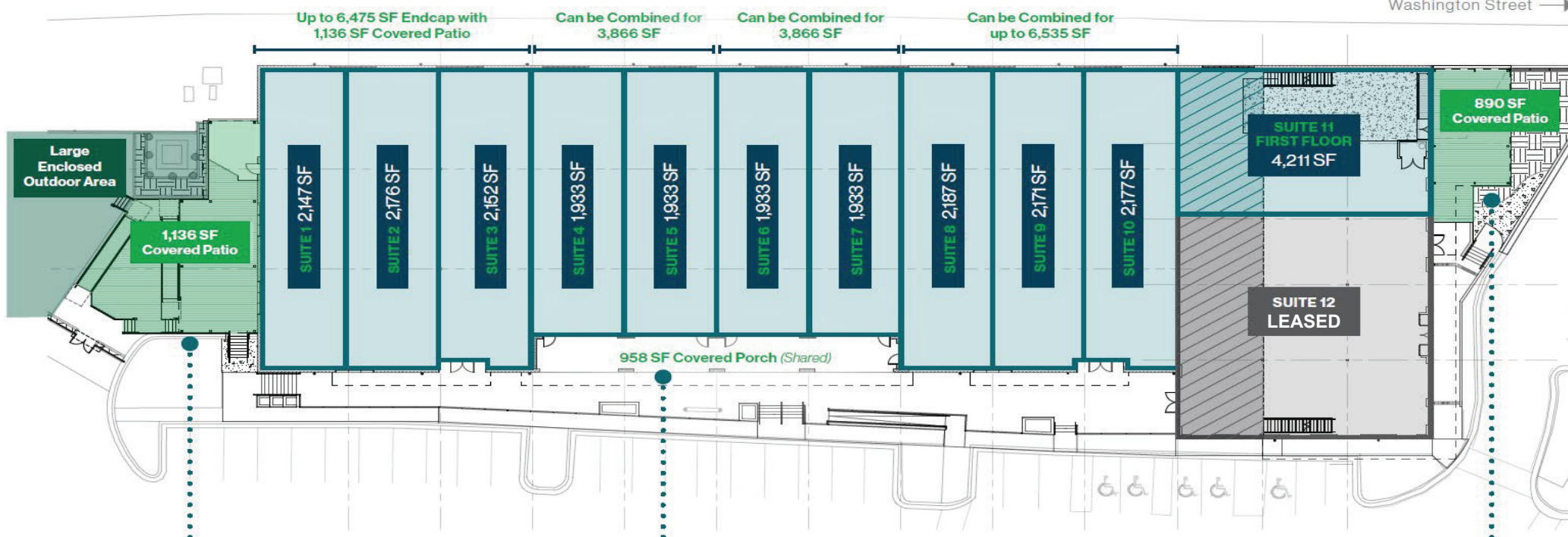


ELM
PARTNERS

OFFICE / RETAIL SPACE FOR LEASE

949 Washington Street
Downtown Durham, NC





949 WASHINGTON

Located near the heart of Downtown Durham and Central Park, 949 Washington is walkable to some of the best neighborhoods in Durham and serves over 16,000 residents within a one-mile radius. Situated directly on the future Durham Rail Trail makes the project one of the main stops on the future Beltline and a new place for local F&B operators and retailers. The property offers a unique opportunity to be immediately connected to and integrated with the city's thriving and rapid growth while still being in a project that has character and charm.



HIGHLIGHTS

- Ground-floor retail space in a prime downtown Durham location
- Situated directly alongside the future Durham Rail Trail
- Walkable to dining, entertainment, and civic amenities
- Onsite parking available
- Covered patios and porches with natural light and flexible layout potential
- Ideal for creative, professional, or boutique retail and office users
- Easy access to major downtown corridors



LIVE / WORK / PLAY

Nearby small businesses, venues
and livable developments

- 01

Cocoa Cinnamon
- 02

King's
- 03

Motorco Music Hall
- 04

Boxcar
- 05

Fullsteam
- 06

Hutchin's Garage
- 07

Kotuku Surf Club
- 08

LouElla
- 09

Accordion Club
- 10

Geer Street Retail
- 11

Geer Street Garden
- 12

Dissolvr Brewing Co.
- 13

Durham Food Hall
- 14

Durham Athletic Park
- 15

Central Park
- 1

The Rigsbee Collection (178 units)
- 2

Atlas Durham Apartments (171 units)
- 3

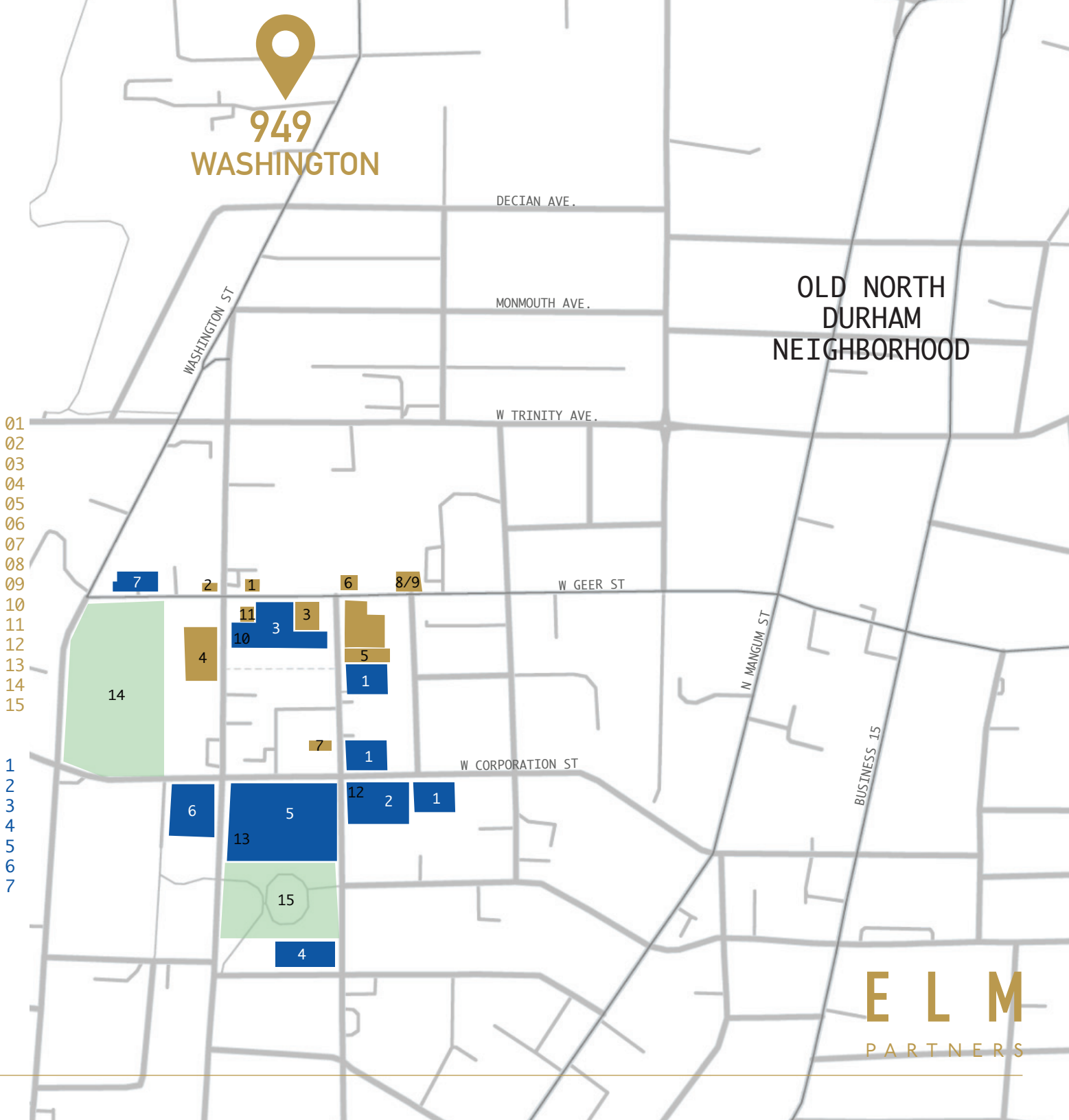
Geerhouse (220 units)
- 4

The Vega (57 homes)
- 5

Liberty Warehouse (248 units)
- 6

Foster on the Park (164 units)
- 7

The George (40 homes)





The **Durham Rail Trail** is a planned 1.8-mile multi-use path that will transform a former Norfolk Southern rail corridor into a pedestrian and bicycle connection between North Durham and Downtown. The trail will link users to major transit stations, the South Ellerbe Stormwater Project, Ellerbe Creek Trail and the American Tobacco Trail, while incorporating wooded areas, elevated views and public art celebrating Durham's unique character.

Approved by Durham City Council in June 2024, the project is nearing completion of design and permitting, with construction anticipated to begin in January 2027.

The Seller is required to construct the trail segment adjacent to 949 Washington, positioning the property as a highly visible retail destination along the route.



HISTORY

"Durham is a historical haven, a sanctuary for the spectacular, and a rough-cut gem waiting to be unearthed. Durham's been a destination on the move for more than 150 years. Perhaps it's time you discovered it too."

Maybe you've heard about our celebrated food scene, top-notch universities or buzzing startup culture. There's just something about this place. It transcends categories. Durham has something intangible, inspiring and absolutely alluring." - DiscoverDurham.com

DURHAM RECOGNIZED

/ 2025

ONE OF THE BEST PLACES TO LIVE IN THE U.S.
- LIVABILITY

/ 2025

#7 BEST CITY FOR WORKING WOMEN
- ELEVATE LEADERSHIP

/ 2024

#3 BEST PLACES TO LIVE IN THE U.S.
(RALEIGH-DURHAM)
- U.S. NEWS & WORLD REPORT

/ 2024

#6 TOP TECH INNOVATION METRO
(DURHAM-CHAPEL HILL)
- NC TECH ASSOCIATION

/ 2023

#6 BEST CITY FOR DIVERSITY
- BESTPLACES

/ 2023

#10 BEST CITY FOR EDUCATION
- BESTPLACES

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