

DOWNTOWN DURHAM FOR LEASE

Retail Space: ±23,657 sf / Subdividable 1-2 units

121
Hunt Street

Retail ±23,657 sf
Subdividable 1-2 units



Sample Rendering

Address:

121 Hunt Street, Durham, NC 27701

Available:

Upper Level: ±8,028 sf

Lower Level: ±15,629 sf

Both Levels: ±23,657 sf

Lease Rate & TI Allowance:

Negotiated lease terms on transaction basis, according to tenant's concept, credit strength and lease term length.

Tenant Profile:

Seeking unique retail concepts that radiate fun, diverse vibe. Potential uses include eatertainment (bars, dancing, music, arcade, mini-golf, bowling), urban grocery, and restaurants.

Space Highlights:

- Located less than 1 mile from Duke University campus.
- Surrounded by +3,000 NEW apartments (3-block radius).
- Less than 0.2 miles to public parking garage (665 spaces).
- Building offers large contiguous space +24K square feet.
- Large open floor plan with ceiling heights @ 12'-14'
- Attracts urban professionals (age 34; HH income +\$100K).



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Bruce Alexander

Commercial Broker

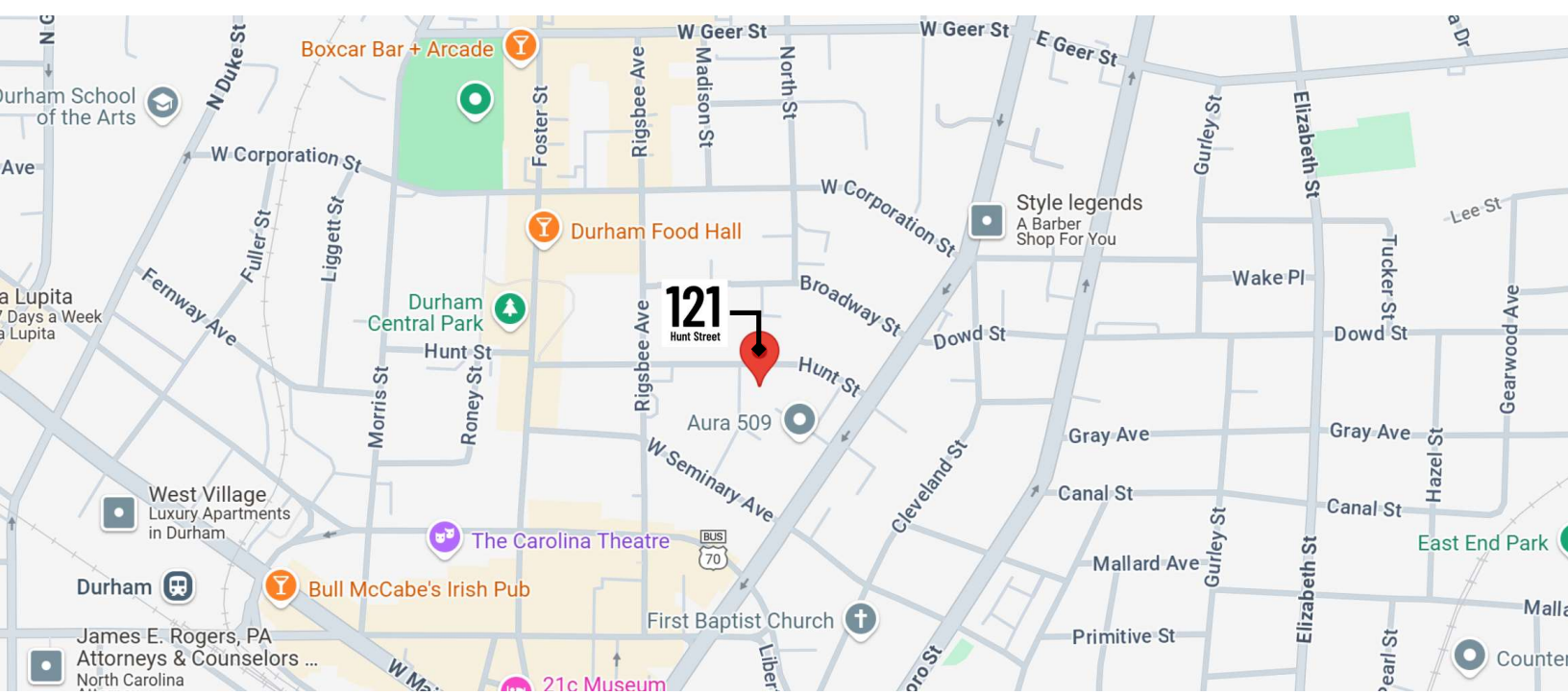
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RETAIL FOR LEASE

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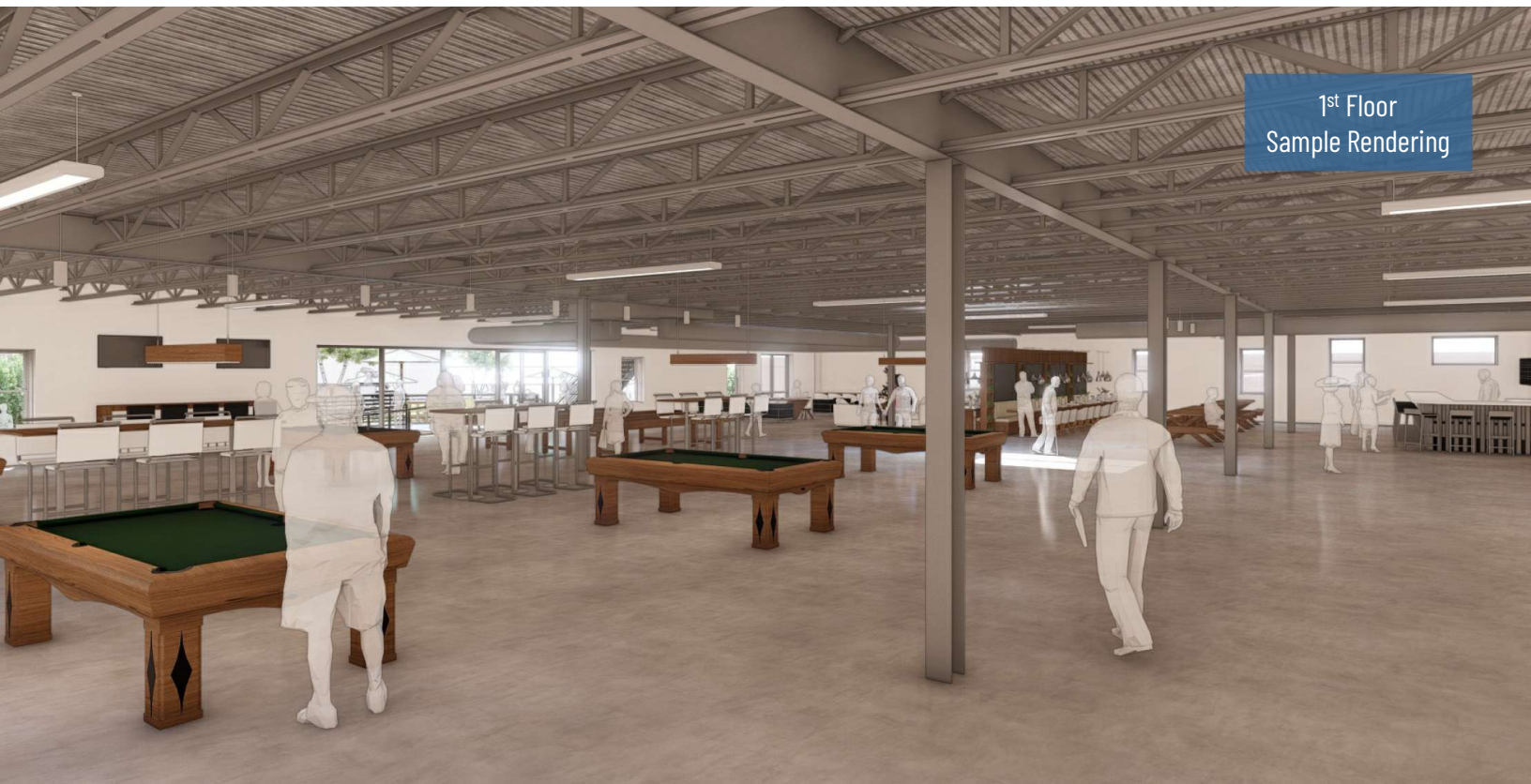
121
Hunt Street



2nd Floor
Sample Rendering

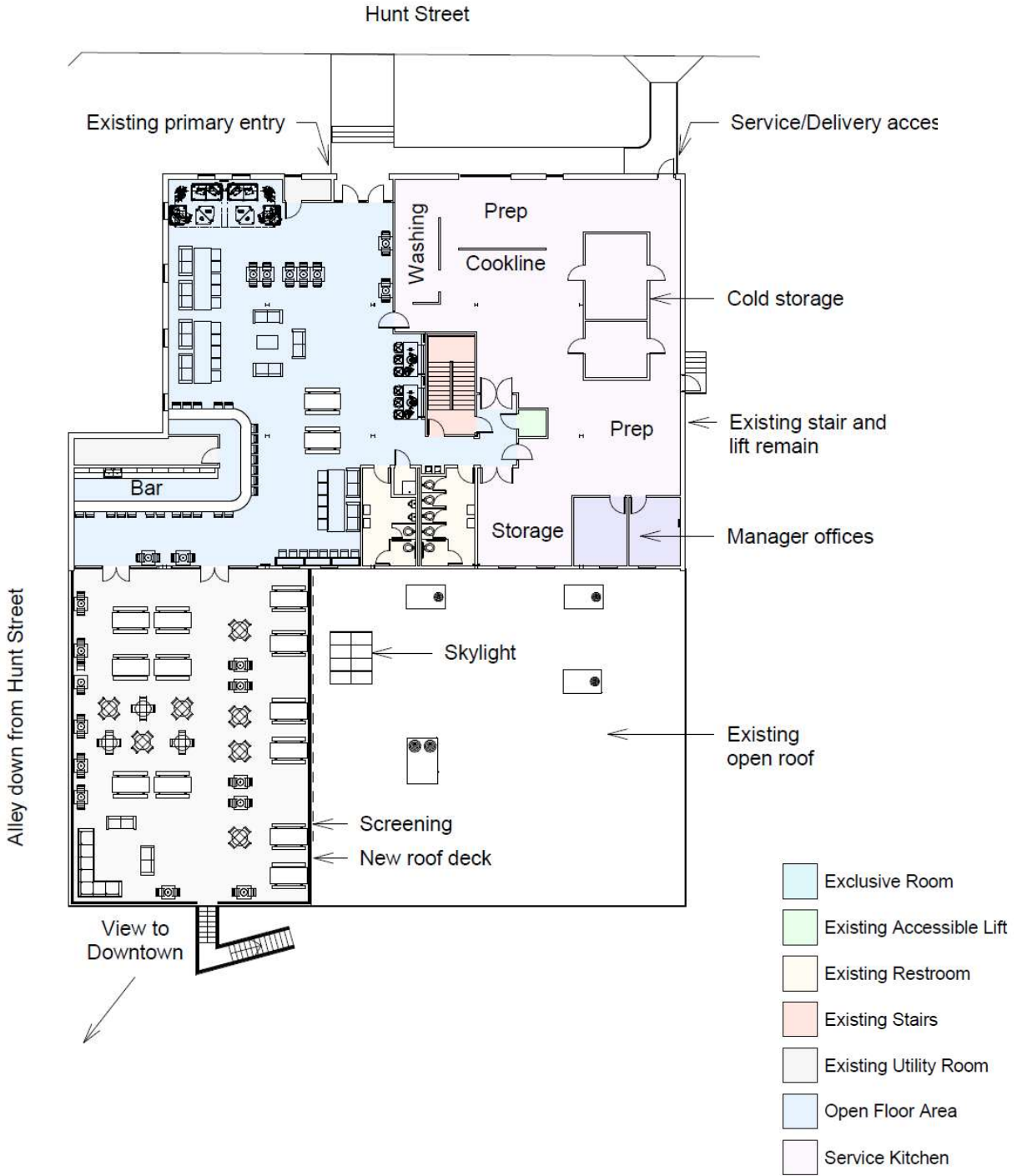


1st Floor
Sample Rendering

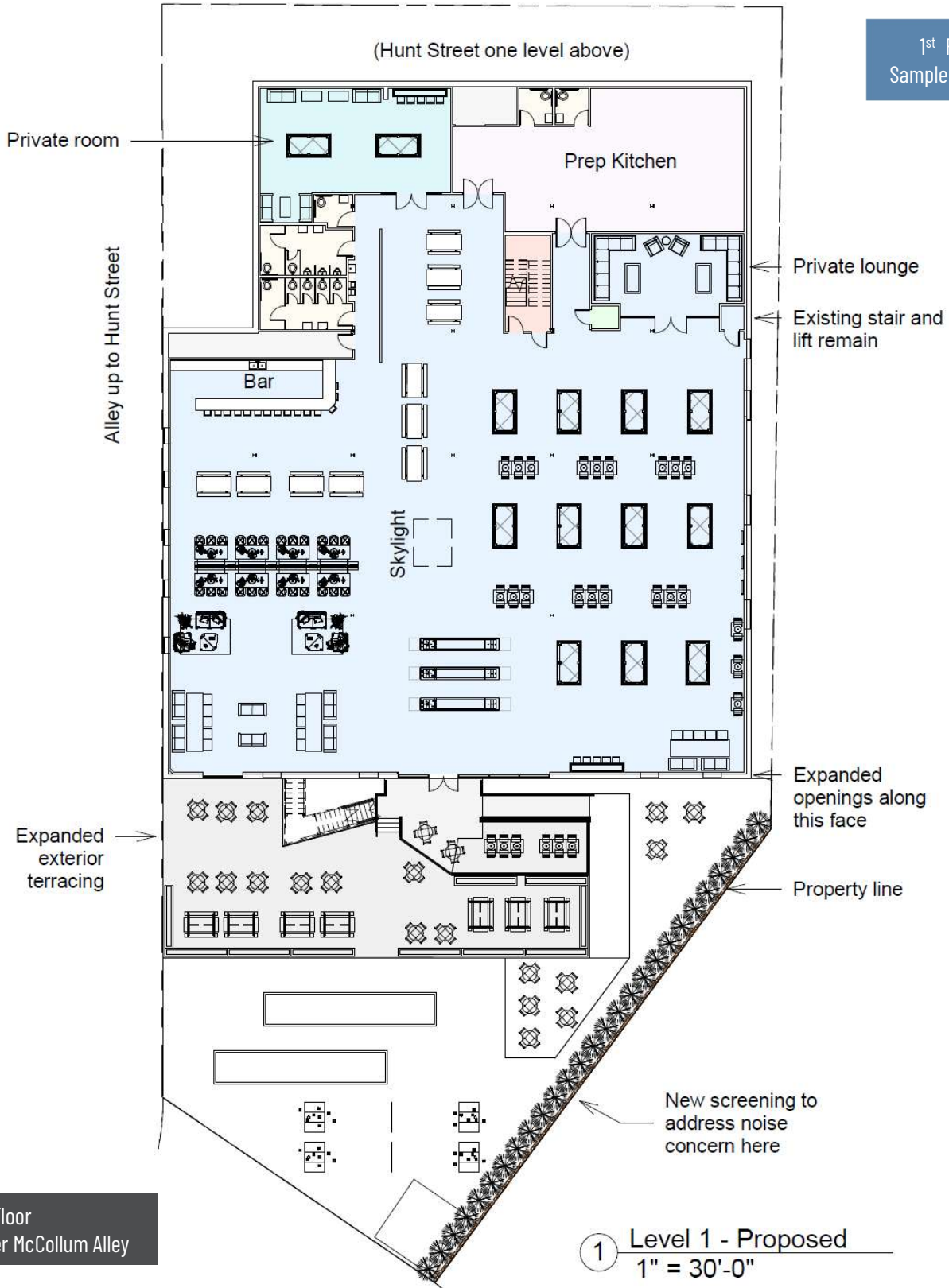


2nd Floor
Enter Hunt Street

2nd Floor
Sample Test-Fit



1st Floor
Sample Test-Fit

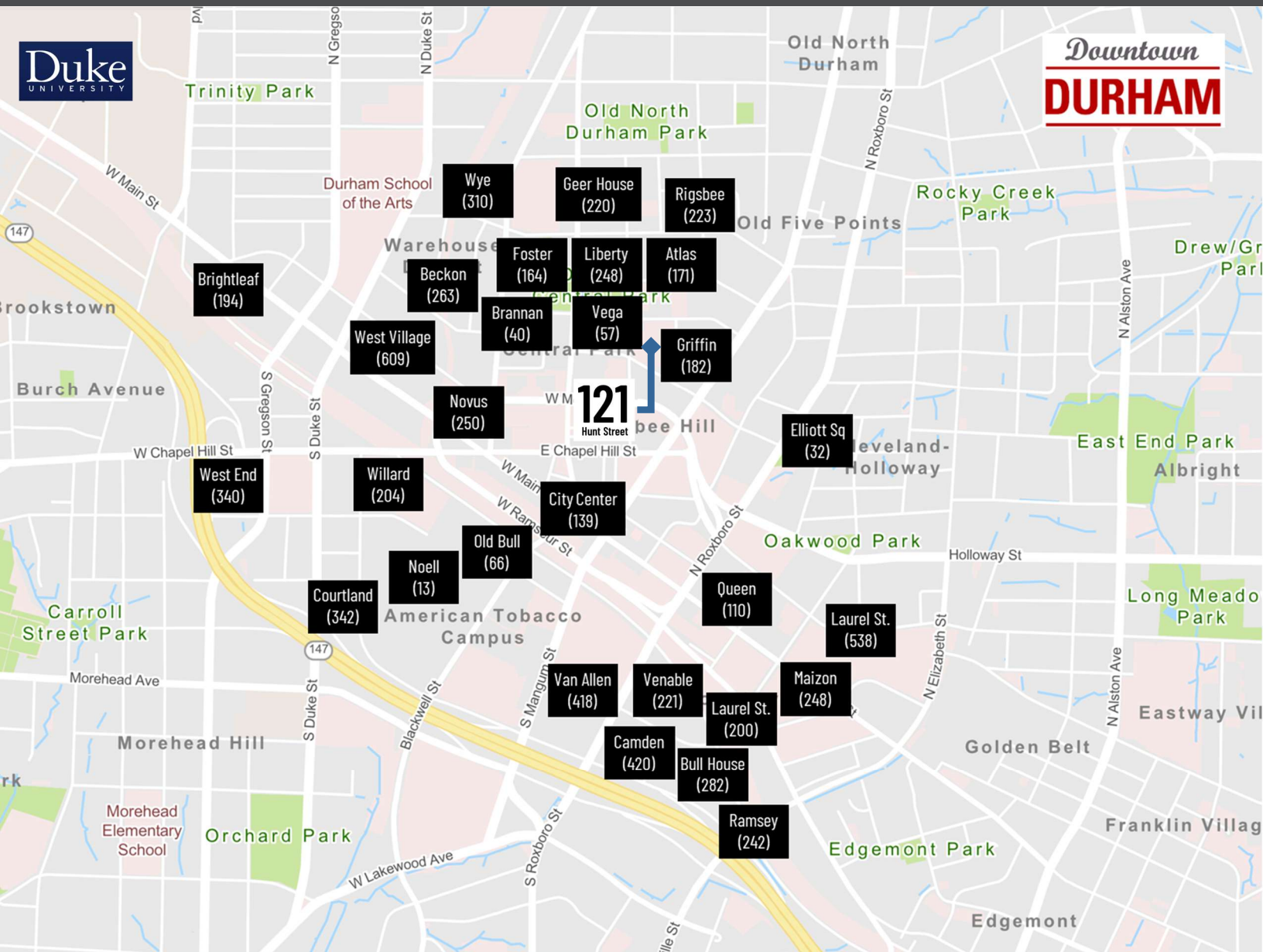


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121 Hunt Street has 15 parking spaces on premises and is less than 2 blocks from public parking garage with 665 spaces.





Multifamily Density

Multifamily development in downtown Durham is primarily driven by high demand from young professionals and medical/university employees, strong rental market fundamentals and a push for urban walkability. Proximity to Duke University, Duke Medical Center, and a growing downtown job market creates consistent, year-round demand. With occupancy rates rising along with average rents, developers are heavily investing in new, high-density projects, with thousands more units either under construction or in planning. The city is focusing on "Transit Opportunity Areas" that encourage high-density, mixed-use projects with lower parking ratios to promote walkability and public transit. The market is expected to remain very active in the coming years, balancing the need for higher-end units with a push for affordability.

Metrics	Submarket	Market
Inventory Units	24,636	64,607
Units Under Construction	1,945	4,145
Construction % of Inventory	7.9%	6.4%
Asking Rent/Unit	\$ 1,567	\$ 1,540
Population Growth +5 Years	4.8%	2.6%

Data Source: CoStar

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121 Hunt Street is in highly desirable and walkable **Central Park District**. Located one block from Durham Farmer's Market. It is also surrounded by +3,000 NEW apartments (3-block radius).

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Liv Jorgenson joined Maverick Partners in 2018 and has since established herself as a leader in commercial real estate, specializing in retail leasing for both tenants and landlords. She has represented notable landlords including Four Points Development, RAM Realty Advisors, and Research Triangle Foundation, consistently delivering strategic leasing solutions that drive long-term value. Liv holds a bachelor's degree from George Mason University and a master's from the University of Virginia. Deeply committed to her community, she is actively involved in local philanthropic efforts and civic engagement.



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Bruce is a seasoned commercial real estate expert specializing in the sales, leasing, and advisory services for institutional-grade assets. With over 19 years of industry experience, he advises owners and investors on asset evaluation, maximizing market awareness, and strategic leasing to significantly enhance asset values and investor returns. Prior to his career in brokerage, Bruce held a key position at Dilweg, where he focused on sourcing debt and equity for portfolio assets. He holds an MBA from Duke University and a bachelor's degree in Economics from Vanderbilt University.