

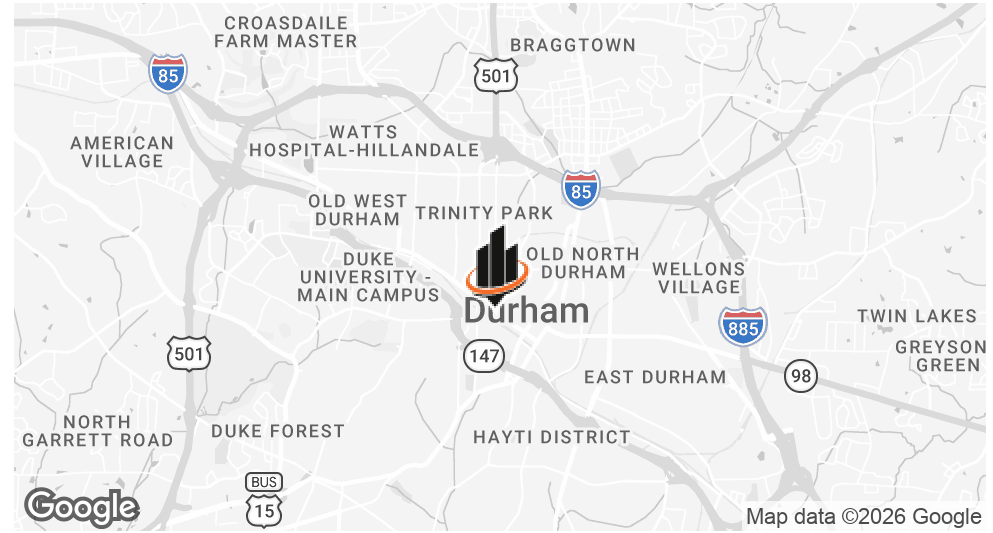


**FOR LEASE**

# **433 W. MAIN STREET**

**DURHAM, NC 27701**

# PROPERTY SUMMARY



<b>LEASE RATE(S)</b>	<b>NEGOTIABLE</b>
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## OFFERING SUMMARY

<b>BUILDING SIZE:</b>	±16,692 RSF
<b>AVAILABLE SF:</b>	±2,376 - 5,676 RSF
<b>PARCEL ID:</b>	103104
<b>ZONING:</b>	DD-C
<b>TIA:</b>	Available
<b>LEASE TYPE:</b>	Full Service

## PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to offer for lease **433 W. Main Street** located in the bustling **City Center district** of downtown Durham, NC. The building is **one of only two commercial properties downtown to feature a major rooftop solar installation**. The 33.06 kW DC system was installed in 2018 and has been generating electricity and self-consuming/exporting it back to the grid ever since. If your company is looking for ways to **improve its carbon footprint, enjoy panoramic city views, and be in the middle of everything downtown has to offer**, 433 is your place to shine.

## PROPERTY HIGHLIGHTS

- **Two spaces available** - entire 3rd floor (±5,676 RSF, shell condition) + Suite 102 (±2,376 RSF on 1st floor)
- Two miles from Duke University/Hospital and nine miles from Research Triangle Park (RTP)
- Approximately 130 food and beverage establishments within walking distance
- Potential for building signage for anchor tenant

**CAREY GREENE**

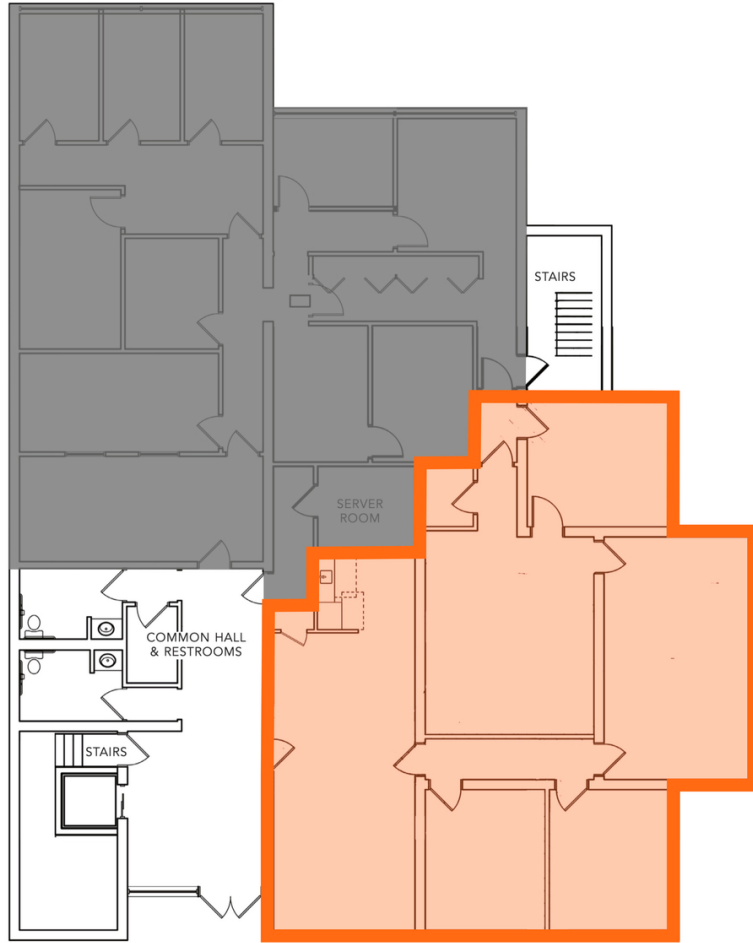
O: 919.287.2135

carey.greene@svn.com

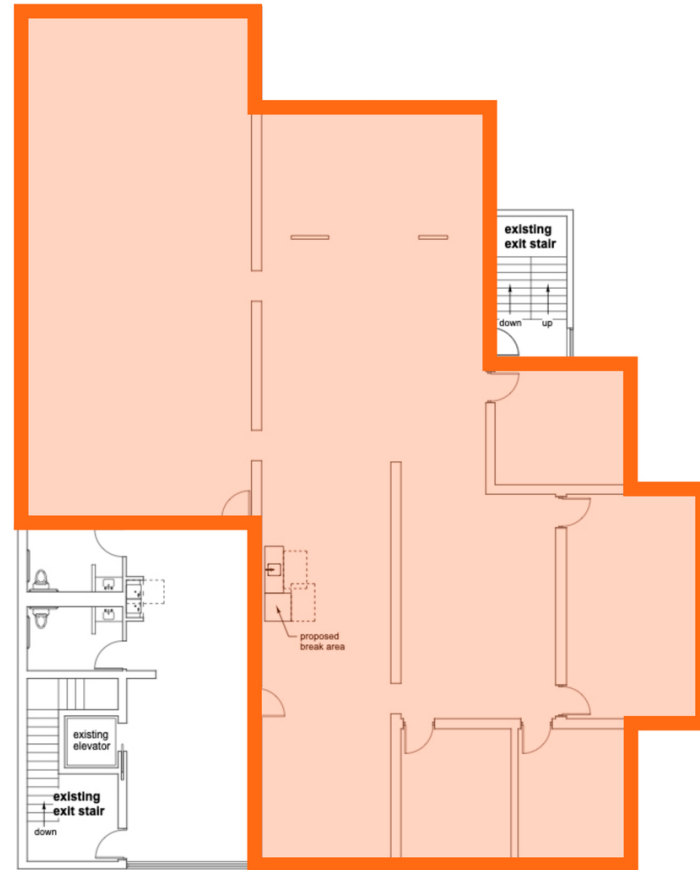
**433 W. MAIN STREET** | 433 W. Main Street Durham, NC 27701



# FLOOR PLANS



**FIRST FLOOR (SUITE 102)**  
**±2,376 RSF**



**THIRD FLOOR (SUITE 300)**  
**SHELL CONDITION: ±5,676 RSF**

**CAREY GREENE**

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**PROPERTY PHOTOS**



**CAREY GREENE**  
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# SOLAR PANELS INFOGRAPHIC

## SOLAR PANELS

EQUIVALENT ENVIRONMENTAL IMPACTS ANNUALLY

### GREENHOUSE GAS EMISSIONS SEQUESTERED

- 7.1 passenger vehicles driven for one year.
- 81,494 miles driven by an average passenger vehicle.
- 11.5 tons of waste recycled instead of landfilled.
- 1.7 garbage trucks of waste recycled instead of landfilled.

### CO2 EMISSIONS FROM:

- 3,741 gallons of gasoline consumed
- 36,378 pounds of coal burned
- .44 tanker trucks filled with gasoline
- 3.6 homes of energy for one year
- 77 barrels of oil consumed
- 1,359 propane cylinders

### CARBON SEQUESTERED BY:

- 862 tree seedlings grown for 10 years
- 39.2 acres of US forests for one year
- .217 acres of US forests preserved from conversion to cropland in one year

Source: YES Solar



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 **SVN**  
REAL ESTATE ASSOCIATES





**Local Expertise.**  
**National Reach.**

**SVN | Real Estate Associates**

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