

for lease



# ◆ 505 S Duke Street Durham, NC 27701 ◆

## Prime Downtown Durham Office Space

Renovated in 2019, the building features a new lobby and common areas. Located conveniently within walking distance to an abundance of premier amenities from entertainment to shopping and dining.

- » Walkable to numerous restaurants, apartments, and retail, and close to major attractions like DPAC, DBAP, and American Tobacco Campus
- » 3.9:1000 parking ratio, free parking

### Suite 301: 2,501 SF; move-in ready

Features brand new fixtures and carpeting for a modern and bright feel, a kitchenette, and spacious conference rooms

lease rate **\$29.00 psf** full service

### Full 4th Floor: 4,897 SF (Sublease)

Features large windows on all sides, (4) huddle/conference rooms, break area, and bathrooms. Master lease expiration 7/31/28

lease rate **Call for pricing**



FOR LEASING + DETAILS

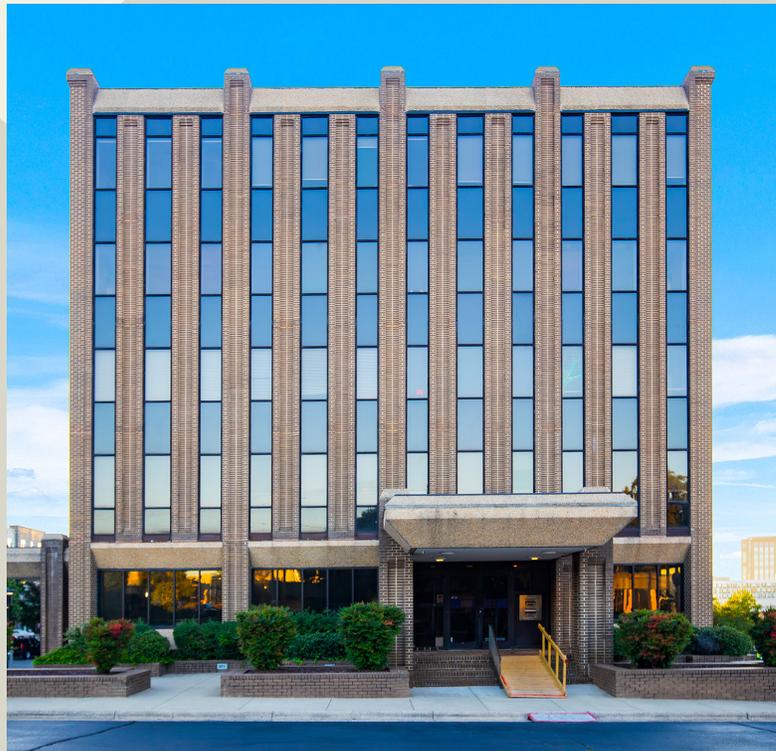
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## distance to

<b>US-15 / 501</b>	2.0 mi
<b>I-85</b>	3.0 mi
<b>I-40</b>	7.5 mi
<b>RDU Int'l Airport</b>	13.8 mi
<b>Downtown Raleigh</b>	25.7 mi

Walkable to an abundance of amenities including restaurants, apartments, and retail. Close to major attractions like DPAC, DBAP, West Village, Brightleaf Square, and American Tobacco Campus.

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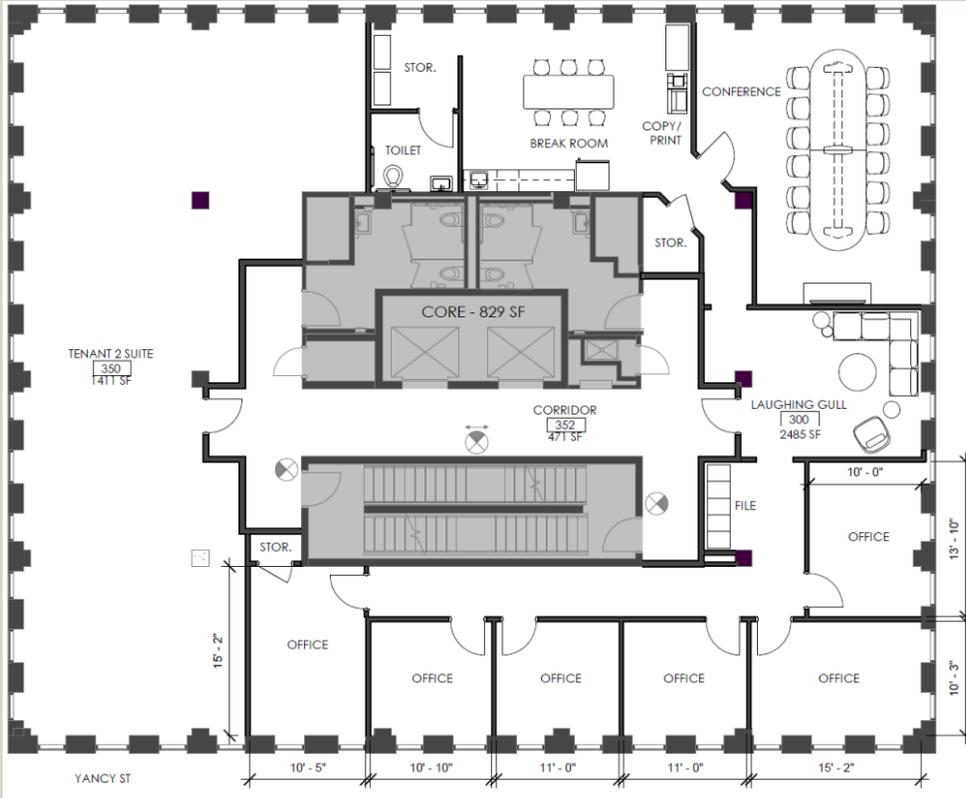


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suite 301: 2,501 RSF

Featuring brand new fixtures and carpeting for a modern and bright feel, a kitchenette, and spacious conference rooms



## suite layout

- » Brand new fixtures
- » New carpeting
- » Kitchenette
- » Spacious conference rooms
- » Modern & bright throughout

lease rate **\$29.00 psf** full service



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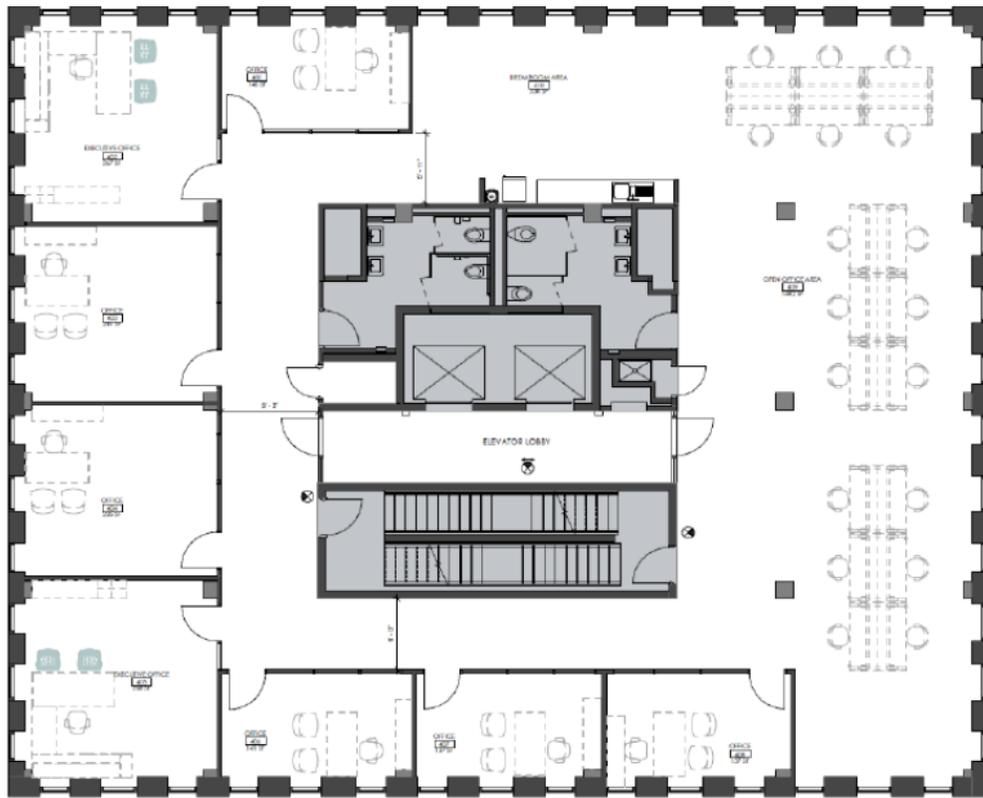
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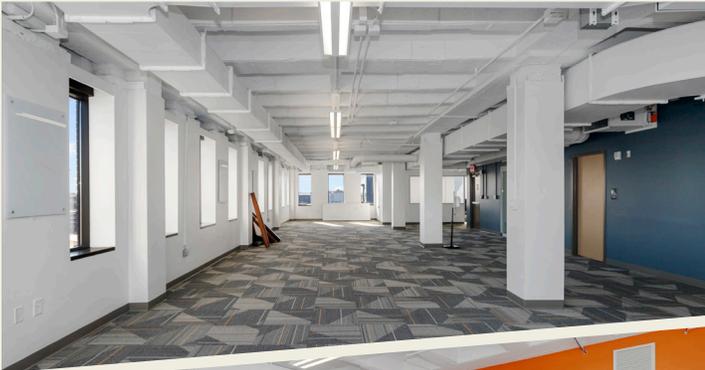
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4th Floor: 4,897 RSF      Sublease

lease rate      Call for pricing



**Prime Downtown Durham Office Space — Move-In Ready!**



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