

**DOWNTOWN  
DURHAM  
FLEX SPACE  
FOR LEASE**



**THE ROYAL CROWN AND SEVEN-UP BOTTLING PLANT  
726 RIGSBEE AVENUE**

**FLEX SPACE  
14,245 RSF**



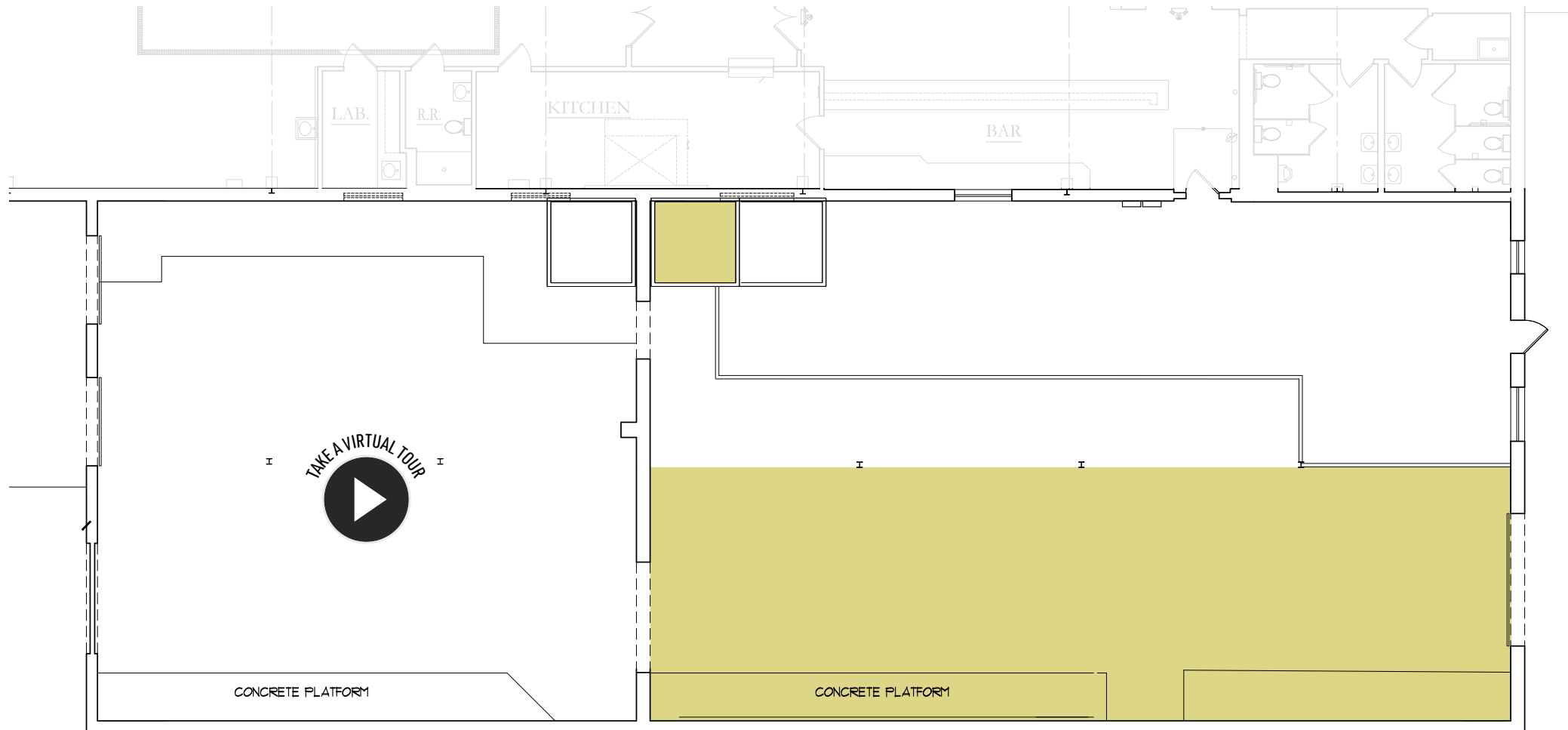
**EMPIRE  
BROKERAGE  
SERVICES, INC.**

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**DOWNTOWN DURHAM**  
RIGSBEE AVENUE DISTRICT

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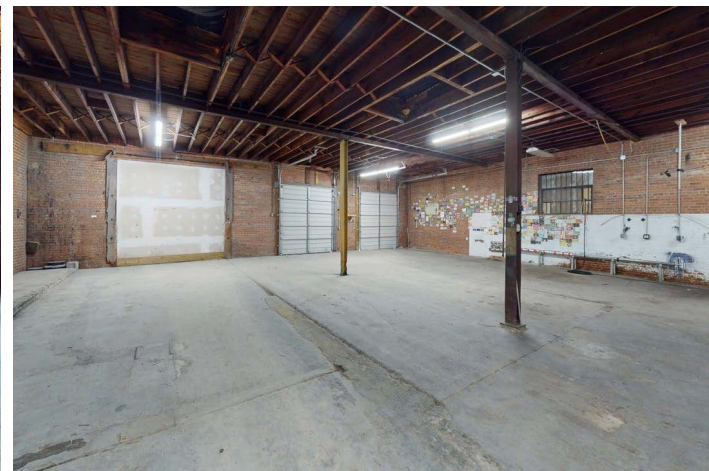
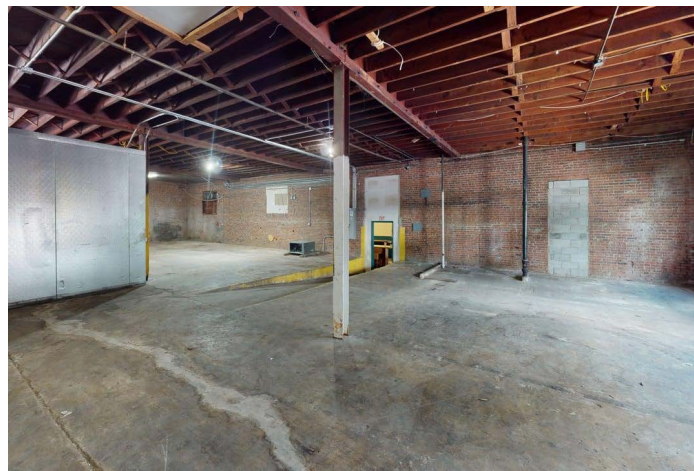
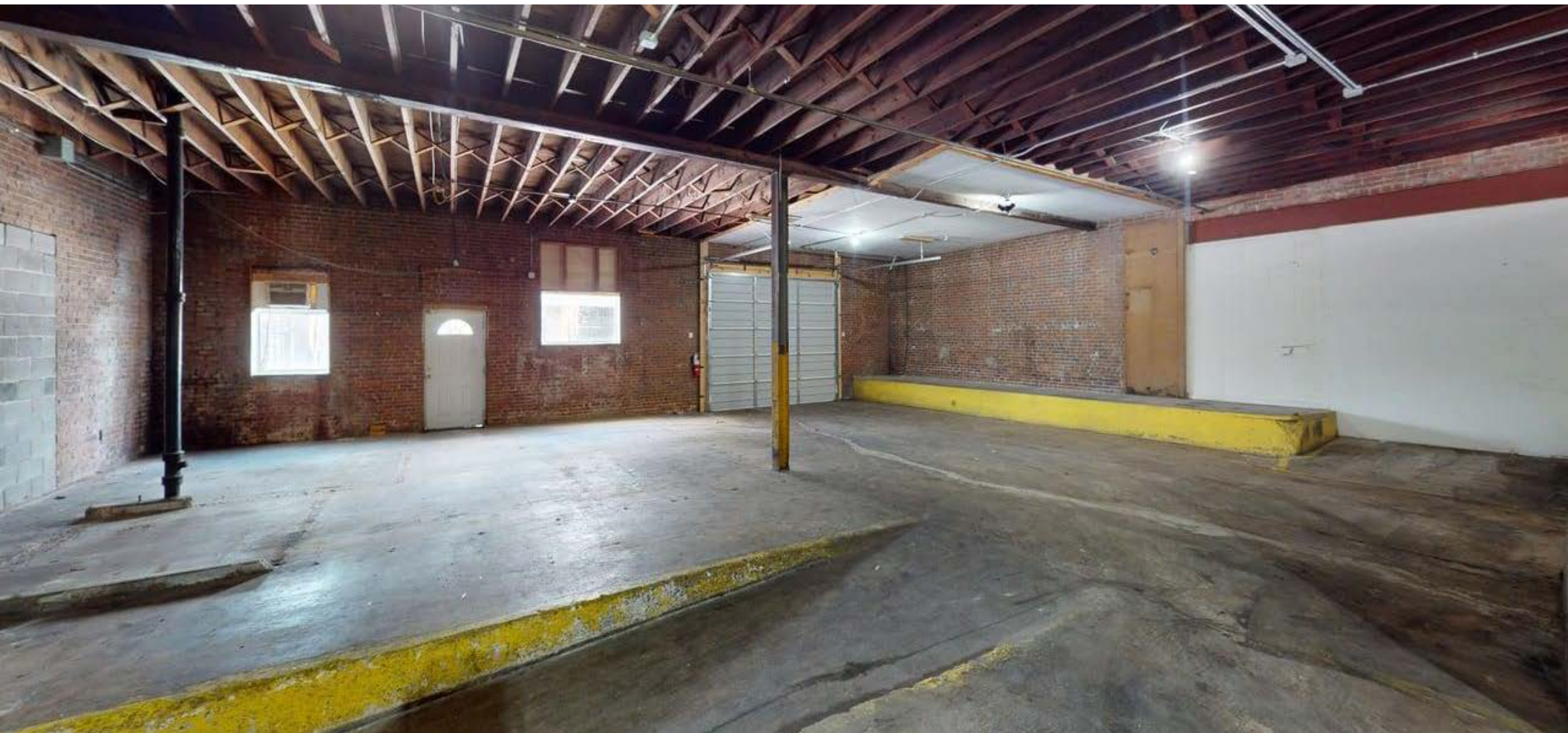
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The Royal Crown and Seven-Up Bottling Plant in Durham was built in 1939 in the Moderne style. It is a contributing structure within the Foster and W Geer Streets National Register Historic District.

It is the largest structure in the district, making its preservation all the more important to retaining the character of the neighborhood. The building operated as a bottling plant until at least 1963, but was vacant and in deteriorating condition until Empire purchased the building in 2012.

Empire began a historic tax credit rehabilitation. The repair and preservation of original materials and features was essential. In addition to the preservation of historic details, new mechanical, electrical, and sprinkler systems were added in the manner least intrusive to the historic building, reenergizing the structure for use for years to come.

Surrounded by restaurants, breweries, creative offices, and entertainment venues, the property is ideally positioned for a variety of flex, showroom, creative office, retail, or event-related uses. The Rigsbee Avenue district continues to be one of Durham's most vibrant and rapidly evolving neighborhoods, offering an engaging environment for both businesses and visitors.

## SUITE DETAILS

- Great location in proximity to all of Durham's urban amenities
- Fully rehabilitated flex space that was once home to Durham's Seven-Up Bottling Plant
- Two large ground-floor retail bays with garage door access
- Decorative red brick exterior
- Concrete floors
- Exposed brick walls
- Steel frame windows
- Exposed wood joist ceilings
- Art Deco ornamentation
- Highly responsive property management team, with 24-hour on call maintenance service

## PRIME LOCATION IN CENTRAL BUSINESS DISTRICT WITH AMPLE PARKING

- 
- This map of Durham, North Carolina, highlights three key districts: the Warehouse District, Central Park District, and City Center District. The Warehouse District is located in the northwest, featuring the Museum of Durham History. The Central Park District is in the center, home to Durham Central Park and a yellow star marker. The City Center District is in the south, containing City Hall and Fire Station 1. Major streets shown include W. Main St, W. Corporation St, W. Geer St, and W. Pettigrew St. The map also displays various bus routes (70, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20) and landmarks like the Historic Durham Athletic Park.



## DINING

1. Alley 26
2. Cheeni
3. Neomonde
4. Rue Cler
5. Dashi Ramen
6. Queeny's
7. M Koko
8. M Sushi
9. The Parlour Ice Cream
10. Ninth Street Bakery
11. Pizzeria Toro
12. M Tempura
13. Bull City Burger and Brewery
14. Thaniangle Thai
15. Gym Tacos
16. Koki Puert Rican Kitchen
17. Bar Virgile
18. Flavor Hills
19. Pie Pushers
20. The Oak House
21. Thai at Main Street
22. Tabernas Tapas
23. Viceroy
24. Toast
25. Mateo Bar de Tapas
26. Motto
27. Bull McCabe's Irish Pub
28. Nanasteak
29. Tobacco Road Sports CafeKin
30. Moe's Southwest Grill
31. QueenBurger
32. PRESS Crêpes Cocktails
33. Two Roosters Ice Cream
34. Mellow Mushroom
35. Ek haya
36. Boricua Soul
37. Parker & Otis
38. Seraphine
39. Cucciolo Osteria
40. Dram & Draught
41. Emmy Squared Pizza
42. Nikos
43. Fonda Lupita
44. Rose's Noodles, Dumplings and Sweets
45. Maverick's Smokehouse & Taproom
46. Devine's Restaurant & Sports Bar
47. Jen's Splendid Ice Creams
48. Goorsha
49. James Joyce Irish Pub
50. The Federal
51. Miel Bon Bons
52. NYC Halal Eats
53. Flying Bull Restaurant and Brewery
54. Rise Southern Biscuits
55. Durham Food Hall
56. Hatch Burritos
57. Little Bull
58. Durham Beer Garden
59. Ta Tacos
60. Delancey Tavern
61. Cocoa Cinnamon
62. King's Sandwich Shop
63. The Blue Note Grill
64. Timber Pizza Co.

## SHOPPING

65. Buldega
66. The Artisan Market at 305
67. EKO
68. Fate & Folklore
69. Dolly's Vintage
70. Rose & Lee Co
71. Letters Community Bookshop
72. Durham Vintage Collective
73. Exotique: Boutique & Gallery
74. Ascend Collection
75. Vert & Vogue
76. Parker Paper Company
77. Mad Kicks Sneaker Shop
78. Chaz's Bull City Records
79. Brightleaf Square Shops
80. Durham Farmer's Market

## SERVICES

81. Unscripted Hotel
82. 21C Hotel
83. M&F Bank
84. Rocks on Parrish Bar & Hair Salon
85. Post Office
86. Durham Marriot City Center
87. Durham Convention Center
88. Downtown Durham YMCA
89. Duke Clinical Research Institute
90. Durham County Veteran Services
91. ALoft Hotel
92. Bella Trio Studio
93. Twin Suns Tattoo
94. Recess Yoga
95. The Retreat at Brightleaf
96. Max Jr.s Mini Mini Market
97. Family Fare Convenience Market
98. The Spalette

## ENTERTAINMENT

99. The Velvet Hippo Bar & Lounge
100. Primrose Bar & Lounge
101. Pinhook
102. Arcana Bar & Lounge
103. E.O.'s Athletic Club
104. Pour Tap Room
105. The Carolina Theatre
106. The Durham Armory
107. Durham Arts Council
108. West End Billiards
109. West End Social
110. Rambler's Beer & Wine
111. Stanczyk's Music Bar
112. Crank Arm Brewing Company
113. Atomic Clock Brewing Company
114. Boxcar Bar + Arcade
115. The Rickhouse
116. Geer Street Garden
117. Motorco
118. Parts & Labor
119. Ethereal Tattoo Gallery
120. The Old North Bar
121. Bull City Ciderworks
122. The Wine Feed

*Celebrating*  
**30**  
*years*

OF HISTORIC  
PRESERVATION &  
REVITALIZATION



EMPIRE  
PROPERTIES

## THE EMPIRE DIFFERENCE

- Thirty years serving the downtown Raleigh community
- Committed to the revitalization of downtown Raleigh
- Highly responsive in-house property management team, with 24-hour on call maintenance service
- Experienced leasing team with vast knowledge of downtown Raleigh
- Flexible lease options
- Direct connection to catering and private dining from Empire Eats family of restaurants

## WHO WE ARE

For thirty years the Empire mission has been to revitalize downtown Raleigh through the adaptive reuse of historic buildings and unique hospitality experiences. Our historic preservation, redevelopment, and real estate development efforts and hospitality services continue to have a strong, positive impact on downtown Raleigh and its buildings.

We have renovated more than 70 buildings in downtown Raleigh and Durham with our Empire Hardhat Construction team. Our Empire Properties and Empire Brokerage Services teams lease and manage more than one million square feet of office, retail, restaurant, and warehouse space and offers a full range of brokerage services, including tenant and owner leasing representation, as well as seller and buyer representation for commercial properties. Our highly responsive in-house property management team provides 24-hour on call maintenance service for our tenants.

Empire Eats and Empire Events create unique hospitality experiences across seven restaurant concepts, one tavern, four event venues, and our catering kitchen and food truck.

Empire Properties has been intimately involved with the City of Raleigh's efforts to revitalize downtown. From actively participating in the Livable Streets Partnership Steering Committee and the Fayetteville Street Visioning Team, to providing in-kind office space to the Raleigh Urban Design Center (a Division of the Department of City Planning), Empire Properties has been and remains deeply committed to brightening the future of downtown Raleigh.



THE MECCA  
RESTAURANT

Landmark  
TAVERN



THE STOCKROOM



★ *Empire Eats* ★  
Restaurants!

EMPIRE EVENTS