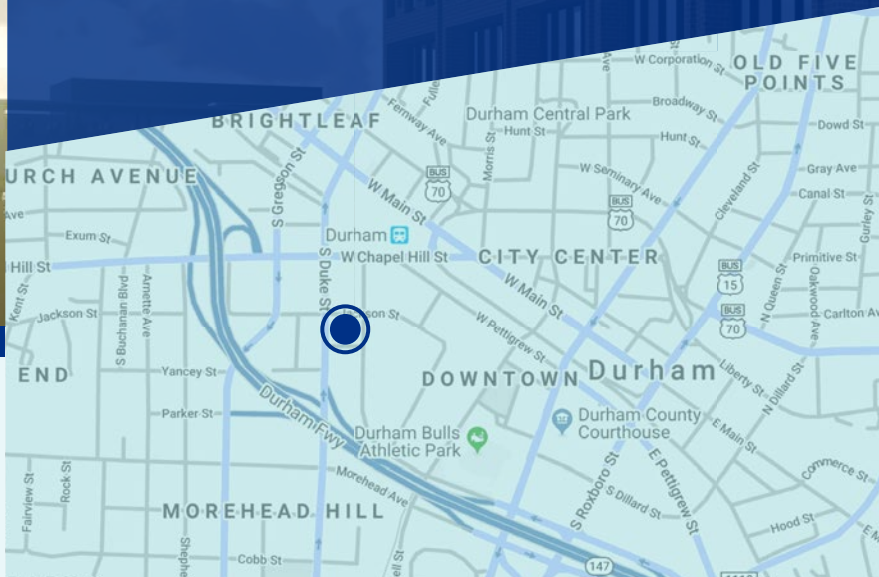




**505 S DUKE STREET  
DURHAM, NC 27701**

**DOWNTOWN OFFICE  
SPACE FOR LEASE**



1001 Wade Avenue, Suite 300, Raleigh, NC 27605  
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# 505 S DUKE STREET DURHAM, NC 27701

## PROPERTY HIGHLIGHTS

- Iconic six-story building
  - Top three floors and lower level converted back to shell condition
  - Building renovations include HVAC equipment, renovated elevator cabs and multi-tenant lobby areas and entries
  - Fantastic location in Downtown Durham with an easy walk to Downtown Durham, West Village, Brightleaf Square and American Tobacco Campus
  - Located just off HWY 147 with great accessibility
- Abundant on-site parking with covered spaces available
  - Tenant amenities on the lower level include breakroom with Mirco-Market, wellness room, mailroom and renovated restrooms with showers
  - Signage available

## ASKING RATE

- \$25.00/RSF, Full Service

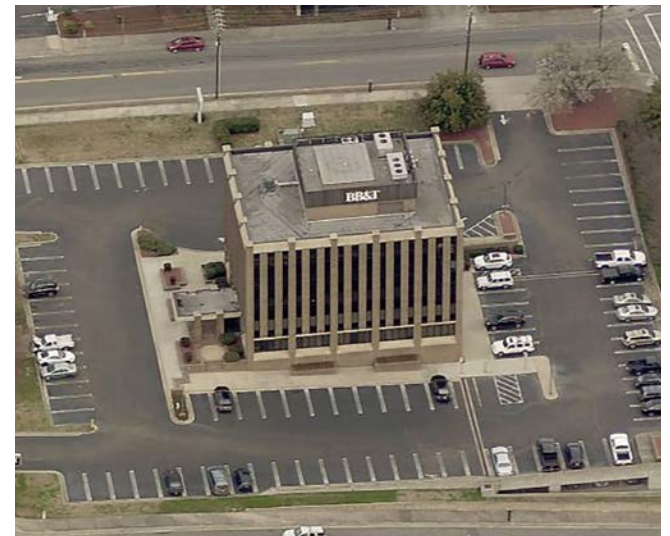
## AVAILABILITY

LOWER LEVEL • 2,798 RSF

SUITE 300 • 4,987

SUITE 400 • 4,897

## DOWNTOWN OFFICE SPACE FOR LEASE



### FRED DICKENS

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### SARAH WARREN

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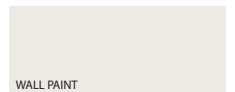
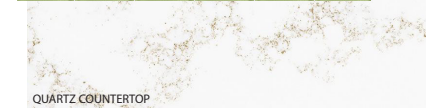
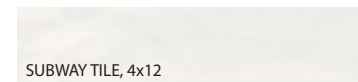
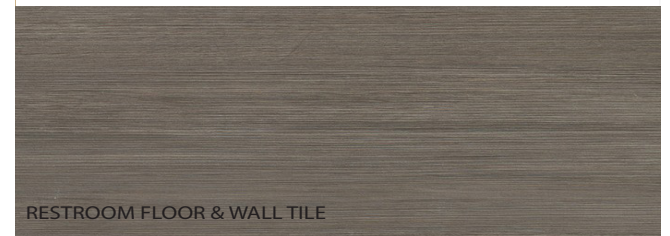
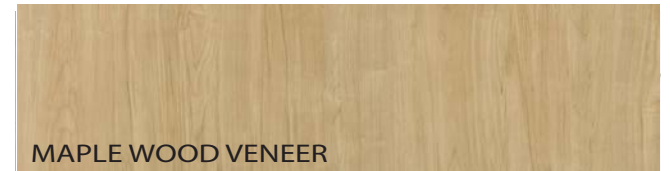


# 505 S DUKE STREET DURHAM, NC 27701

## PROPOSED RENDERING OF RENOVATED ENTRY & LOBBY FINISHES



## DOWNTOWN OFFICE SPACE FOR LEASE



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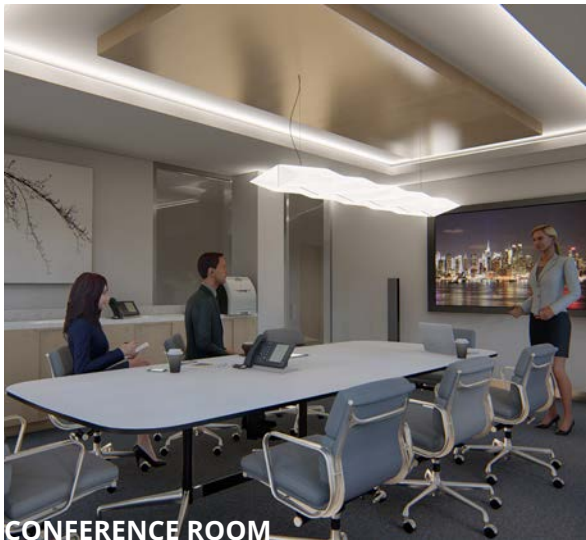


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**DOWNTOWN OFFICE SPACE  
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## PROPOSED RENDERINGS



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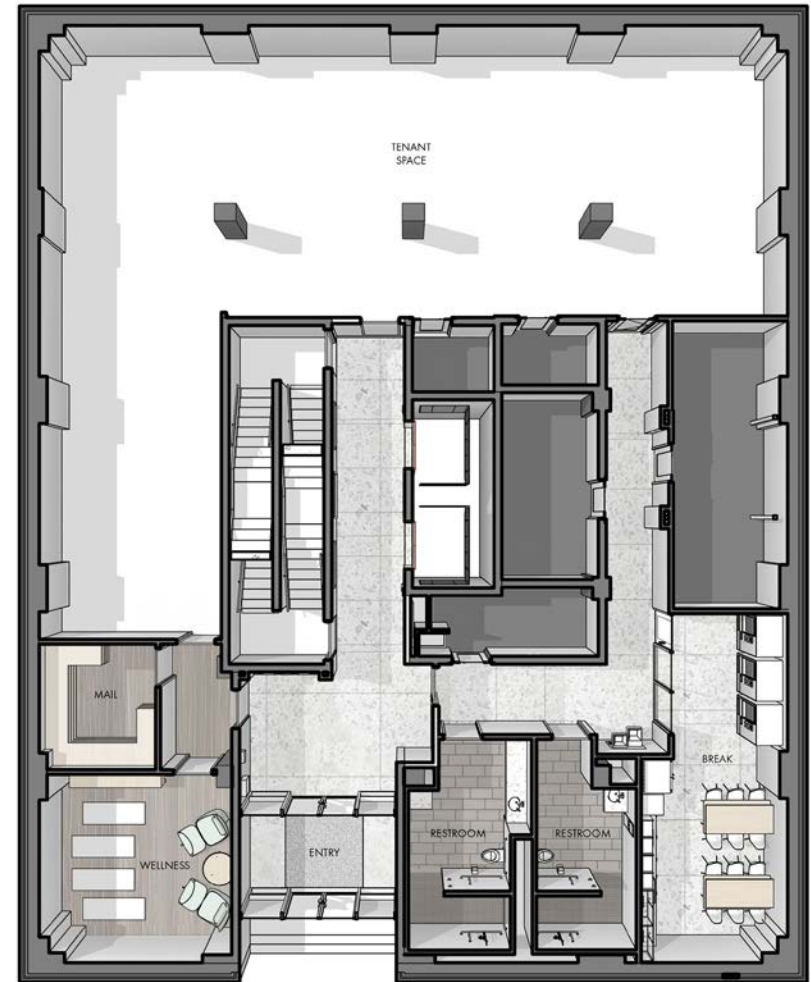
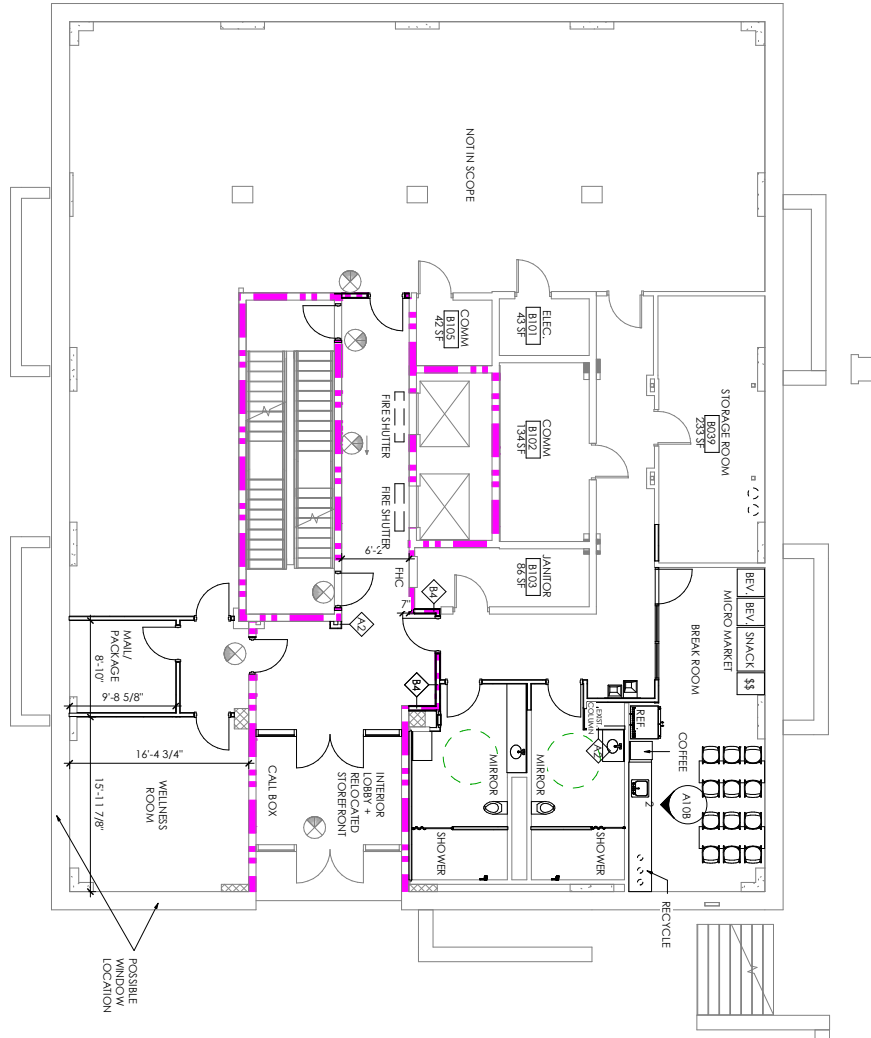
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# 505 S DUKE STREET DURHAM, NC 27701

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## LOWER LEVEL FLOOR PLAN



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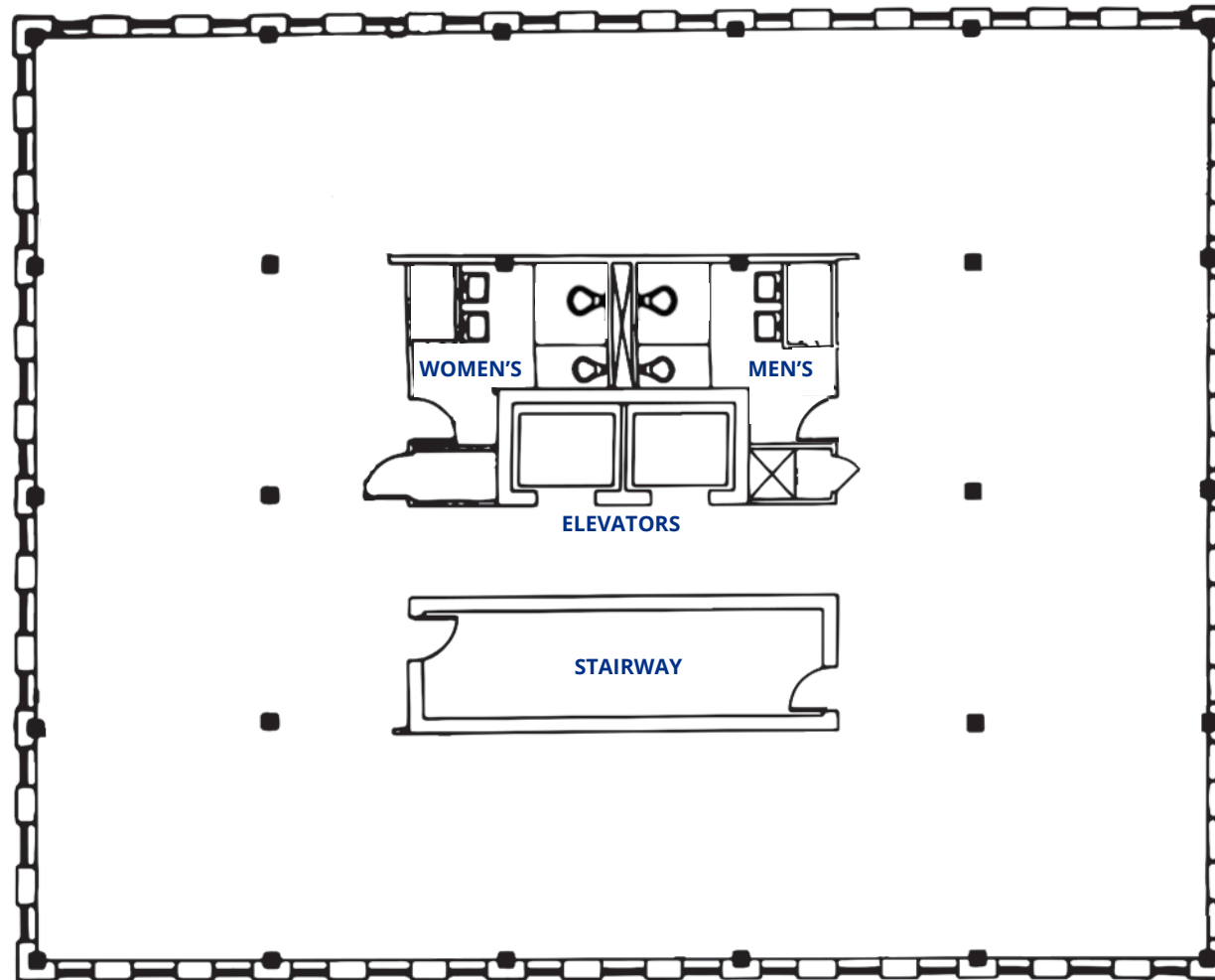
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### THIRD & FOURTH FLOOR PLANS



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## NEARBY AMENITIES



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## PROMINENT DOWNTOWN LOCATIONS



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