

Prime Office Space For Lease

101 W Main St
Durham, NC 27701



CITYPLAT
COMMERCIAL REAL ESTATE



TABLE OF CONTENTS

3	Property Highlights
4	Floor Plans
5	Interior View
6	Area Map
7	Aerials
9	Amenities Map
11	Market Overview
14	Demographic Overview

KEY HIGHLIGHTS

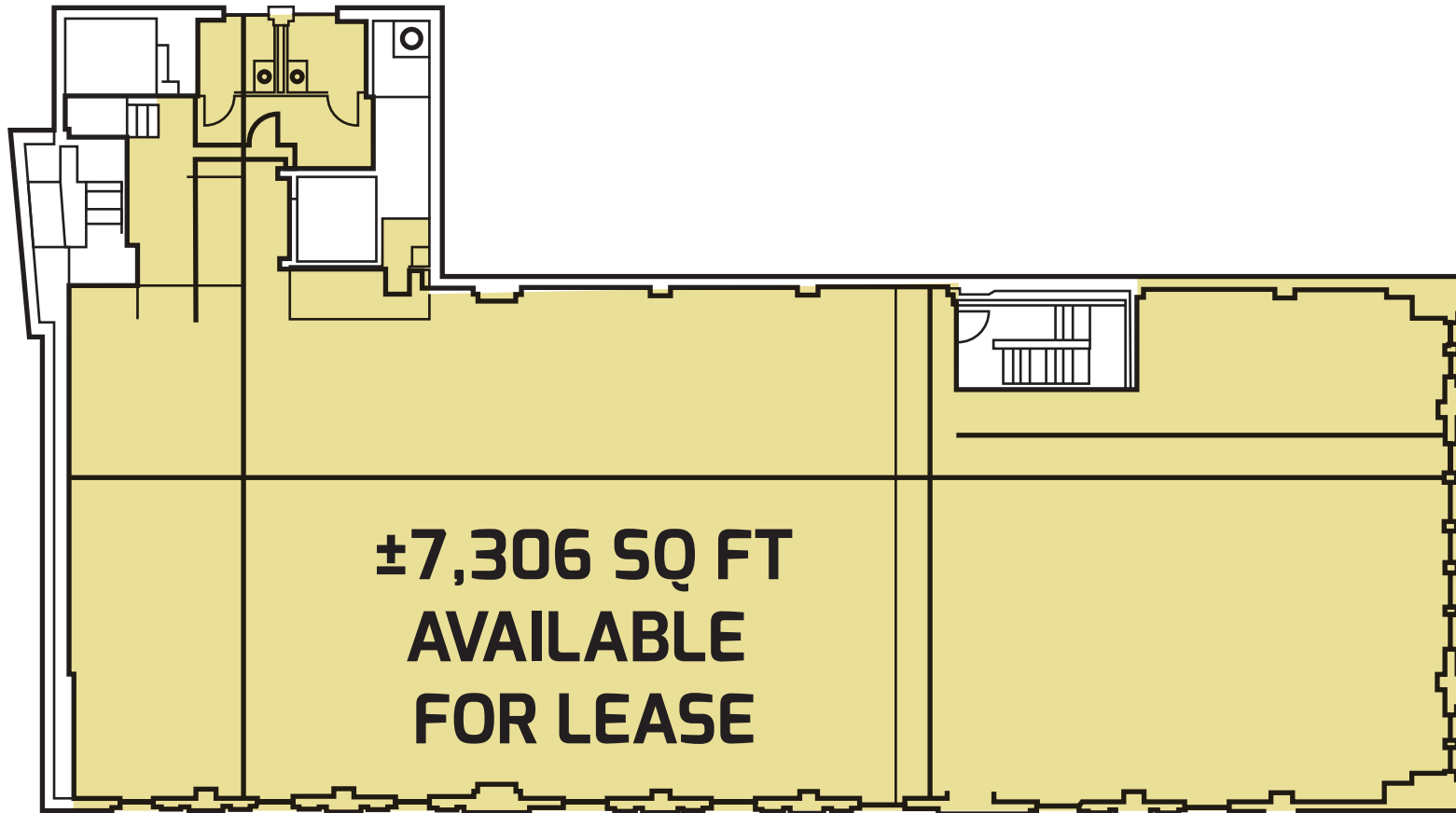
- Mezzanine Level available in one-of-a-kind building
- Fully stabilized income stream with long-term value-add potential
- Durham's Iconic Art Deco Landmark
- Adaptively repurposed and renovated in 2006
- Prominent location footsteps from all downtown activity including the Durham Performing Arts Center, the Durham Bulls Athletic Park and the Farmer's Market
- Property sits on the corner of West Main Street and Mangum Street- landlord-funded tenant improvements allowance available
- Landlord-funded tenant improvements allowance available
- Free rent incentives by landlord
- Lease option available
- Owner financing

PROPERTY HIGHLIGHTS

Lease Price	\$20/psf/NNN
Square Feet	7,306 SF
Zoning	DD-C (Downtown Core)
Year Built	1932
Year Renovated	Adaptively repurposed and renovated in 2006



MEZZANINE FLOOR PLAN



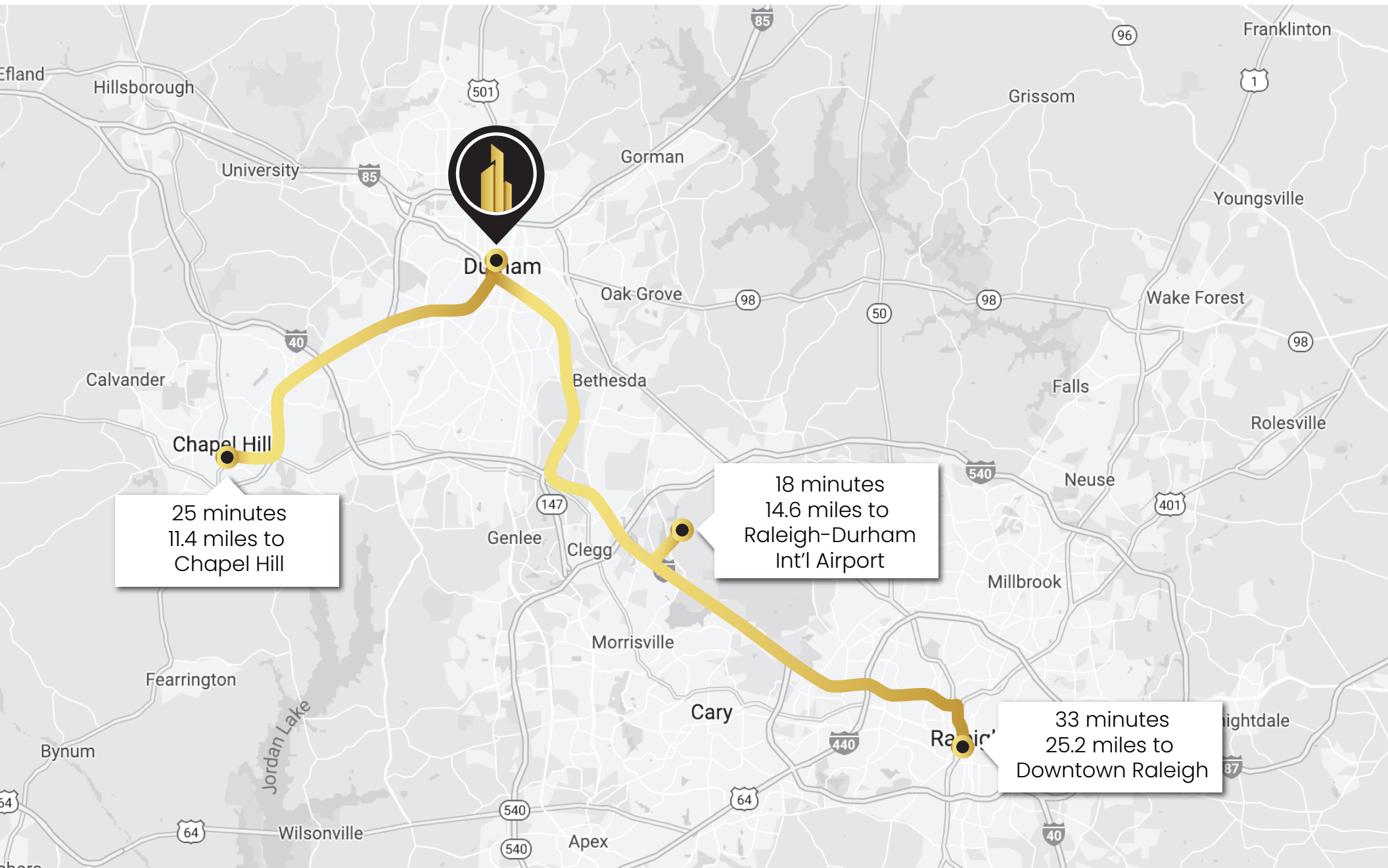
INTERIOR VIEW



Mezzanine Level | 7,306 SQ FT

Open floor layout with flexibility to design and build the space for any users. Ideal for co-working space, professional services, law firm, or real estate firm.

AREA MAP



AERIAL LOOKING NORTHWEST

Ramseur St



Mangum St

AERIAL LOOKING WEST



Ramseur St

Mangum St

Main St

Duke
University
Hospital

Duke
Central
Campus



Duke
East Campus

Durham Freeway

Representative photo

Duke



THE DURHAM HOTEL



DURHAM
FOOD
HALL



City
Center

AMERICAN
TOBACCO
CAMPUS



Durham Bulls
Athletic Park

Bullhouse
Apartments



NC Central
UNIVERSITY



DURHAM
FOOD
HALL

Central
Park

DURHAM
FARMERS
MARKET



THE DURHAM HOTEL

Chapel Hill St



Mangum St

AMERICAN
TOBACCO
CAMPUS



Durham Bulls
Athletic Park

Durham Freeway

DURHAM NC



Durham is the county seat of Durham County, North Carolina. Small portions of the city limits extend into Orange County and Wake County. The U.S. Census Bureau estimated the city's population to be 278,993 as of July 1, 2019, making it the 4th-most populous city in North Carolina, and the 79th-most populous city in the United States. A railway depot was established on land donated by Bartlett S. Durham in 1849, the namesake of the city. Following the American Civil War, the community of Durham Station expanded rapidly, in part due to the tobacco industry. It became known as the founding place and headquarters of the American Tobacco Company. Textile and electric power industries also played an important role. While these industries have declined, Durham underwent revitalization and population growth to become an educational, medical, and research centre.

Durham is home to several recognized institutions of higher education, most notably Duke University and North Carolina Central University. Together, the two universities make Durham one of the vertices of the Research Triangle area; central to this is the Research Triangle Park south of Durham, which encompasses an area of 11 square miles and is devoted to research facilities. Durham is also a national leader in health-related activities, which are focused on the Duke University Hospital and many private companies. Duke and its Duke University Health System, in fact, are the largest employers in the city.

In recent years the city of Durham has stepped up revitalization of its downtown and undergone an economic and cultural renaissance of sorts. Partnering with developers from around the world, the city continues to promote the redevelopment of many of its former tobacco districts.

Most travel in Durham is by private motor vehicle on its network of public streets and highways. Important arteries for traffic include NC 147, which connects Duke University, downtown, and Research Triangle Park, U.S. 15-501 between Durham and Chapel Hill, I-85, connecting Durham to Virginia and western North Carolina cities, and I-40 running across southern Durham County between the Research Triangle Park and Chapel Hill. Durham maintains an extensive network of bicycle routes and trails and has been recognized with a Bicycle Friendly Community Award. Air travel is serviced by Raleigh-Durham International Airport, 12 miles southeast of Durham, which enplanes about 4.5 million passengers per year.

DURHAM ACCOLADES



DURHAM ACCOLADES

#13

Best Places
to Live
US NEWS &
WORLD REPORT

#16

Best Small
Cities
BEST CITIES

#16

Best Places for
Business &
Careers
FORBES

The Durham metro is best known for being the home of Duke University and The University of North Carolina's flagship Chapel Hill campus . The city is also one of the vertices of the Research Triangle Park, one of the most prominent high-tech research and development centers in the U.S.

#1

South's
Tastiest Town
SOUTHERN LIVING

#10

Duke University
Rank Nationally
US NEWS

#3

Destination to
Visit in the World
JETSETTER

DEMOGRAPHIC OVERVIEW

2021 Summary	1 Mile	3 Miles	5 Miles
Population	17,435	96,512	194,591
Households	7,558	36,820	77,150
Families	3,180	18,579	41,959
Average Household Size	2.15	2.36	2.39
Owner Occupied Housing Units	1,592	13,345	35,776
Renter Occupied Housing Units	5,966	23,476	41,374
Median Age	34.7	31.5	33.4
Median Household Income	\$43,684	\$41,874	\$52,085
Average Household Income	\$71,218	\$65,207	\$75,484

2026 Summary	1 Mile	3 Mile	5 Mile
Population	21,624	105,071	210,630
Households	9,398	40,485	83,902
Families	3,985	20,233	45,333
Average Household Size	2.18	2.36	2.39
Owner Occupied Housing Units	1,766	14,503	39,122
Renter Occupied Housing Units	7,633	25,981	44,781
Median Age	33.4	31.4	33.1
Median Household Income	\$52,447	\$47,912	\$58,296
Average Household Income	\$82,394	\$74,416	\$85,080

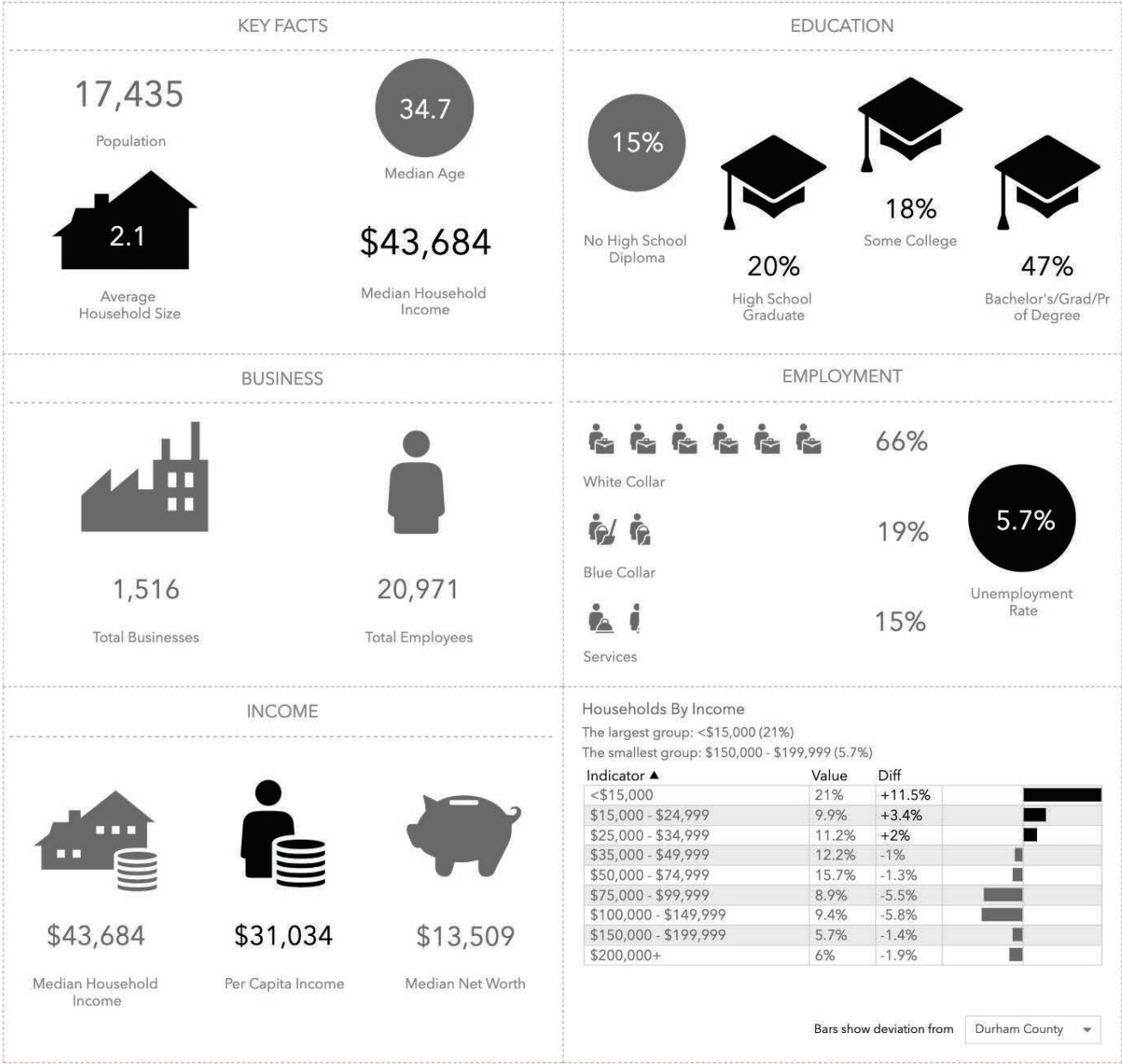
1 miles

3 miles

5 miles



DEMOGRAPHIC OVERVIEW



CONTACT

Nikita Zhitov

Nikita@cityplat.com
919.888.1285

G. Patel

g@cityplat.com
919.656.3327

CityPlat

www.cityplat.com
919.650.2643

107 Fayetteville St
Raleigh, NC 27601

CONFIDENTIALITY DISCLAIMER

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party(ies) receiving it from CityPlat, LLC and should not be made available to any other person or entity without the written consent of CityPlat, LLC. If you are not the intended recipient, you are hereby notified that any retention, dissemination, duplication, forwarding, copying or taking any action in reliance on the contents of this information is strictly prohibited. If you receive this Offering Memorandum in error, whether in electronic or printed form, please notify the sender and destroy the document.

This Offering has been prepared to provide a summary of unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

CityPlat, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering has been obtained from sources we believe are reliable; however, CityPlat, LLC has not verified, and will not verify, any of the information contained herein, nor has CityPlat, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.