

**AVISON
YOUNG**

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For Sale or Lease

Iconic building in the core of
Downtown Durham

New Sale Price - \$3,950,000

Lease Rate: \$26/SF; NNN

Owner finance available

** DD Files Available*

211
Rigsbee Avenue

MARCUS H. JACKSON, PRINCIPAL

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Versatile uses

CREATIVE OFFICE



- Blue Chip building in a prime location portrays success
- Ideal for entrepreneurial firm
- Impressive for a firm who likes to entertain
- Can accommodate one or two tenants
- Ideal layout for co-working space

ENTERTAINMENT / RESTAURANT



- Dramatic top floor with two rooftop terraces, perfect for event space
- Basement ideal for a speakeasy bar
- Main level has high visibility to street
- Significant signage opportunities with banners and building top
- Test fit for restaurant included



BOUTIQUE FITNESS



- Top two floors or entire building would offer a high-end one-of-a-kind fitness boutique
- Bottom two floors as food/beverage, office, or retail



Specifications



Address

211 Rigsbee Avenue
Durham, North Carolina



Size

9,790 Square feet



Submarket

Downtown Durham



Asset type

Mixed-use



Lease space configurations

LEASE SPACE CONFIGURATIONS

Entire Building	9,790 sf
Basement + First floor	5,280 sf
Second floor + Third floor	4,510 sf
Basement only	2,640 sf
First floor only	2,640 sf

Prominent building top signage option

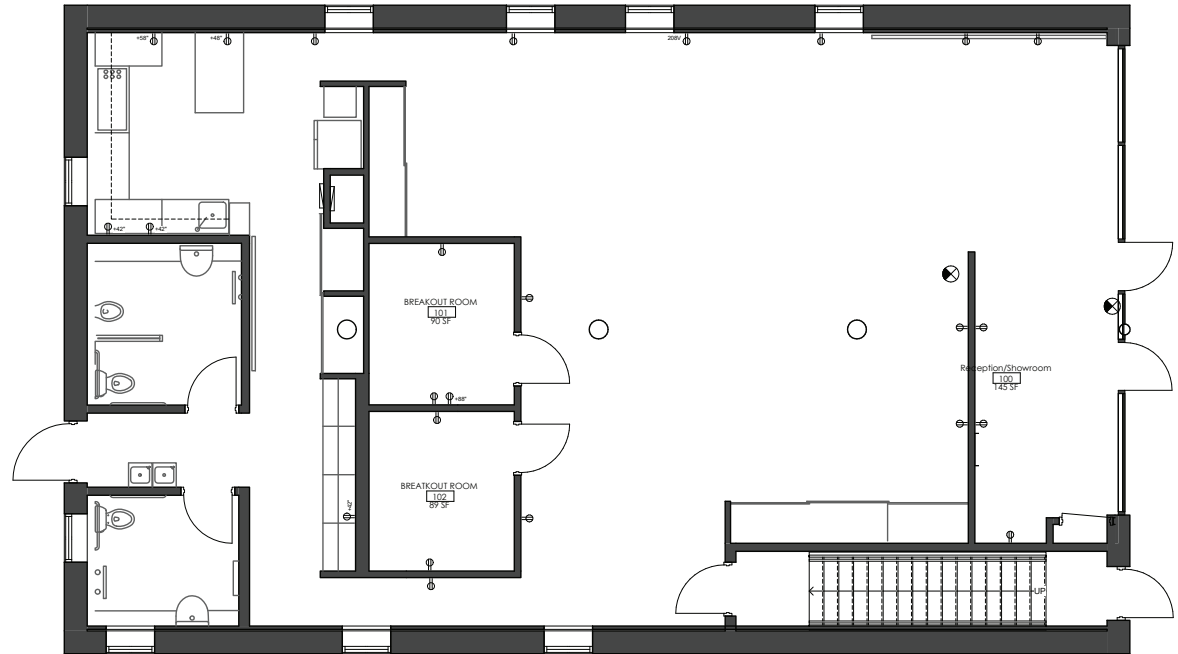
Floor plans

Basement and first floor

RESTAURANT TEST FIT AVAILABLE FOR
BASEMENT AND FIRST FLOOR LEVELS.

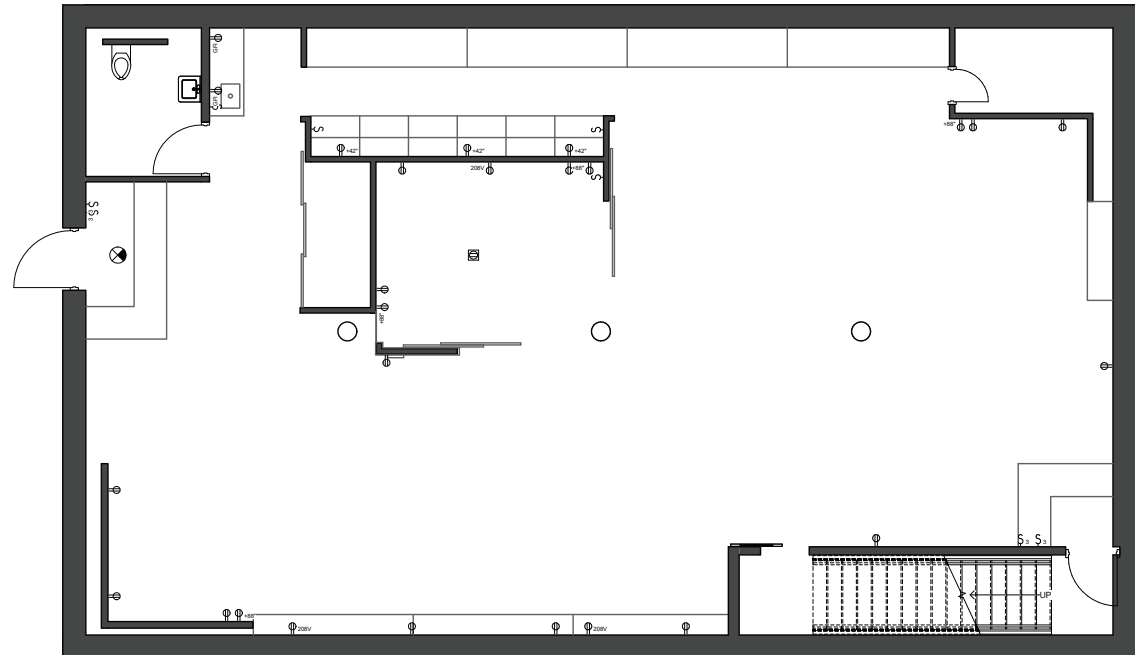
First floor plan

2,640 SF



Basement floor plan

2,640 SF

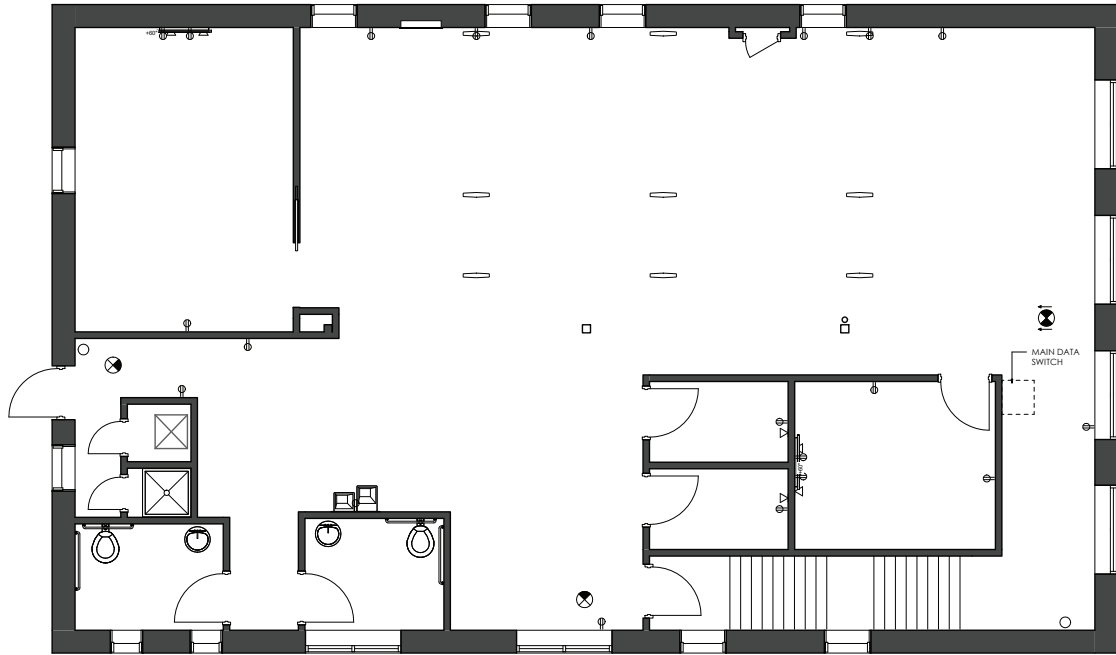


Floor plans

Second and third floor

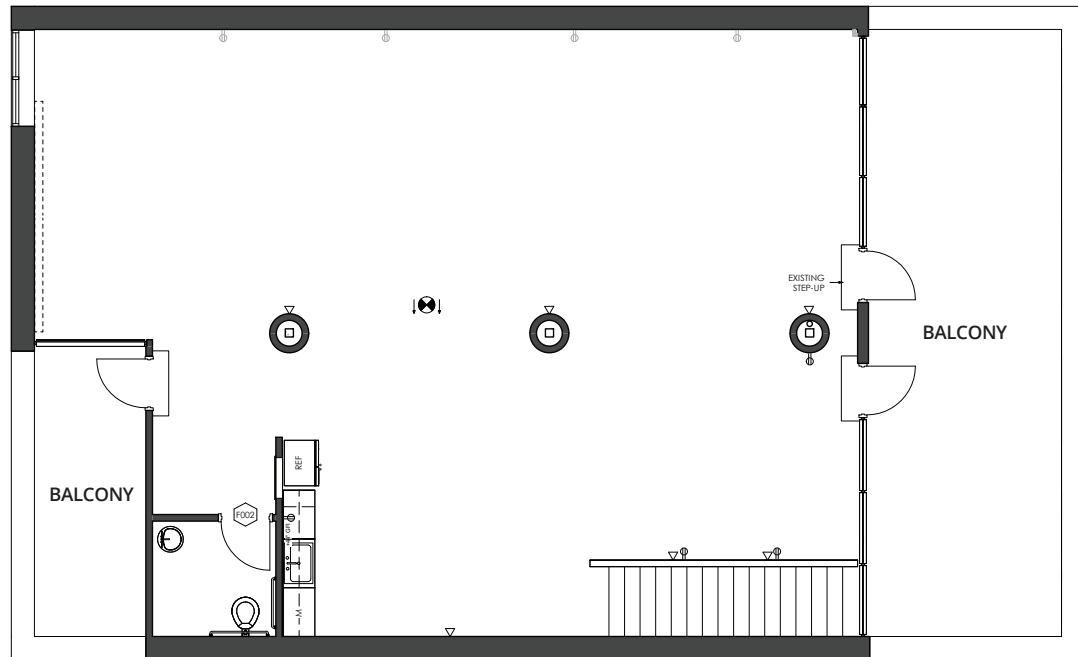
Second floor plan

2,640 SF



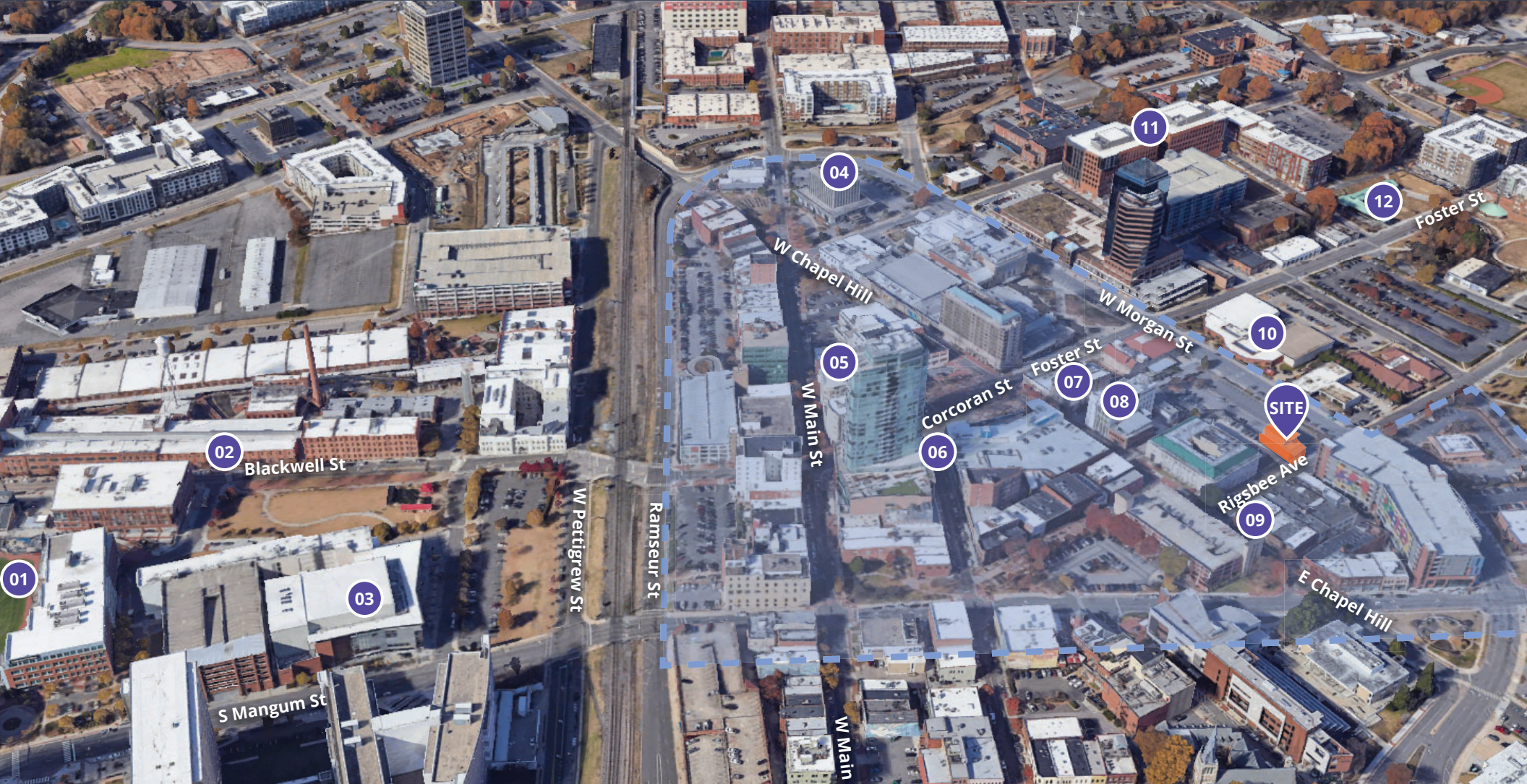
Third floor plan

1,870 SF



Dramatic momentum surrounding the site

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- 01. Durham Bulls Athletic Park
- 02. American Tobacco Campus
- 03. Durham Performing Arts Center
- 04. The Novus

- 05. 21c Museum Hotel
- 06. City Center Vertical Mixed-Use High Rise
- 07. M Sushi Restaurant
- 08. The Durham Hotel

- 09. Rue Cler Restaurant
- 10. Downtown YMCA - Future Mixed-Use High Rise
- 11. Durham ID (life-science)
- 12. Farmer's Market

**If you would like more
information on this offering
please get in touch.**

MARCUS H. JACKSON

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Visit us online
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