



FLEX RESIDENTIAL LIVING

Madison Row — Modern Durham living with metropolitan character.

800 Block of Madison Street. Durham NC | Nest Realty

Discover your future new home.

800 Madison St. Durham NC 27701

2450 +/- sq.ft

Total Square Feet

FOUR

Total Bedrooms

FIVE

Total Bathrooms

DD-S2

Downtown Design - Support 2 Zoning

140 +/- sq.ft

Private Courtyard

165 +/- sq.ft

Rooftop Terrace

\$895,000

Purchase Price

Madison Row. Modern Durham Living.

Designed for the way people live today, Madison Row offers a rare blend of flexibility, sophistication, and urban connectivity in the heart of downtown Durham. Each residence features a ground-level ADU, a thoughtfully designed one-bedroom apartment complete with a private courtyard entrance. With the flexibility afforded by Downtown Design-Support 2 (DD-S2) zoning, this space can evolve alongside your lifestyle: an in-law suite, guest quarters, private office, creative studio, income-producing rental, or even a storefront or workspace for your small business. Whether you're an entrepreneur, remote professional or investor, Madison Row delivers a level of adaptability rarely found in new construction.

The primary residence spans floors two through four and is designed to maximize both natural light and livability. Three spacious ensuite bedrooms provide privacy and comfort, while expansive windows fill the interiors with warmth and connect the home to the surrounding cityscape. Above it all, the rooftop terrace offers a front-row seat to Durham's iconic Friday night fireworks at the DBAP, along with sweeping skyline views and the unmistakable energy of downtown living.

Perfectly positioned adjacent to the Bullpen Social District and moments from the Geer Street Entertainment District, Madison Row places some of Durham's most celebrated destinations just outside your door. Spend evenings at the American Tobacco Campus, catch a show at the historic Carolina Theatre, enjoy a Bulls game at the DBAP, or explore the city's acclaimed restaurants, breweries, coffee shops, and local boutiques. Despite its central location, Madison Row is quietly tucked into the beloved Central Park neighborhood — offering a unique balance of walkable urban excitement and neighborhood charm.



Sincerely,
Jeff Goldman

Contact Me



Jeff Goldman

Managing Broker

jeff.goldman@nestrealty.com

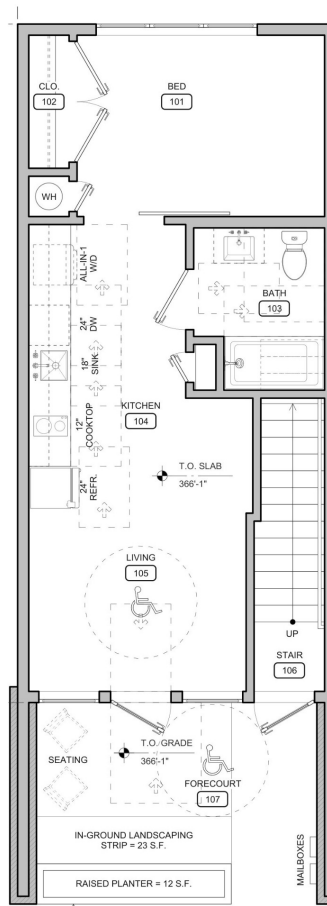
nestrealty.com/JeffGoldman

919.909.5400



Ground Floor Accessory Dwelling Unit

With flexible Downtown Design District zoning, this 500+ sq. ft. one-bedroom apartment offers exceptional versatility for modern urban living. Ideal as a guest suite, private office, creative studio, or even a space for your small business.





Floor 2

Floor 3

Floor 4

Floors 2 through 4. Primary Residence

MODERN. URBAN. FLEXIBLE. The primary residence offers over 2,000 sq. ft. of thoughtfully designed living space, featuring three ensuite bedrooms, 3.5 baths, expansive living areas, and a rooftop terrace with skyline views. Wide sidewalks and large windows create an open, airy atmosphere filled with natural light. Enjoy the energy and convenience of downtown Durham, restaurants, entertainment, and nightlife just steps away, while tucked quietly along charming Madison Street.



Old North Durham

Old North Durham Park

Madison Row

Rocky P

Old Five Points

Durham Central Park

Downtown

DURHAM

★ Find Your Cool ★

Cleveland-Holloway

Oakwood Park

Central Park

W Morgan St

CAROLINA THEATRE

Rigsbee Hill

E Chapel Hill St

W Main St
W Ramseur St

AMERICAN TOBACCO



DPAC

American Tobacco Campus

NC Central UNIVERSITY

E Main St

N Elizabeth St

Blackwell St





Your dream home awaits

We are here to help you find it

Questions?
Let's Talk!

If you have any questions about this home or would like to schedule a tour, please don't hesitate to give me a call or send me an email. I look forward to hearing from you!

Information provided in this brochure (including but not limited to condition, lot size, square footage and other features of the property), while intended to be accurate, should be independently verified.



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