

DOWNTOWN DURHAM

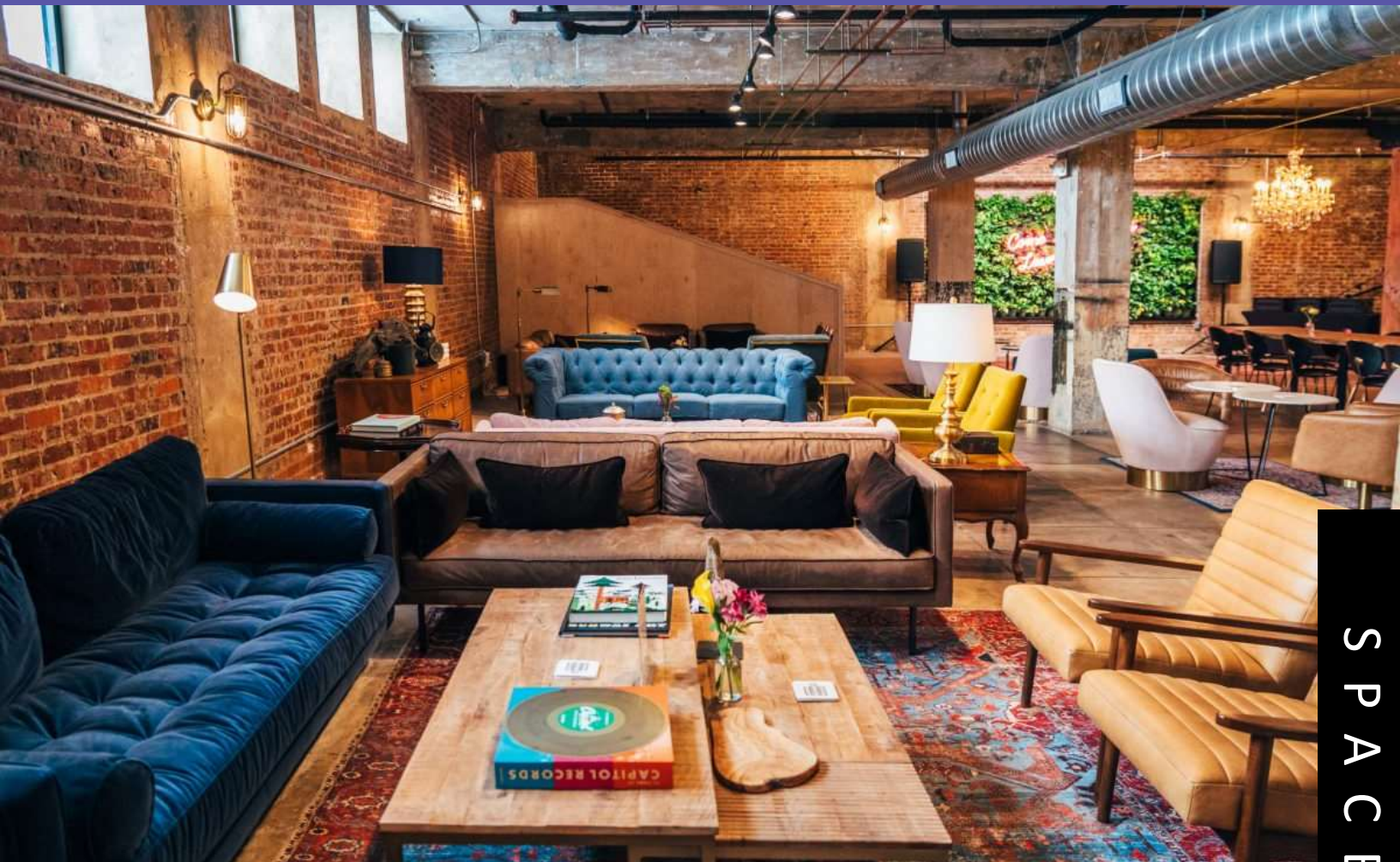
±6,234 SF

Space for Lease

300

East Main Street

DURHAM

**AVAILABLE:**

±6,234 SF with 10 parking spaces;

USES:

Office, or Retail

LEASE RATE:

\$20.00/SF, NNN; parking is \$70/month per space;

SPACE DESCRIPTION:

This plug-and-play space is ready-to-go and available immediately for move-in. With brick-and-beam industrial details, this space is ideal for tech, creative and media industry tenants.

LOCATION:

The building is in the heart of Downtown Durham, just walking distance to great dining, shopping and entertainment. Some of the more notable nearby attractions, include Durham Performing Arts Center, Durham Bulls Stadium, Luna's and Bar Virgile.

SUMMARY:

Built in 1924, this historic building consists of 29,000 square feet across four stories and a ground floor. The building was carefully renovated in 2016 and features very cool architectural details, including high ceilings, huge windows, tons of natural light, exposed brick walls, and heavy concrete columns.



349 West Main Street, Suite 200
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Bruce Alexander

Commercial Broker

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SPACE FOR LEASE

AERIAL MAP



BROAD USER-APPEAL

Modern & Eclectic

Appeals to spectrum of users, including media, creative services, and tech companies



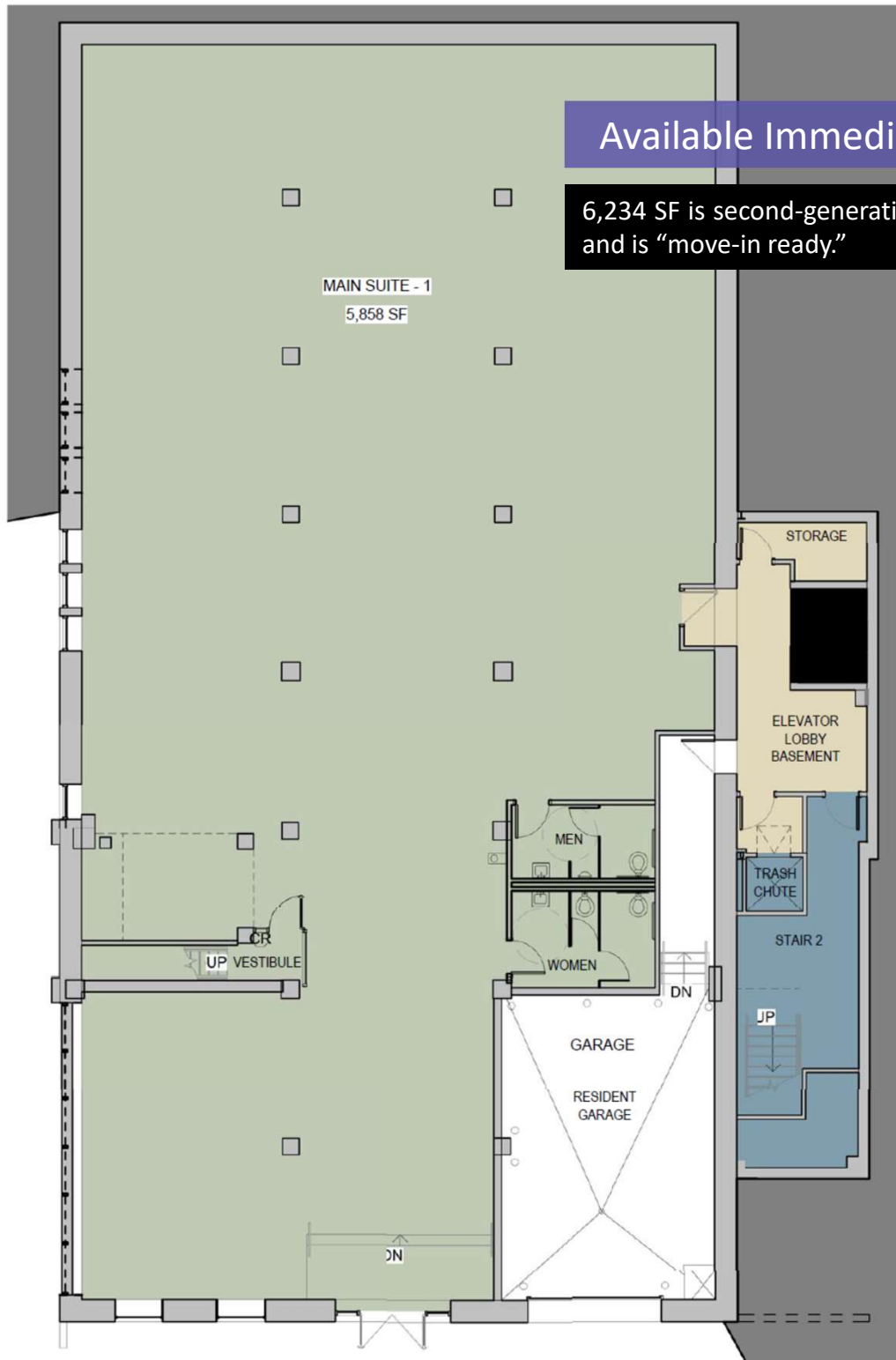
ADAPTIVE REUSE

Authentic & Hip Vibe

Built almost 100 years ago, the building oozes essence of cool – exposed bricks, high ceilings and large windows.



GROUND FLOOR PLAN



Available Immediately

6,234 SF is second-generation office and is "move-in ready."

Originally constructed in 1924 as a Freemason's Lodge, this unique 29,000 square foot building was carefully renovated in 2016. In addition to the excellent location, the property features very cool architectural details such as high ceilings, huge windows, tons of natural light, exposed brick walls, and heavy concrete columns. This stunning asset is ideal for businesses looking to lease iconic space in rapidly growing Durham.

- +/- 28,870 SF brick façade corner building.
- 6,234 SF is plug-and-play ready for lease.
- Appeals to tech, creative and media tenants.
- Walkable to DPAC and Durham Bulls Stadium.
- Surrounded by hotels, bars and restaurants.
- Located minutes away from RDU airport.



COMPANY SUMMARY

Maverick Partners was founded in Downtown Durham in 2002 by Brad Wiese, on the belief that real estate brokers should “add value” to the sales and leasing process, rather than simply collecting a fee for being present.

Our brokers are experts in Triangle-area commercial property sales and leasing, with specific expertise in urban, historic, mixed-use and income-producing properties. We have broad experience in property development, sales, and financial analysis, and have earned a reputation for our knowledge, attention to detail, and close client relationships. Commercial real estate is a complicated business and Maverick Partners prides ourselves in providing our clients with expert guidance, insight and knowledge.

Our mission is to provide our clients with the highest quality of brokerage services available. With skilled, knowledgeable team of real estate professionals, we will seek to add value and deliver results for all of our clients, from the smallest to the largest. We will provide our clients with extensive market analysis and expertise that fosters innovative solutions and rewarding real estate opportunities.

Our guiding principles are:

- To act in the best interest of our clients at all times, bringing unquestionable ethics to each transaction.
- To become trusted advisors for our client’s acquisitions, dispositions, and leasing needs.
- To develop long-term client relationships by providing exceptional brokerage services
- To drive unparalleled customer satisfaction.\

We are always standing by, eager to help, and we won’t stop until your desired results are achieved. We want to earn your business. So, give us a call, send us an e-mail, or simply stop by our offices to chat. We look forward to hearing from you soon.



BRAD WIESE

Founder & President
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Brad founded Maverick Partners in 2002, to provide expert service for urban, mixed-use properties. Now a 22 year veteran, Brad has extensive experience in development, sales and leasing of a wide variety of properties. Since beginning in New York City, Brad had closed hundreds of sales and leasing transactions. A graduate of East Carolina University, he has also received the prestigious CCIM designation. Brad is an active member of Triangle Commercial Association of Realtors, NC Association of Realtors, and Urban Land Institute.



BRUCE ALEXANDER

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Bruce specializes in the sales, leasing and advisory services for institutional-grade assets. Having +13 years industry experience, Bruce advises owners/investors on evaluating asset values, maximizing awareness for sales/leasing, and ultimately enhancing asset values and investor returns. Bruce has an MBA from Duke University and an Economics degree from Vanderbilt University.