

733 Foster St

11,047 SF

733 Foster St,
Durham, NC 27701



PROPERTY FOR LEASE



349 West Main Street, Suite 200
Durham, NC 27701
www.MaverickPartners.com

Ian Nidel, LEED AP
Commercial Broker
919.349.9021 Mobile
inidel@maverickpartners.com

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\$26.95/sf
modified gross

**CONFIDENTIALITY
DISCLAIMER**

This Offering has been prepared to provide a summary of unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Maverick Partners Realty Services Inc. has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. All parking shown is subject to change at any time by the City of Durham or other controlling bodies.

The information contained in this Offering has been obtained from sources we believe are reliable; however, Maverick Partners Realty Services Inc. has not verified, and will not verify, any of the information contained herein, nor has Maverick Partners Realty Services Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.



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OVERVIEW

BUILDING SIZE: 11,047 SF

ZONING: DD-S2

USES: Office, Retail

ASKING RENT: \$26.95/sf modified gross

LOCATION:

733 Foster St is located in the vibrant area of Downtown Durham, just north of W Morgan St and south of W Trinity Ave. The historic building once housed a prominent dry cleaners where Durham's finest garments were laundered. Today, the building has been renovated and repurposed as an open, airy, creative office space.

The property boasts large open interior spaces, with expansive windows and a huge central skylight. Both the main level and the lower level have access to outdoor patio spaces thru large rollup doors, giving tenants the ability to program both the interior and exterior.

The property is perfect for a tech or creative class tenant who has outgrown their startup space but still wants the coolness of a historic building and being downtown, close to lots of amenities.

The property is walking distance to the best of Durham, including dozens of restaurants, the DPAC, the Durham Bulls stadium, and the American Tobacco Campus. It is also less than a mile from Duke's East Campus. Easy access to the Durham Freeway means it is just a 20 min drive to RTP and the RDU Airport.

SUMMARY:

Durham's flexible DD-S2 zoning allows for the widest variety of uses including office, retail and residential. As currently setup, the building is ready for a single user who needs a variety of interior spaces.

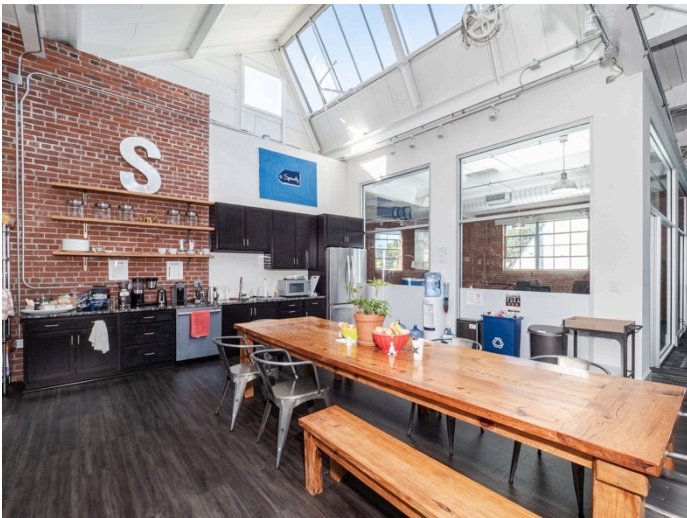


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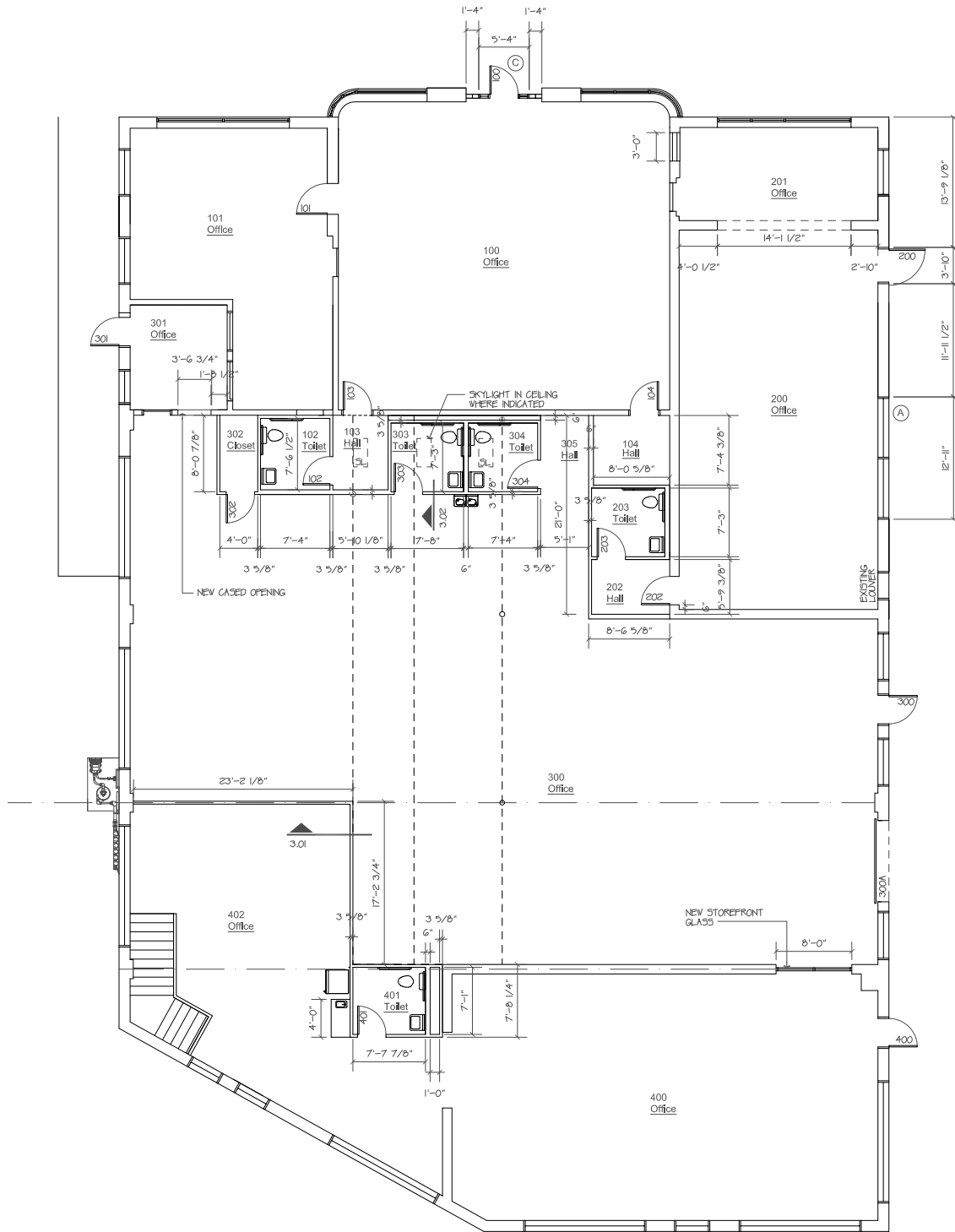
INTERIOR PHOTOS



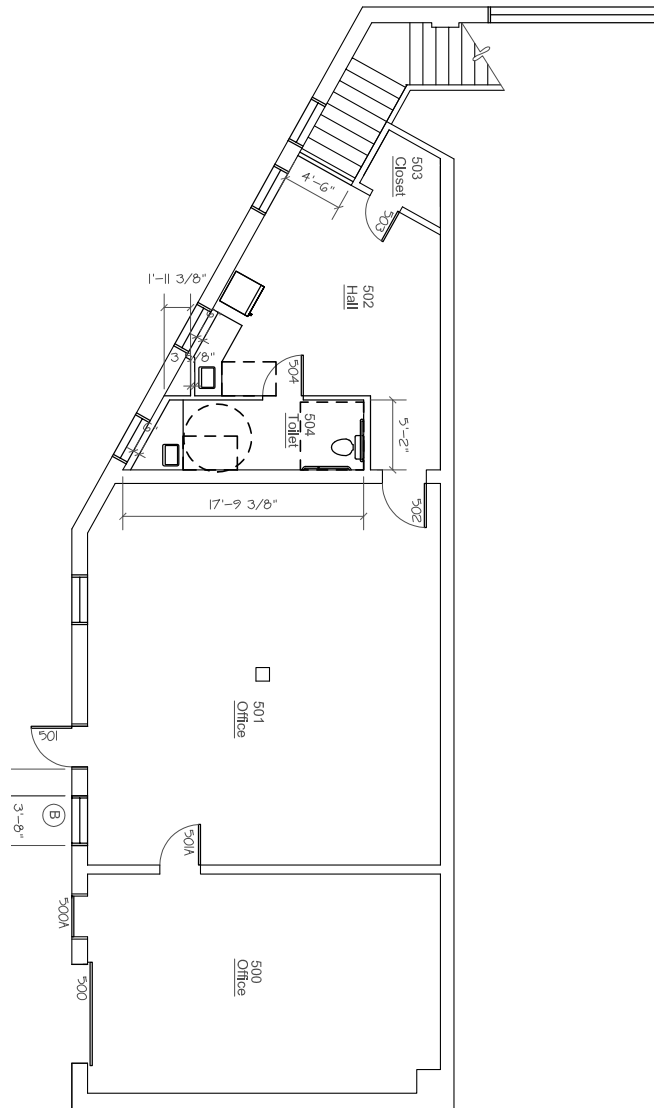
EXTERIOR PHOTOS



FLOOR PLANS – Main Floor

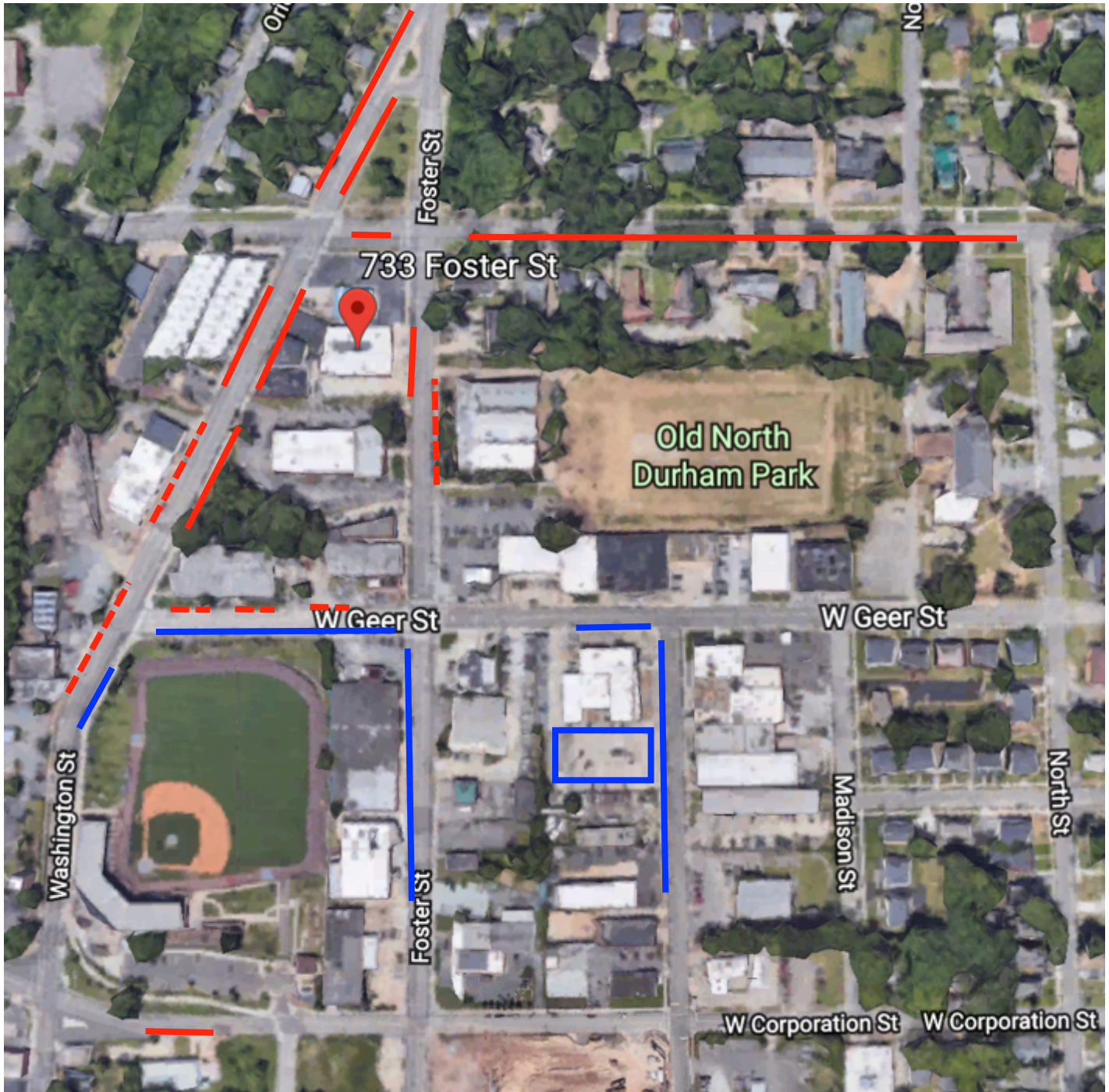





FLOOR PLANS – Lower Level



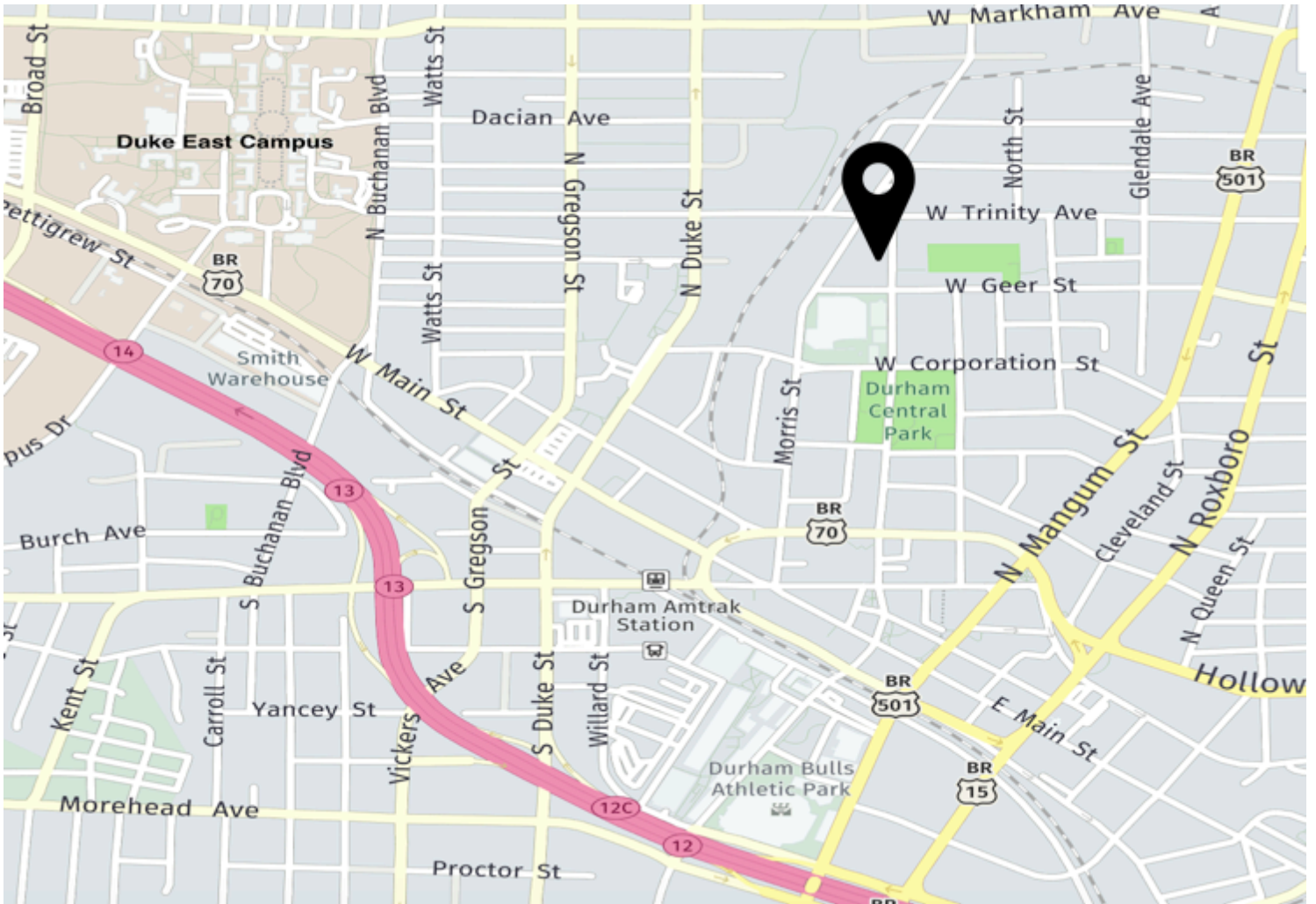
AREA PARKING

– parking survey within a 2 block radius of the property, additional free and paid parking within a 5-10 minute walk



-  Free Parking – approximately 60 spaces, additional parking within a 5 min walk
-  Free Parking – restricted hours or limited time – approximately 41 spaces
-  Metered Parking – approximately 110 spaces plus 63 @ Motor Co

LOCAL MAP



Within 1 Mile

BUSINESS



380

Total Businesses



5,337

Total Employees

EMPLOYMENT



65%

White Collar



16%

Blue Collar



19%

Services



Unemployment Rate

LOCAL AREA – restaurants, bars and amenities



Local Services, Businesses and Amenities

Blue Note Music Venue and BBQ
BoxCar Bar and Arcade
Bull City CrossFit
Cocoa Cinnamon coffee shop
Durham Distillery
Fullsteam Brewing

Geer St Garden restaurant
Louella Wine Bar
MotorCo bar, restaurant, music venue
The Pit bbq restaurant
Kings Sandwich Shop
Urban Axes

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.

Ian brings a diverse background in the commercial real estate industry to Maverick Partners. A licensed broker in NC since 2003, Ian grew up in the Triangle area of North Carolina and graduated from Duke University. He went on to complete a Master of Architecture at the University of Florida, Gainesville, where he also studied Construction Project Management. Ian studied architecture in Vicenza, Italy and worked for architecture firms, including Heery in Atlanta GA and Sheppard Robson in London, England. He also worked as a construction project manager for a commercial general contractor, Kaufman Lynn Inc in Boca Raton, FL.

Ian was then employed by Glaxo Wellcome as a manager in the Global Manufacturing division working on high level manufacturing plant consolidation planning and eventually, sensitive merger planning. After leaving Glaxo, Ian earned an MBA from the University of North Carolina’s Kenan Flagler School of Business. Ian is also a Leadership in Energy and Environmental Design Accredited Professional (LEED AP).

Since joining MPRS Ian has helped many clients find solutions for their Triangle real estate needs. Ian’s expertise includes multifamily investment properties, historic redevelopment and repositioning, urban office and retail leasing and site selection and acquisition.



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