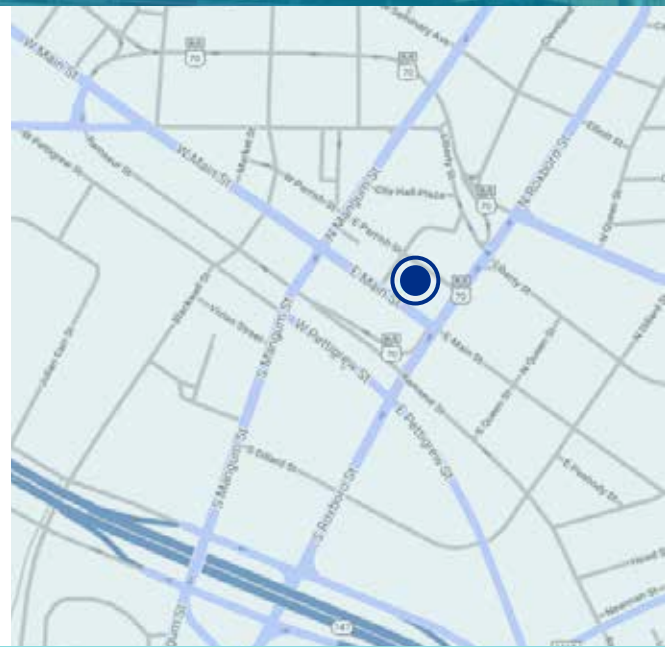


201
E. MAIN STREET
DURHAM, NC 27701



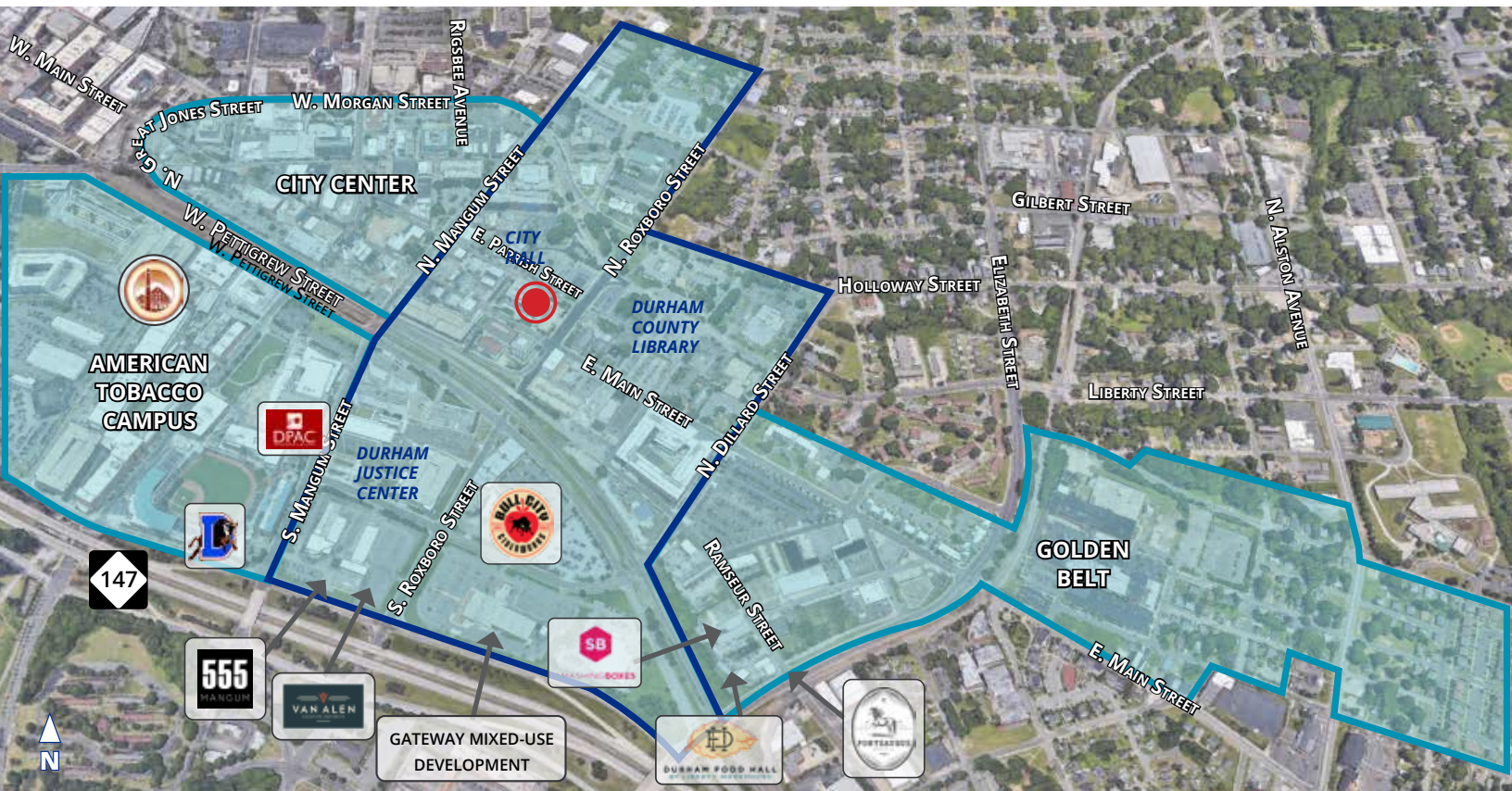
OVERVIEW OF THE PROPERTY

- 3,057 restaurant space available in modified cold dark shell
- 168,707 SF, seven-story, mixed-use building (office & restaurant)
- Built in 1978, renovated in 2018
- LEED Certified Building
- Just off the Durham Freeway in the Government Services district
- One block from the City Center district
- Walking distance to numerous attractions and retail shops
- Lease Rate: \$21.00/SF, NNN + \$30.00/SF TI Allowance
- TICAM: \$1.00/SF



PROPERTY HIGHLIGHTS

- Below market retail spaces
- Modified cold dark shell
- Space delivered with ample power
- 4,000 gallon grease trap, shared
- Shafts for hood and HVAC to roof
- Common area restrooms for tenant use
- Large, secured patio area and furniture included
- Tenant only pays for common area trash, grease trap collection, exterior patio power washing
- 600+ employees in the office space
- Ideally located between City Center and Golden Belt districts
- Excellent opportunity to get into the booming downtown Durham restaurant market
- Suite 150: 3,057 SF - available



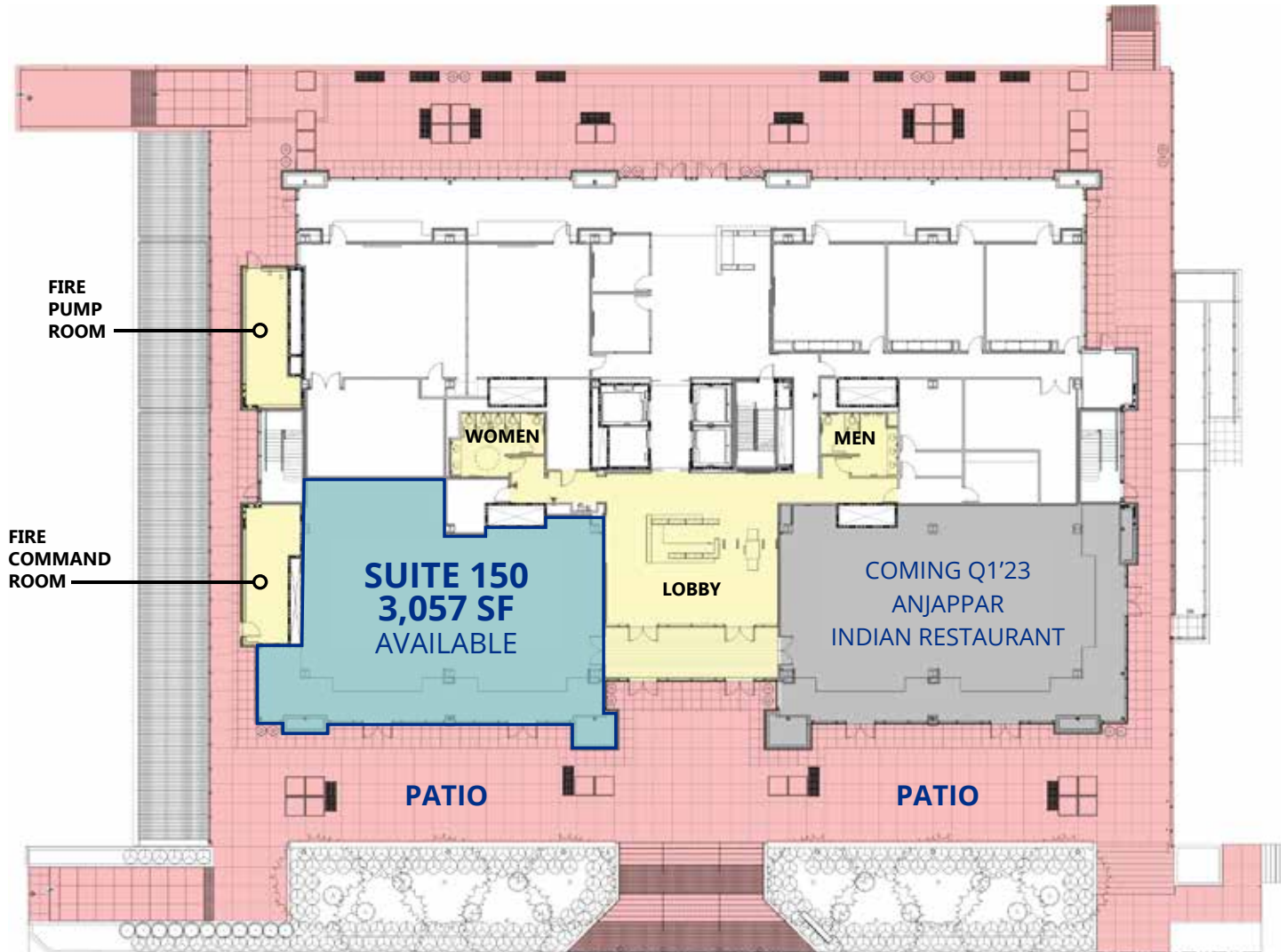
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SUITE 150: 3,057 SF



 **EXTERIOR PLAZA**
14,878 SF

 **BUILDING SERVICE AREA**
2,275 SF (LOBBY, RESTROOMS)
303 SF (FIRE PUMP ROOM)
306 SF (FIRE COMMAND ROOM)

2,884 SF TOTAL

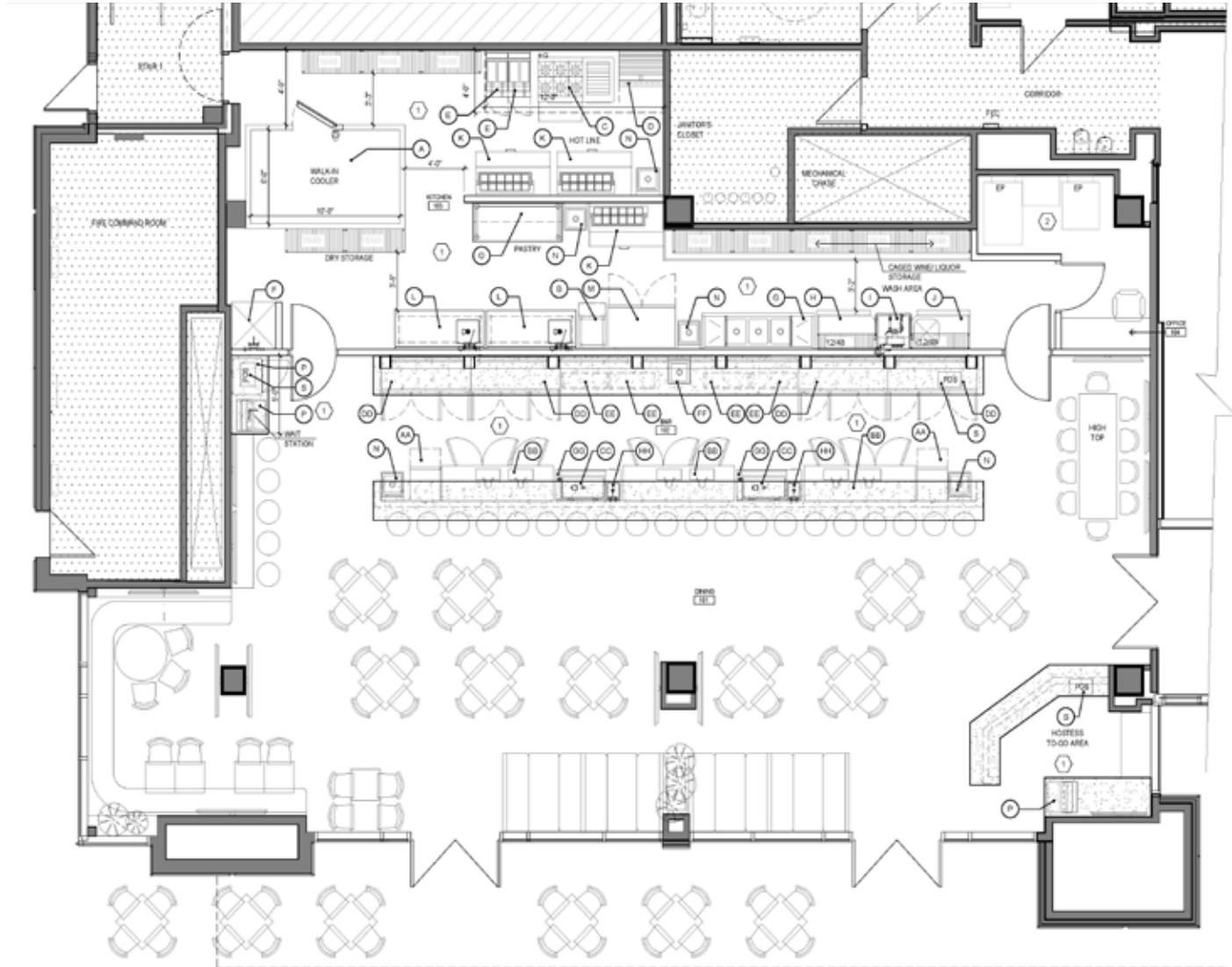
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SPACE PLAN: SUITE 150



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