



201 & 207 S ALSTON AVE

Iconic 10,893 SF Historic Landmark — For Lease
Durham, North Carolina 27701

For Lease | 201 & 207 S Alston Ave | Durham, NC



PROPERTY SUMMARY

Built in 1925 at the corner of S Alston and Angier Avenues, **201 & 207 S Alston Ave** is a **10,893-square-foot** Classical Revival landmark on **0.62 acres** in East Durham, minutes from the downtown core. The building pairs century-old character — exquisite 1910 stained-glass windows valued at over \$500,000, original hardwood floors, and a dramatic dome ceiling — with practical updates including a newly installed 30–40-year dimensional roof and HVAC systems.

The main level centers on a sanctuary seating up to **300 guests**, supported by an office and conference room. Two second-level balconies seat **100** beneath the dome, and the lower level delivers a large kitchen with ample storage, lounges, and recreation areas. With on-site parking, the property is positioned for restaurant, coworking, event, and community uses.

PROPERTY HIGHLIGHTS

- ▶ Timeless charm with rich cultural heritage
- ▶ Versatile layout across three finished levels
- ▶ Exquisite **1910 stained glass** valued at over **\$500,000**
- ▶ New **30–40-year dimensional roof**
- ▶ **300-seat main hall** plus 100-seat balconies under a dome ceiling
- ▶ Full lower-level kitchen, lounges, and recreation areas
- ▶ Potential historic designation
- ▶ Prime location minutes from downtown Durham



REGIONAL MAP

15 MI.
To Downtown
Chapel Hill

EAST DURHAM

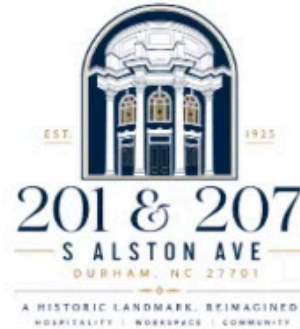
CHAPEL HILL

12 MI.
To RDU
International

**RALEIGH DURHAM
INTERNATIONAL AIRPORT**

24 MI.
To Downtown
Raleigh

RALEIGH



ACCESS & DRIVE TIMES

- DOWNTOWN DURHAM**
~1.2 Miles • 5 min west
- NC CENTRAL UNIVERSITY**
~1.5 Miles • 6 min south
- DUKE UNIVERSITY**
~3 Miles • 10 min
- RESEARCH TRIANGLE PARK**
~11 Miles • 15 min via NC-147

Positioned just east of downtown Durham with direct access to the NC-147 Durham Freeway, the property sits at the center of the Research Triangle — within a short drive of two major universities, Research Triangle Park, and Raleigh-Durham International Airport.

PROPERTY PHOTOS

From the leaded-glass entry to the domed main hall and the banquet-ready lower level, the building offers finished, character-rich space across every floor.



MAIN HALL 300-seat sanctuary under exposed beams & chandeliers



1910 STAINED GLASS Full-height original windows valued at over \$500,000



ENTRY VESTIBULE Bright leaded-glass entry sequence



LOWER-LEVEL HALL Banquet-configured event space with commercial-scale kitchen

AERIAL MAP

Duke

DOWNTOWN
DURHAM

EST. 1925
201 & 207
S ALSTON AVE
DURHAM, NC 27701
A HISTORIC LANDMARK. REIMAGINED.
HOSPITALITY | WORKSPACE | COMMUNITY

NCCentral
UNIVERSITY

DURHAM TECH

FAMILY DOLLAR

AREA AMENITIES — 2-MILE TRADE AREA

Golden Belt restaurants, breweries, and studios meet the downtown Durham core. A dense two-mile trade area supports restaurant, coworking, and event uses.



An aerial photograph of a large, dark blue building with a prominent white dome. The building has a complex roofline with multiple gables and a central section with three tall, narrow arched windows. A large, circular white dome is situated on the right side of the building. To the left of the building is a large, paved parking lot with white striped lines. The building is surrounded by a grassy area with some landscaping, including small trees and shrubs. In the background, a road with orange traffic cones and a yellow tractor is visible. The overall scene is an aerial view of a property with a large building and a parking lot.

SITE PLAN

The 0.62-acre site holds the 10,893 SF building at the corner of S Alston Avenue and Angier Avenue, with a striped surface parking field on the north side and pedestrian entries facing both frontages.

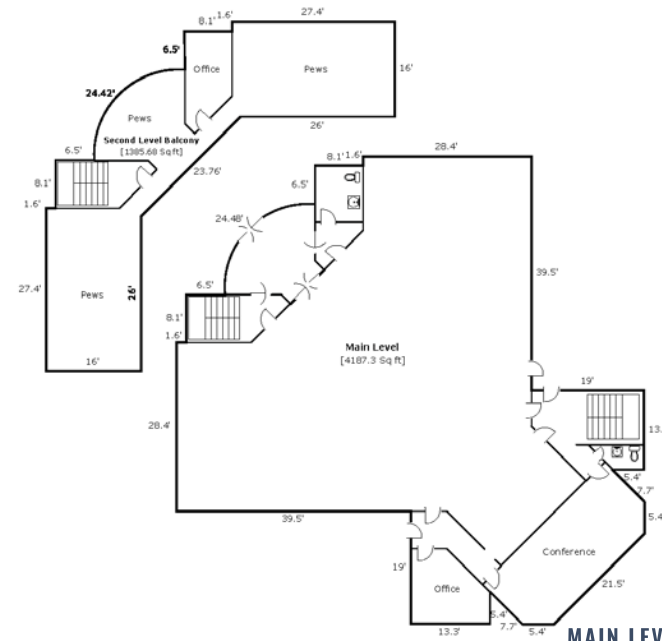
SPACE PLAN

As-built plans across three levels, measured at **10,325 SF** of finished area plus **279 SF** unfinished.

MAIN LEVEL

4,187 SF

Open sanctuary hall with pew seating for 300, secretary's office, and conference room.

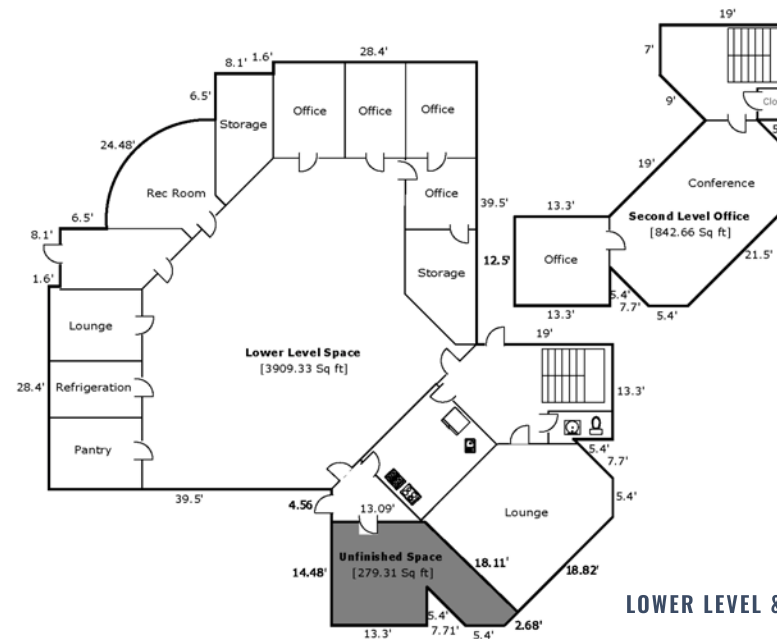


MAIN LEVEL & SECOND-LEVEL BALCONY
4,187 SF / 1,386 SF

SECOND LEVEL

2,229 SF

Two balconies seating 100 beneath the dome ceiling (1,386 SF), plus a suite of private offices, conference room, and storage (843 SF).



LOWER LEVEL & SECOND-LEVEL OFFICE
3,909 SF / 843 SF

LOWER LEVEL

3,909 SF

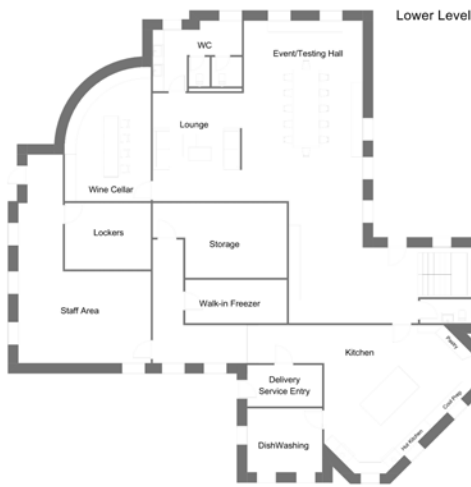
Large kitchen with refrigeration and pantry, lounges, recreation room, offices, and storage.

CONCEPT PLANS

RESTAURANT — MAIN LEVEL

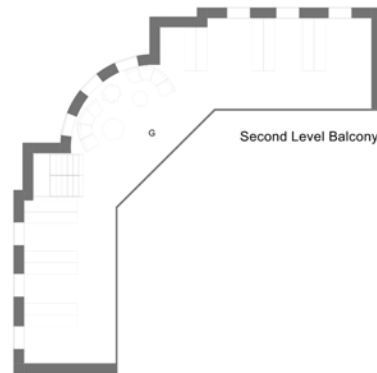


RESTAURANT — LOWER LEVEL



Three demonstrated adaptive-reuse paths show how the building converts with its architecture intact. A full-building restaurant concept turns the main hall into a destination dining room, with a lower level carrying the event, tasting, and production floor. A coworking and community hub concept programs the same volume for flexible work, gathering, and presentation space.

COWORKING & COMMUNITY HUB



RESTAURANT CONCEPT — MAIN LEVEL

- | | |
|---|------------------------|
| A. Reception | E. Private Dining Room |
| B. Restaurant | F. Operational Core |
| C. Bar | G. Coat Storage |
| D. Wine Cellar, Tasting, or Back of House | H. Public Restrooms |
| | I. Private Restroom |

RESTAURANT CONCEPT — LOWER LEVEL

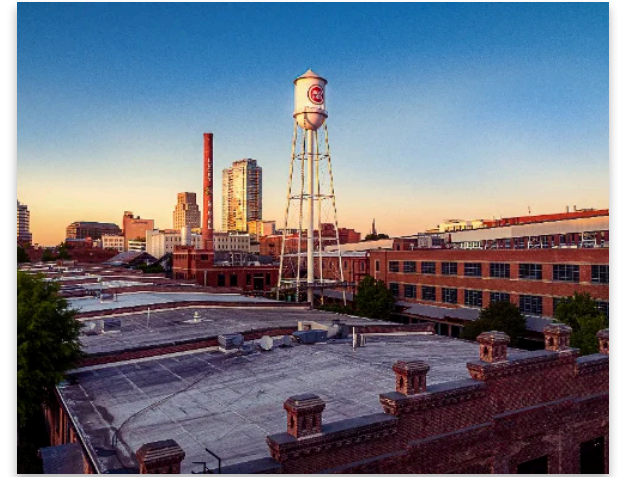
- Event/Tasting Hall
- Lounge and Wine Cellar
- Pastry, Cold Prep, and Hot Kitchens
- Dishwashing and Walk-in Freezer
- Storage, Lockers, and Staff Area
- Delivery and Service Entry

COWORKING & COMMUNITY HUB — MAIN LEVEL

- | | |
|----------------------|-----------------------|
| A. Reception | E. Restrooms |
| B. Coworking Space | F. Pantry, Coffee Bar |
| C. Community Lounge | G. Library |
| D. Presentation Room | |

MARKET SNAPSHOT

Durham, NC



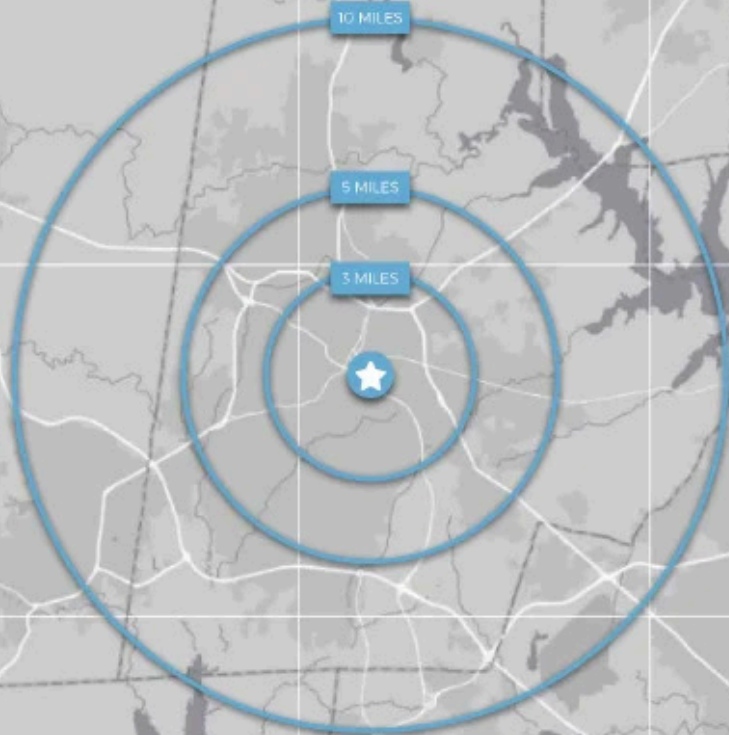
Durham is one of the fastest-growing cities in the Southeast, home to roughly 291,000 residents and adding population at about 1.6% per year. The city anchors the western edge of the Research Triangle, whose employer base spans Duke University and Duke Health, IBM, Cisco, Fidelity Investments, Biogen, GSK, Eli Lilly, and RTI International.

Duke University and Duke University Health System — the Triangle's largest private employer, with over 60% of its workforce living in Durham — committed \$203 million over three years in 2026 to expand economic opportunity across Durham and the Triangle, including \$120 million directed to area construction firms and a \$45 million increase in local business spending.

That institutional investment compounds a decade of downtown Durham momentum in food, entertainment, and creative office, extending eastward along the Angier-Driver and Golden Belt corridors toward the subject property.

For a restaurant, coworking, or events operator, the fundamentals converge here: a growing, educated population, deep daytime employment within a short drive, and a downtown-adjacent location in a district drawing steady reinvestment.

DEMOGRAPHICS



Roughly 404,700 people and 173,900 households sit within ten miles of the property. Average household income climbs from \$75,284 in the one-mile trade area to \$122,715 at ten miles, and more than half of the five-mile workforce holds a bachelor's degree or higher.^[1]

404,668

POPULATION — 10-MILE RING^[1]

\$122,715

AVG HH INCOME — 10-MILE RING^[1]

50.1%

BACHELOR'S+ — 5-MILE RING^[1]

DEMOGRAPHIC SUMMARY

1 MILE

5 MILES

10 MILES

POPULATION

Total Population	14,844	193,182	404,668
Under 18	3,209	39,985	81,331
65 and Over	1,719	22,960	57,892

HOUSEHOLDS & INCOME

Households	6,367	80,150	173,901
Median Household Income	\$55,625	\$83,648	\$101,621
Average Household Income	\$75,284	\$101,668	\$122,715

EDUCATION & COMMUTE

Bachelor's Degree or Higher	32.8%	50.1%	58.4%
Mean Commute (minutes)	24.8	23.9	23.8

[1] Source: U.S. Census Bureau, American Community Survey 5-year estimates 2020–2024, aggregated at block-group level for 1-, 3-, 5-, and 10-mile radii from 201 S Alston Ave, Durham, NC 27701.

CONTACT INFORMATION

For leasing inquiries, tours, and additional information:

Michael Hinderliter

Aspire Property Group

Durham, North Carolina

T. 919-251-6153

M. 919-697-5408

michael@aspireproperty.com

www.aspireproperty.com

Disclaimer

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