

for lease



♦ 505 S Duke Street Durham, NC 27701 ♦

Prime Downtown Durham Office Space

Renovated in 2019, the building features a new lobby and common areas. Located conveniently within walking distance to an abundance of premier amenities from entertainment to shopping and dining.

- » Walkable to numerous restaurants, apartments, and retail, and close to major attractions like DPAC, DBAP, and American Tobacco Campus
- » 3.9:1000 parking ratio, free parking

Suite 301: 2,501 SF; move-in ready

Features brand new fixtures and carpeting for a modern and bright feel, a kitchenette, and spacious conference rooms

lease rate **\$29.00 psf** full service

Full 4th Floor: 4,897 SF (Sublease)

Features large windows on all sides, (4) huddle/conference rooms, break area, and bathrooms. Master lease expiration 7/31/28

lease rate **Call for pricing**



FOR LEASING + DETAILS

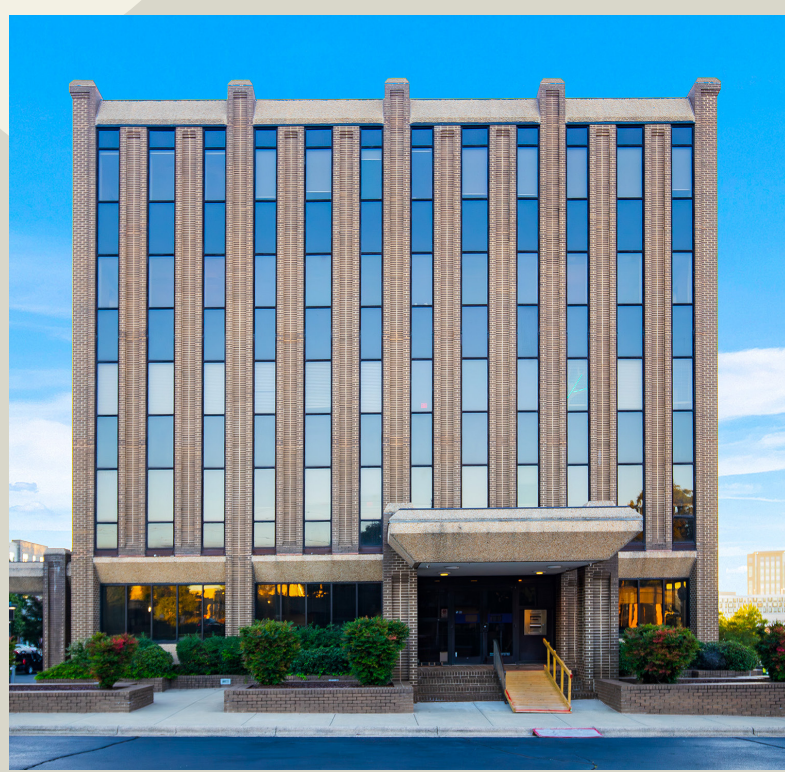
SARAH WARREN | 919.323.2331 | swarren@trinity-partners.com

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distance to

US-15 / 501	2.0 mi
I-85	3.0 mi
I-40	7.5 mi
RDU Int'l Airport	13.8 mi
Downtown Raleigh	25.7 mi

Walkable to an abundance of amenities including restaurants, apartments, and retail. Close to major attractions like DPAC, DBAP, West Village, Brightleaf Square, and American Tobacco Campus.

FOR LEASING + DETAILS

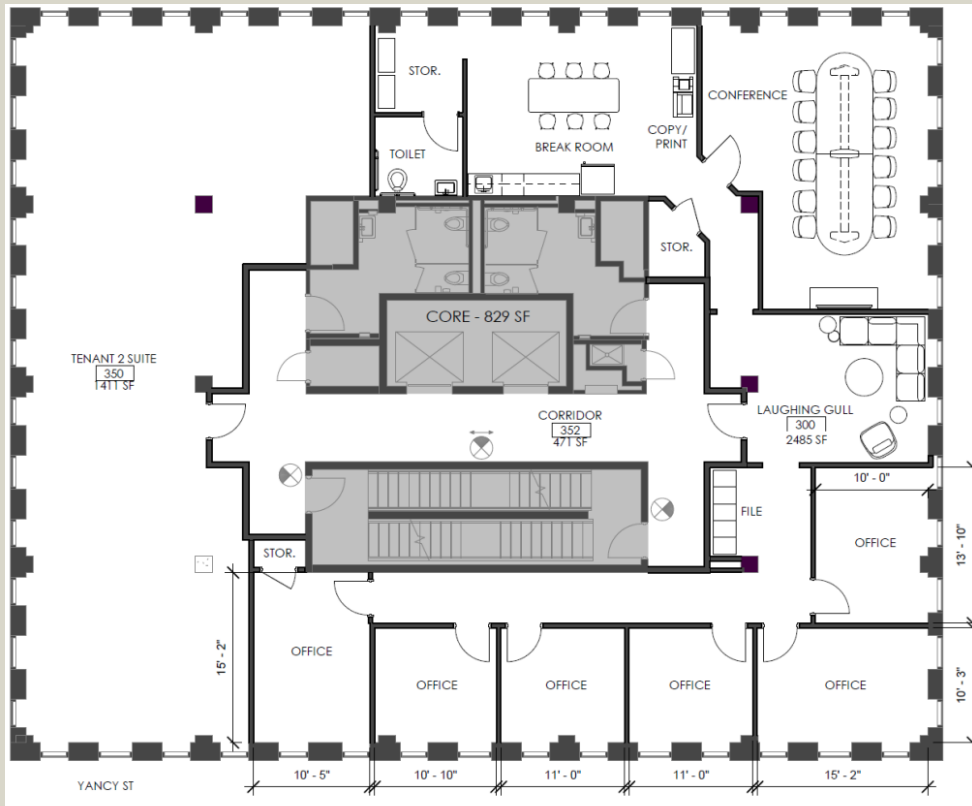
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suite 301: 2,501 RSF

Featuring brand new fixtures and carpeting for a modern and bright feel, a kitchenette, and spacious conference rooms



suite layout

- » Brand new fixtures
- » New carpeting
- » Kitchenette
- » Spacious conference rooms
- » Modern & bright throughout

lease rate **\$29.00 psf** full service



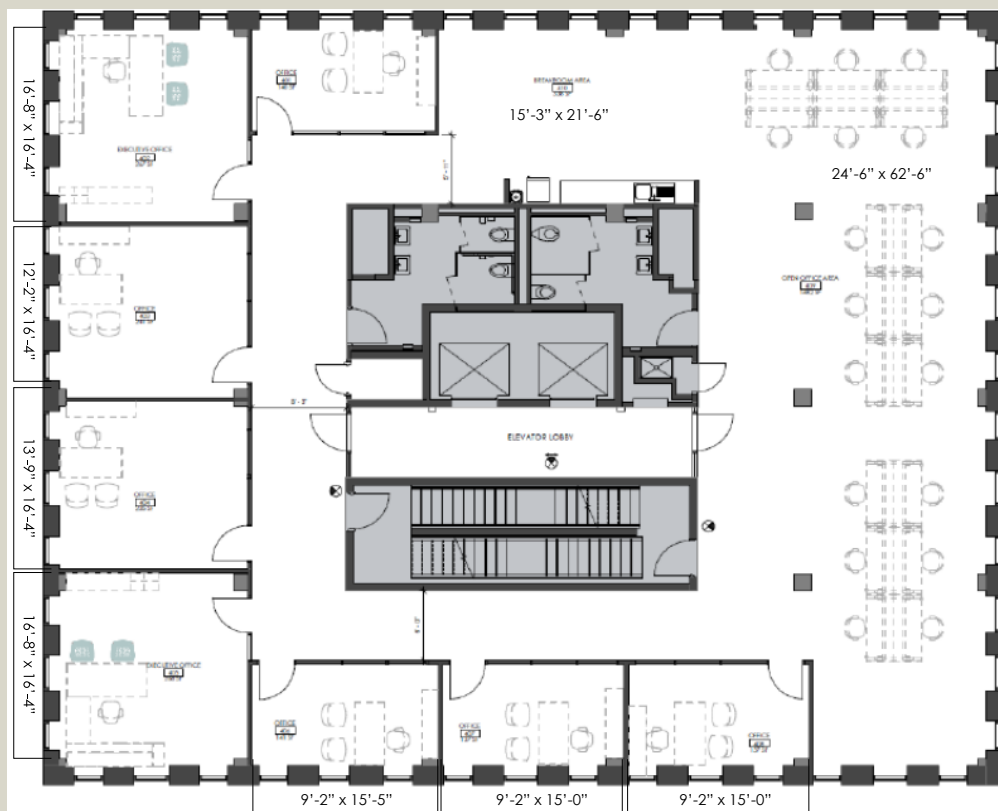
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4th Floor: 4.897 RSF Sublease



lease rate Call for pricing



Prime Downtown Durham Office Space — Move-In Ready!



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