

HISTORIC OFFICE / RETAIL BUILDING FOR LEASE



**1000 West Main St.
Durham, NC**

**8,400 SF free-standing building
Winner of Historic Property Award
Private parking lot**

- Located on Main street at Brightleaf Square- one of the best locations in downtown Durham.
- 1st floor has 3 suites (~1,250 SF each) for retail or office (can be combined).
- 2nd floor has 4,000 SF of office space (can be subdivided into two 2,000 SF suites).
- Rare private parking on site.



Features

- Complete Class-A reconstruction is now complete
- Tenant spaces are finished- no extra upfit required
- 10-14 foot ceiling heights
- Large windows on all sides- abundant natural light
- Heart pine and tile floors, exposed brick walls
- Premium lighting, flooring and finishes
- Each 2nd floor office suite includes 2 executive offices and conference room
- Private bathrooms and optional kitchenette in each suite
- Location provides incredible visibility for your business



**Lease Rates: \$18-\$19 per SF modified net
(includes complete build-out and parking)**

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