



300 EAST MAIN | DOWNTOWN DURHAM

3,849 – 8,215 SF OFFICE / RETAIL FOR LEASE

300 E MAIN STREET, SUITE 100 • DURHAM, NC 27701

A 1924 landmark, rebuilt for what comes next.



THE OFFERING

Suite 100 at 300 East Main offers 3,849 to 8,215 square feet of ground-floor office and retail space in the center of downtown Durham, inside a 1924 Freemasons' Lodge that was fully renovated in 2016.

PROPERTY HIGHLIGHTS

- ▶ **Open plan with exposed historic brick.** A single, largely column-free floor plate anchored by seven private offices and preserved painted-brick murals.
- ▶ **Light on a signature corner.** Expansive glazing at East Main and Roxboro places the suite on one of downtown's most visible intersections.
- ▶ **Divisible to 3,849 SF.** Architectural test-fits already exist for both a single-tenant configuration and a multi-tenant option.
- ▶ **Flexible lease structure.** Ownership will consider a non-exclusive, shared-use arrangement at a reduced rate provided the current events-space user retains after-hours use.
- ▶ **Downtown Design District zoning.** The parcel sits in Durham's Downtown Tier Design District, which applies no minimum or maximum density standard and supports a broad by-right use table.^[1]
- ▶ **Walkable to the demand drivers.** DPAC, the American Tobacco Campus, Durham Bulls Athletic Park and the Carolina Theatre are each within a fifteen-minute walk.
- ▶ **Historic fabric, current systems.** The 2016 renovation kept the ceiling heights, glazing and masonry intact while bringing the suite to contemporary office standard.

QUICK FACTS

AVAILABLE SF

3,849 – 8,215 SF

USE

Office / retail / event

YEAR BUILT

1924

RENOVATED

2016

ZONING

Downtown Design District DD-C core sub-district^[1]

HISTORIC STATUS

Downtown Durham Local Historic District and Downtown Durham National Register Historic District^[2]

PARKING

Public deck at 335 E Main St, 753 spaces; no dedicated on-site spaces

AVAILABLE DATE

Negotiable

[1] Source: City of Durham Unified Development Ordinance, "Article 16, Design Districts" and "Sec. 4.5 Design District Intent Statements", retrieved 2026-08-03.

[2] Source: Open Durham, "300 East Main Street / Eligibility Building", retrieved 2026-08-03.

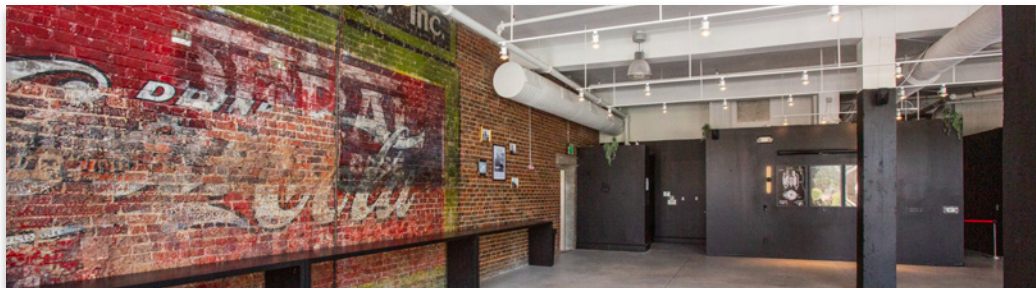
PROPERTY OVERVIEW

300 East Main opened in 1924 as the permanent temple of Durham Lodge No. 352 and Eno Lodge — a three-story Neoclassical masonry building designed by Frank P. Milburn of Milburn and Heister at the corner of Main and Roxboro.^[1] The Masons forfeited the building during the Depression, and from 1938 the county operated its health department out of it, followed by the social services eligibility office through 1992.^[1]

After a long vacancy and a first round of facade work, a full renovation completed in 2016 returned the floor plate to its highest use in decades. Soaring ceilings, expansive windows and the original masonry were left legible rather than covered, and the painted advertising murals on the interior brick were preserved in place.

The murals are the building's memory — the renovation left them exactly where the sign painters put them.

The result is a floor plate that reads as neither conventional office nor conventional retail. The parcel sits inside Durham's downtown Design District and within both the local and National Register historic districts,^[2] a combination that supports creative office, showroom, gallery, hospitality-adjacent and event uses under one roof — and one that a new-construction shell in the same submarket cannot replicate.



[1] Source: Open Durham, "300 East Main Street / Eligibility Building", retrieved 2026-08-03.

[2] Source: North Carolina State Historic Preservation Office, "Downtown Durham Historic District Additional Documentation" (National Register nomination), retrieved 2026-08-03.

SPECIFICATIONS

ADDRESS

300 E Main Street, Suite 100, Durham, NC 27701

SUITE

100 (ground floor)

AVAILABLE SF

3,849 – 8,215 SF

DIVISIBLE TO

3,849 SF

YEAR BUILT

1924

RENOVATED

2016

BUILDING CLASS

Historic creative office / retail — Class B renovated

STORIES

Three; ground floor only is offered^[1]

ZONING

Downtown Design District DD-C

CEILING HEIGHT

~14 ft clear at the open plate

HVAC

Packaged rooftop units installed at the 2016 renovation

FRONTAGE

E Main Street and N Roxboro Street corner exposure

PARKING

Public deck at 335 E Main St, 753 spaces; no dedicated on-site spaces

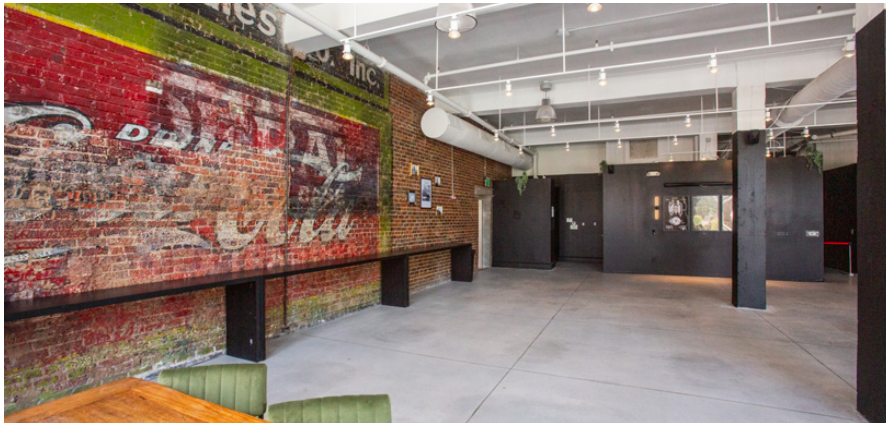
THE SPACE

Suite 100 reads as one room with edges — an open central plate under exposed structure, seven private offices held to the perimeter, and a mural wall no new build can manufacture. It is a floor plate for a company that wants its office to look like its work.

- ▶ Open plan, exposed brick
- ▶ Seven private offices
- ▶ Soaring ceilings, expansive glazing



OPEN PLATE Column-free floor under exposed structure and track lighting



MURAL WALL Preserved painted advertising on original brick



LOUNGE VIGNETTE Tall glazing and full ceiling height



INTERIORS & PRIVATE OFFICES

- ▶ Seven private offices set along the perimeter
- ▶ Natural light on two exposures at a signature downtown corner
- ▶ Configurable for exclusive or shared occupancy

Ownership will consider a reduced rate under a non-exclusive structure in which the current events-space user retains after-hours use of the suite.



PRIVATE OFFICE Daylight on two exposures



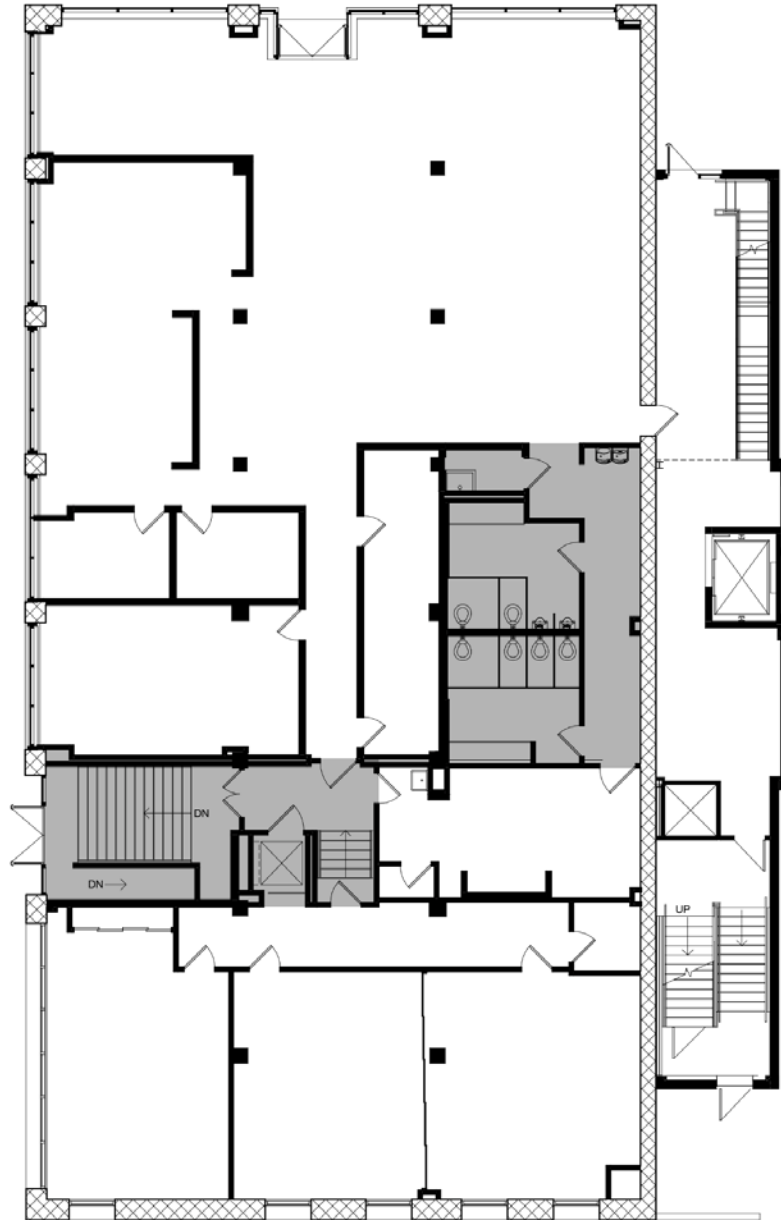
OPEN AREA Perimeter workstations along the window wall

FLOOR PLANS

The architect's August 2025 test-fits show the ground floor both as it stands today and demised for multiple tenants, establishing the 3,849 to 8,215 SF range a prospective user can work within. Suite areas under Option 1 are shown as three demised suites, the smallest at the 3,849 SF minimum, and the plans are conceptual and subject to change.

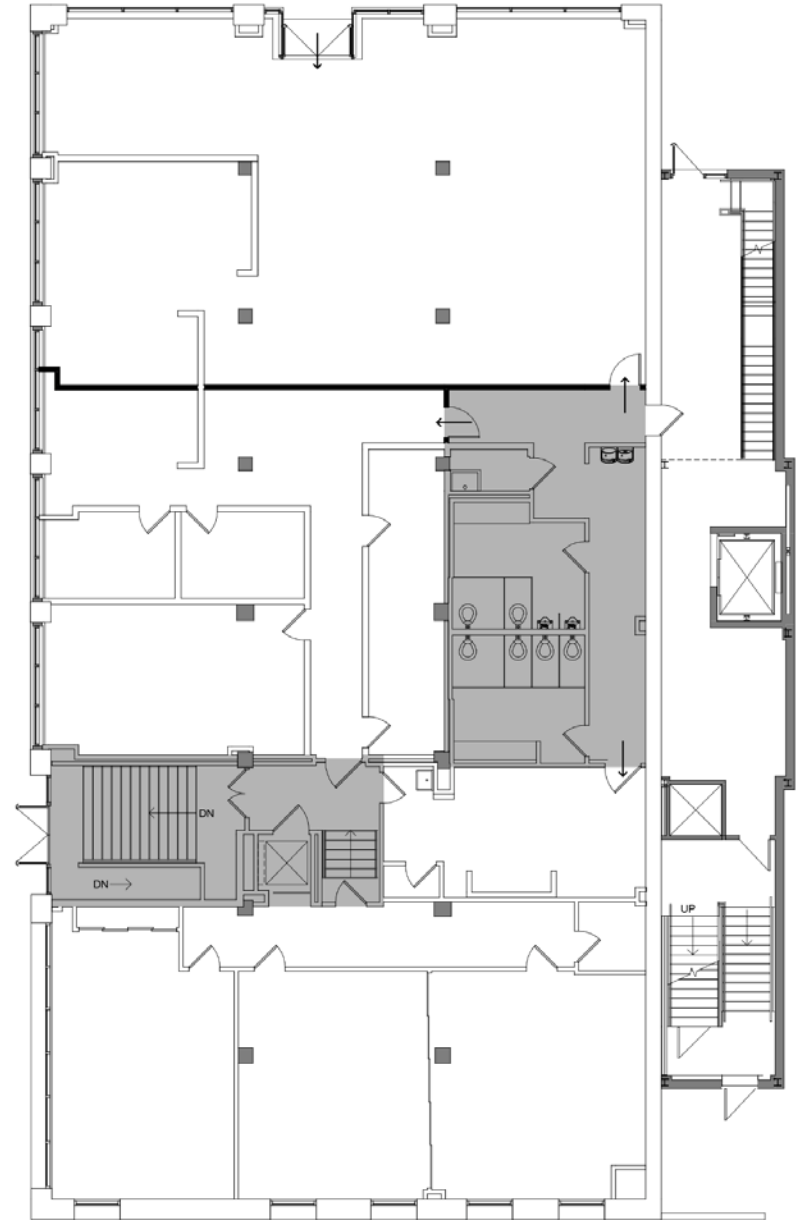
EXISTING PLAN — LEVEL 1

TF-101



MULTI-TENANT OPTION 1

TF-102



LEASE SUMMARY

TERMS

AVAILABLE SF	3,849 – 8,215 SF
DIVISIBLE	Yes, to 3,849 SF per TF-102 Multi-Tenant Option 1
LEASE TYPE	NNN
TICAM	\$5.40/SF/yr
TERM	Flexible
TI ALLOWANCE	Negotiable and term-dependent
DELIVERY CONDITION	As-is, in current renovated condition
AVAILABLE DATE	Negotiable
USE RESTRICTIONS	None beyond the Design District use table

ALTERNATIVE STRUCTURE — NON-EXCLUSIVE OCCUPANCY

Ownership is open to more than one path to a deal. In addition to a conventional exclusive lease of the full 8,215 SF or a demised portion of it, ownership will consider a materially reduced rate under a non-exclusive arrangement in which the current events-space user retains after-hours use of the suite.

That structure suits a weekday-driven office or showroom user who does not need evening and weekend control of the floor plate. Reserved hours, storage rights and signage under the shared-use scenario are to be documented in the lease.

Duke



300

EAST MAIN

300 E MAIN ST, SUITE 100
DURHAM, NC 27701

DOWNTOWN DURHAM

TIMBER PIZZA CO.



MOTORCO
PARTS & LABOR

DURHAM
FOOD HALL



BRIGHTLEAF



downtown
DURHAM



THE DURHAM HOTEL



Walgreens

FOOD LION



NC Central
UNIVERSITY



DURHAM TECH



FAMILY DOLLAR

DOWNTOWN DURHAM AMENITIES

Carolina Theatre	~0.5 mi • 10 min
DPAC	~0.7 mi • 13 min
American Tobacco Campus	~0.7 mi • 14 min
Durham Bulls Athletic Park	~0.8 mi • 16 min
Durham Station	~0.7 mi • 14 min

DEVELOPMENT MOMENTUM



NEARBY PIPELINE

The projects mapped at left total more than **1,200 residential units** and **1 million square feet** of commercial space, all within about two miles of 300 East Main.

Closest is the 300 & 500 E. Main Street redevelopment — Maizon Durham — **30,000 SF** of mixed use by Laurel Street Residential and ZOM Living, on the block itself.

East of the site, Durham Housing Authority's Durham Choice phases add **72 units** at Vanguard and **172** at Commerce Street, with **146 more** at Dillard Street Phase 3 by mid-2026.

West of downtown, the Market District at American Tobacco brings **782,000 SF** in 2027 and Wexford's Gregson adds **218,000 SF** of office.

For a ground-floor tenant, that is new resident and daytime traffic arriving on both sides of the building.

REGIONAL ACCESS

15 MI.
To Downtown
Chapel Hill

EAST DURHAM



ACCESS & DRIVE TIMES

- **NC-147 RAMP**
~0.5 mi • ~2 min
- **I-85**
~2 mi • ~6 min
- **DUKE UNIVERSITY & HEALTH**
~1.5 mi • ~6 min
- **RESEARCH TRIANGLE PARK**
~10 mi • ~15 min
- **RDU AIRPORT**
12 mi • ~20 min
- **CHAPEL HILL / UNC**
15 mi • ~25 min
- **DOWNTOWN RALEIGH**
24 mi • ~30 min

CHAPEL HILL

12 MI.
To RDU International

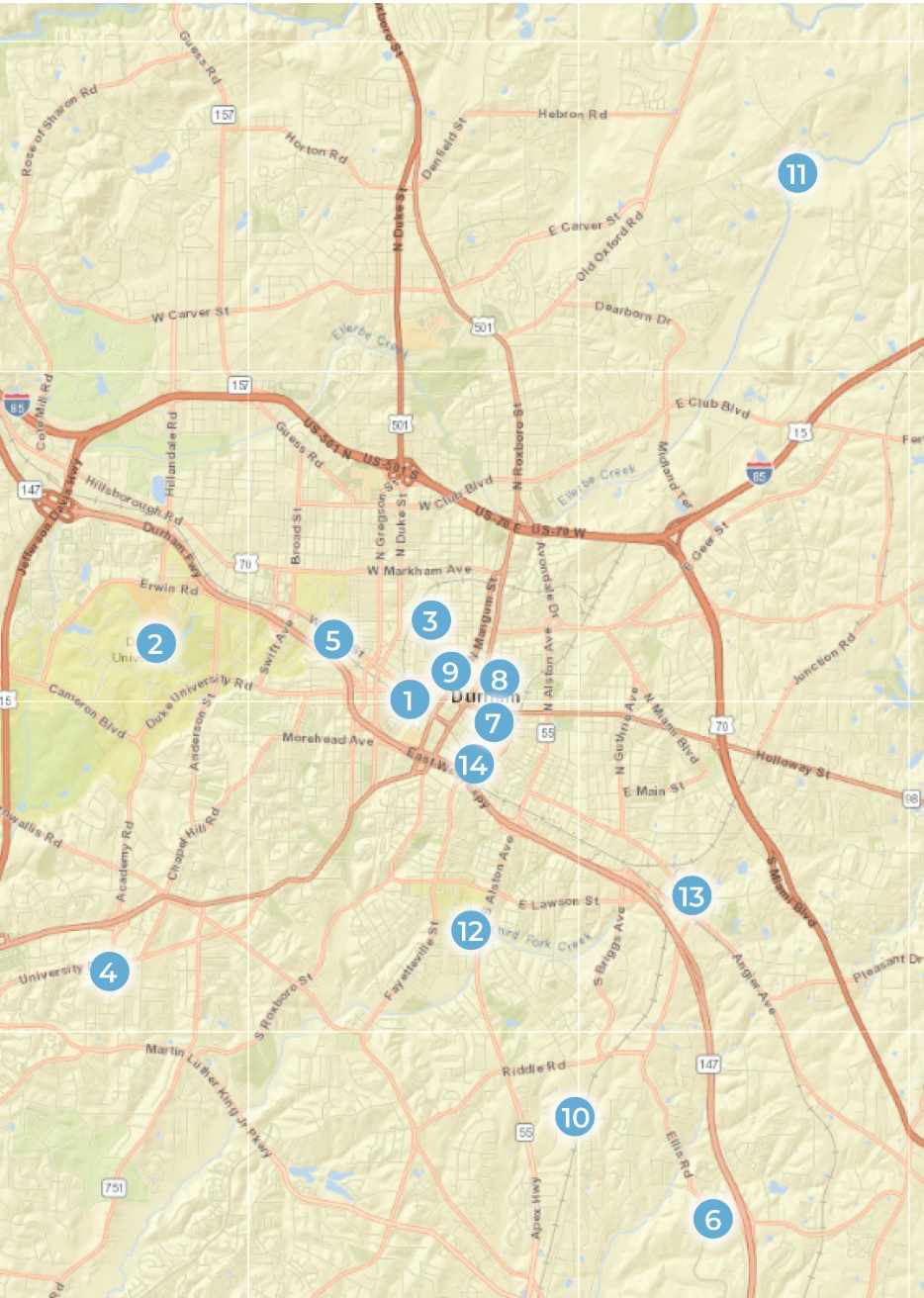
**RALEIGH DURHAM
INTERNATIONAL AIRPORT**

24 MI.
To Downtown
Raleigh

RALEIGH

Downtown Durham is the northwest corner of the Research Triangle, and 300 East Main sits within a few minutes of the NC-147 Durham Freeway ramps that connect it to everything else. Raleigh-Durham International is twelve miles out, Research Triangle Park closer still, and Chapel Hill, Duke's campuses and downtown Raleigh all fall inside the same commute shed. For a tenant, that is a labor draw reaching three university towns and the country's largest research park without asking anyone to sit in an interstate commute.

DURHAM EMPLOYMENT BASE



Durham's employment base is deep for a city its size and concentrated in the sectors that fill downtown floor plates. Duke University Health System and Duke University together employ about **49,600** people; county government, city government, Durham Public Schools, Blue Cross NC and the Durham VA add roughly **19,100** more.

Four of the fourteen employers mapped at left sit downtown — Durham County Government at 200 E Main Street, one block west of the suite, along with FHI 360, the City of Durham and Measurement Incorporated. That is the weekday customer base a ground-floor tenant sells into.

EMPLOYER	EMPLOYEES
1 Duke University Health System	26,278
2 Duke University	23,362
3 Durham Public Schools	6,918
4 Blue Cross and Blue Shield of NC	4,200
5 Durham VA Medical Center	3,600
6 Wolfspede, Inc.	3,434
7 Durham County Government	2,395
8 FHI 360	2,200
9 City of Durham	2,000
10 IQVIA Holdings, Inc.	2,000
11 AISIN North Carolina	1,700
12 North Carolina Central University	1,563
13 Durham Technical Community College	417
14 Measurement Incorporated	300

DOWNTOWN SNAPSHOT

- ▶ Downtown office occupancy: 87%
- ▶ Annual downtown office trips: 2.5 million
- ▶ Downtown daytime workforce: ~18,000

Headcounts as reported by each employer or public payroll records, 2024–2026. Numbers key to the map at left.

CONTACT INFORMATION

For leasing inquiries, tours, and additional information:

Michael Hinderliter

Aspire Property Group

Durham, North Carolina

T 919-251-6153 · M 919-697-5408

michael@aspireproperty.com

www.aspireproperty.com

NC Real Estate License on file with the NC Real Estate Commission

Disclaimer

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