



## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	23,657 SF
Lot Size:	0.63 Acres
Year Built:	1963
Renovated:	2016
Zoning:	DD-S1 (Downtown Design, Support 1)

## PROPERTY OVERVIEW

Maverick Partners is pleased to present 121 Hunt St., Durham, NC, a 23,657 square foot, 2-story renovated multi-purpose warehouse building for lease in Downtown Durham. Originally constructed as a furniture warehouse in 1963, this free-standing building was completely renovated in 2015 and 2016 for the Central Park School for Children ("CPSC"). The property features a fully built-out school facility in turnkey condition with numerous classrooms, offices and gathering areas. Flexible Zoning allows for a variety of other uses.

## PROPERTY HIGHLIGHTS

- Opportunity for roof deck with tremendous views of Downtown Durham.
- Corner building with two adjacent alleys provides unique access and visibility.
- Steps from all of Downtown Durham's amenities, including restaurants, breweries, nightlife, hotels, Durham Performing Arts Center, Carolina Theatre, Durham Farmer's Market, American Tobacco, West Village, Durham Innovation District, historic Durham Athletic Park, etc.
- Dedicated on-site surface parking.

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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.



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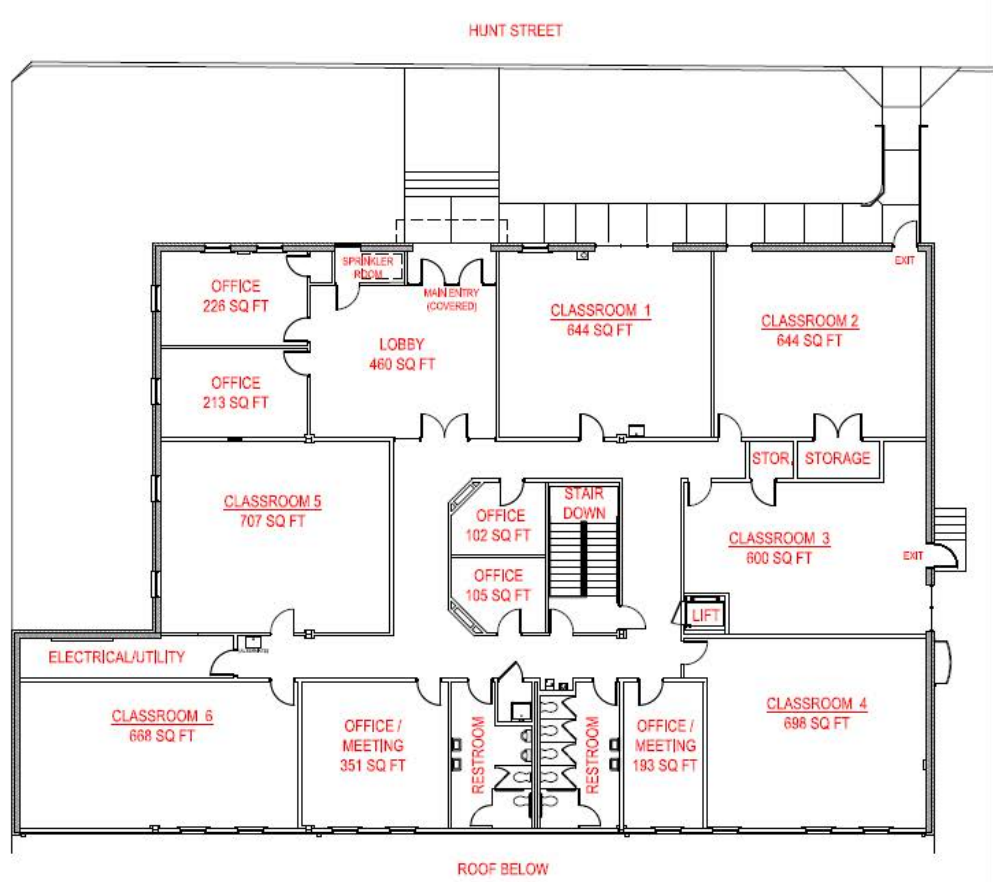


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360° VIRTUAL TOUR



FLOOR PLAN  
UPPER FLOOR  
1/16" = 1'-0"  
4  
AUGUST 11, 2021

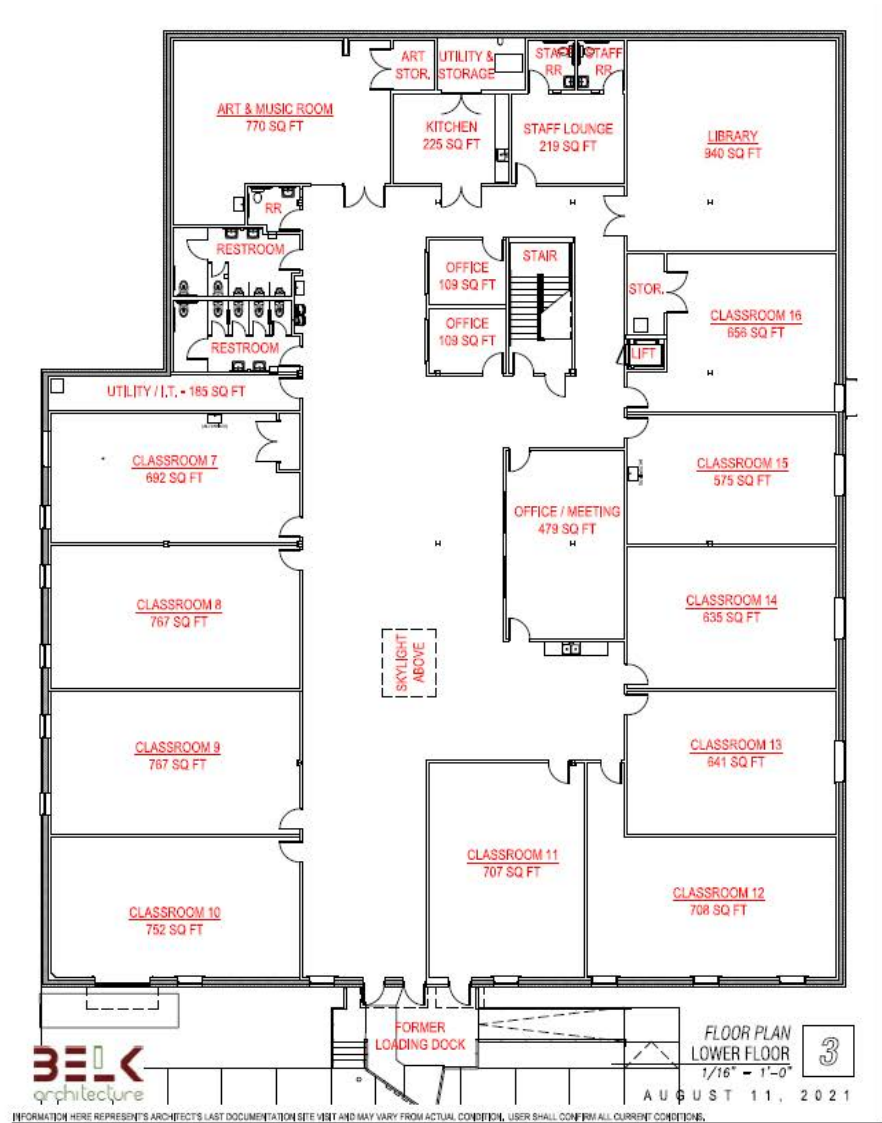
INFORMATION HERE REPRESENTS ARCHITECT'S LAST DOCUMENTATION SITE VISIT AND MAY VARY FROM ACTUAL CONDITION. USER SHALL CONFIRM ALL CURRENT CONDITIONS.

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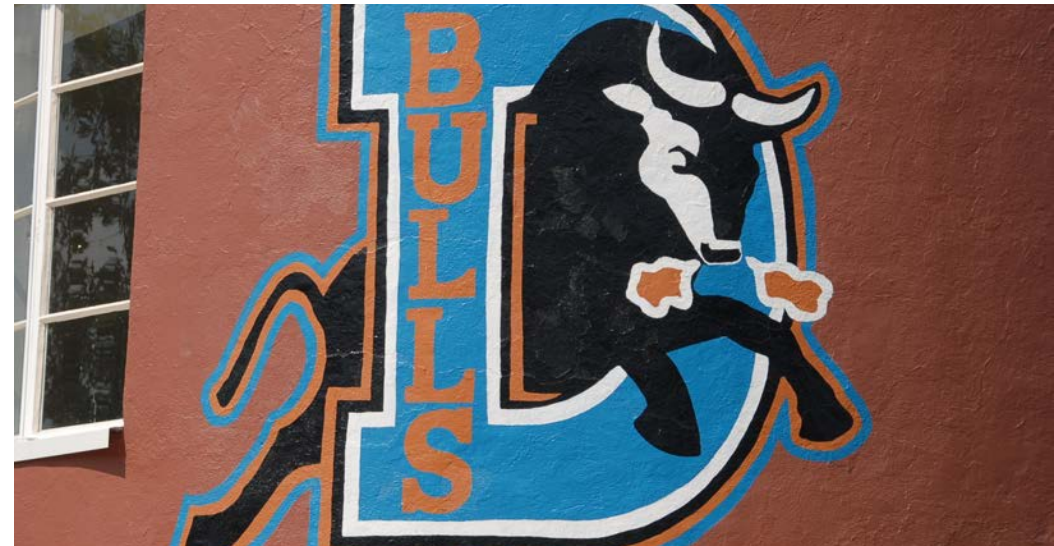


## DURHAM'S ACCOLADES & AWARDS

- "One of the best places to live in the U.S. in 2025" – Livability
- 25 of the USA's Most Underrated Destinations – CNN Travel
- Durham-Chapel Hill Ranks #6 Top Tech Innovation Metro-Areas – NC Tech Association
- Durham Named #7 for Best Cities for Working Women in 2025 – *Elevate Leadership*
- Washington Duke Inn & Golf Club and Fairview Dining Room Included in the 2025 Forbes Travel Guide – Forbes Travel Guide
- Best Cities for Black Families to Thrive in the United States, Raleigh-Durham #6 – Lending Tree
- Durham Voted #15 Best Run City in America – WalletHub

## DURHAM'S ACCOLADES & AWARDS

- #1 Mid-Sized City for College Basketball Fans – WalletHub
- Sarah P. Duke Gardens Among the Top 15 Most Beautiful Botanical Gardens in the South – Southern Living
- Durham #3 City in the US to Start a Small Business – Lending Tree
- Durham Distillery's Conniption Navy Strength Gin Wins Best in the US for Six Consecutive Years – World Gin Awards
- RDU the 5th Best Largest Airport in the Country– J.D. Power
- Cameron Indoor Stadium is the South's Most Iconic Basketball Venue – Garden & Gun
- Duke University ranked 7th Best University in the Nation – U.S. News & World Report



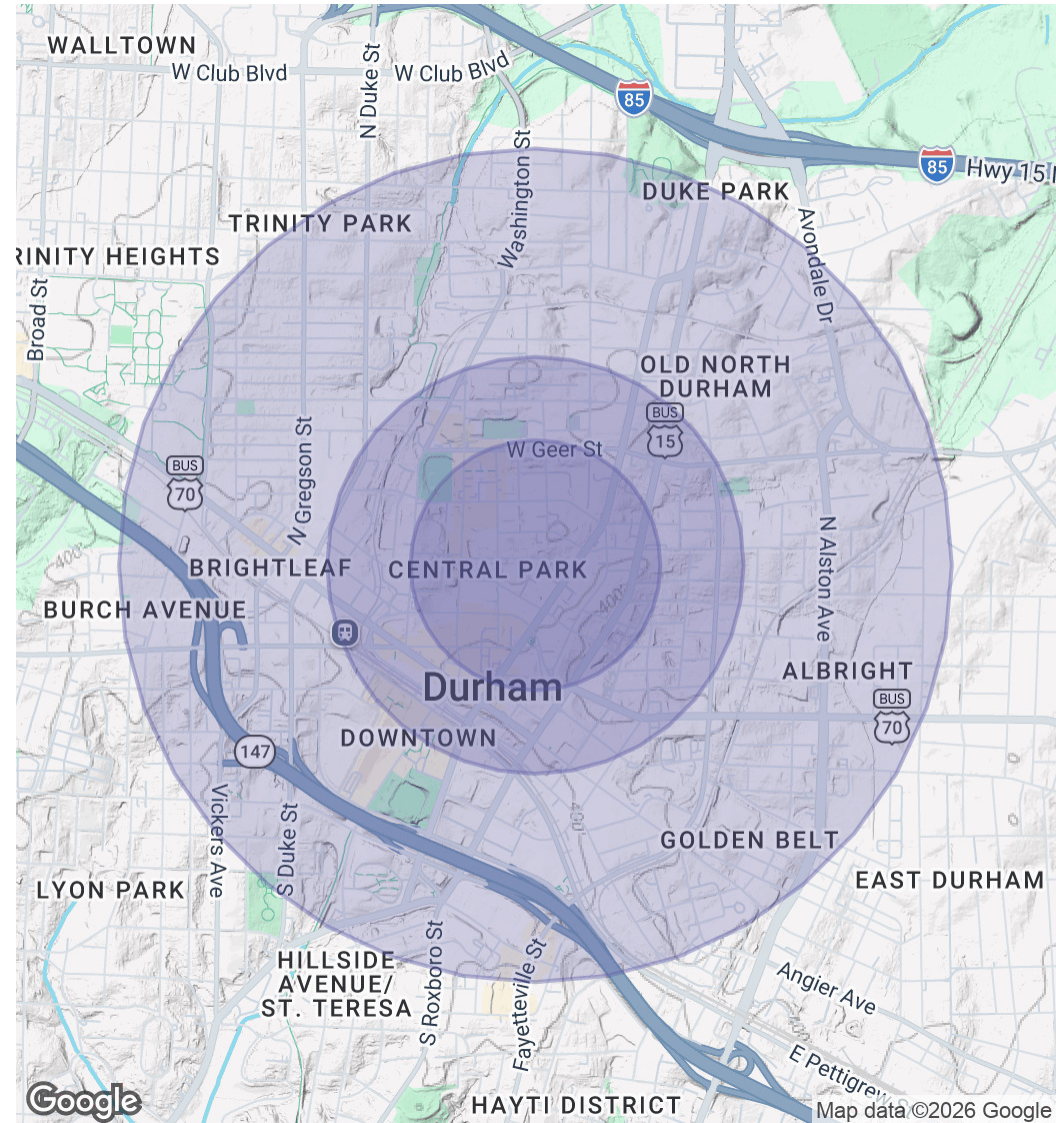
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,246	5,572	17,489
Average Age	39	38	37
Average Age (Male)	39	37	36
Average Age (Female)	40	38	37
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	619	2,725	8,115
# of Persons per HH	2	2	2.2
Average HH Income	\$149,759	\$122,423	\$108,918
Average House Value	\$771,132	\$673,912	\$587,091

*Demographics data derived from AlphaMap*



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