

THE ADDISON BUILDING - LOWER LEVEL

413 East Chapel Hill st, Durham, NC 27701



OFFERING SUMMARY

Lease Rate:	\$27.00 SF/yr (MG)
Building Size:	18,270 SF
Available SF:	1,474 SF
Year Built:	1950
Zoning:	DD-C

PROPERTY OVERVIEW

1,474 sf retail bay available for rent. Currently built out as a successful salon, this space is perfect for any service oriented business or office that wants a retail presence downtown. Offered as a modified gross lease, Taxes and Insurance \$3.50/sf. Utilities are commonly metered and will be billed by Landlord, tenant responsible for interior janitorial.

PROPERTY HIGHLIGHTS

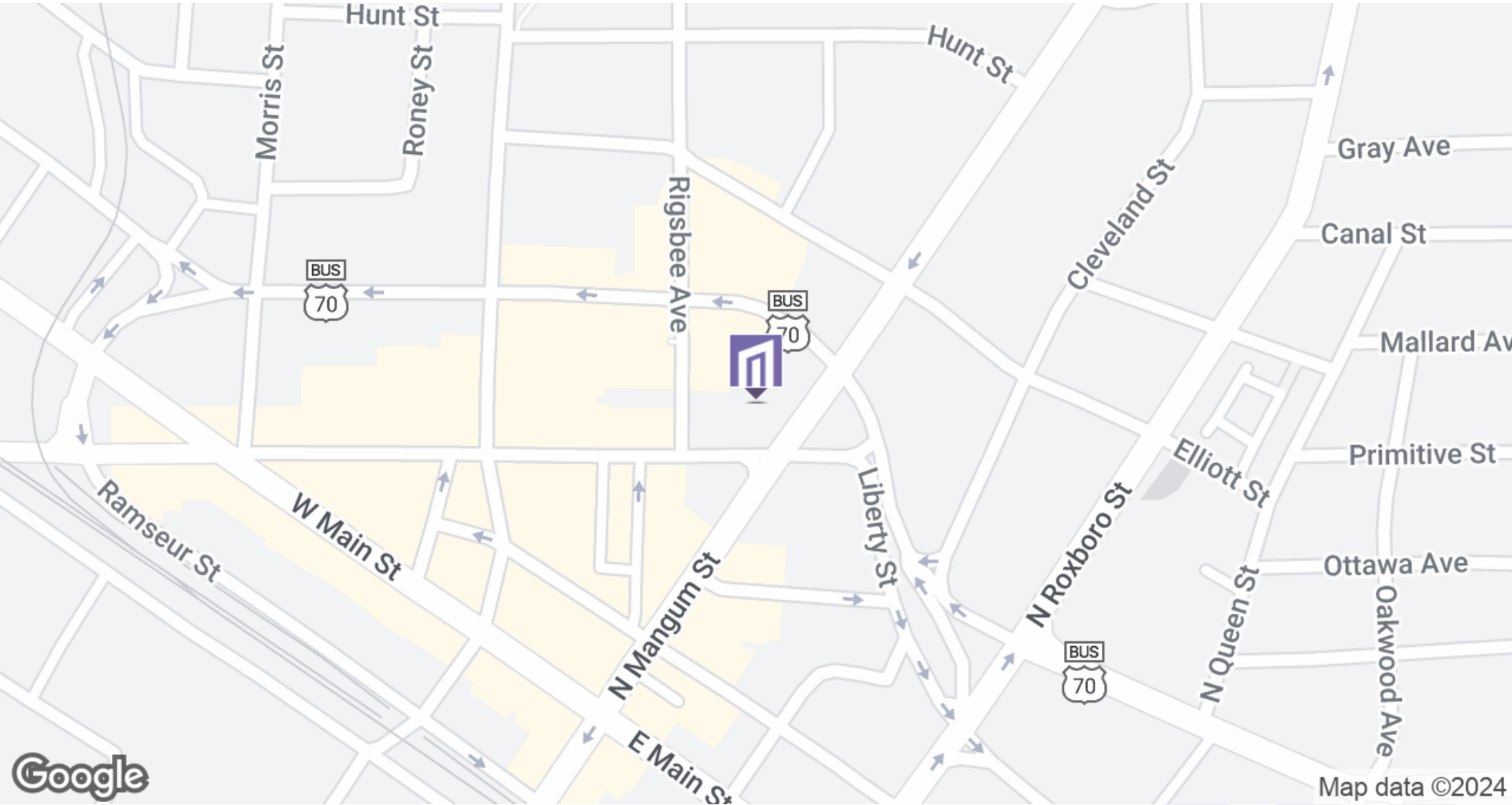
- Cool loft style vibe
- High ceilings
- Lots of light
- Beautiful hardwood floors with exposed brick walls

IAN NIEDEL,

919.682.0501 X6 | 919.349.9021
iniedel@maverickpartners.com

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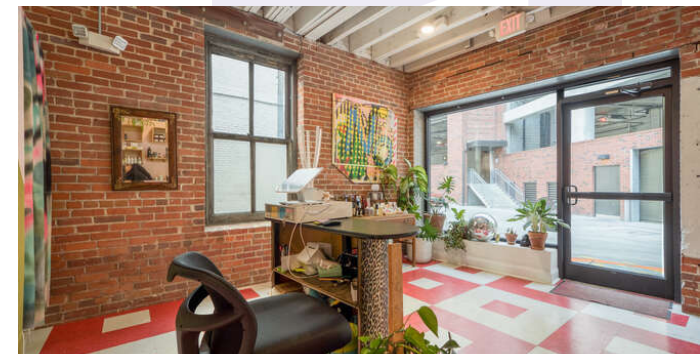
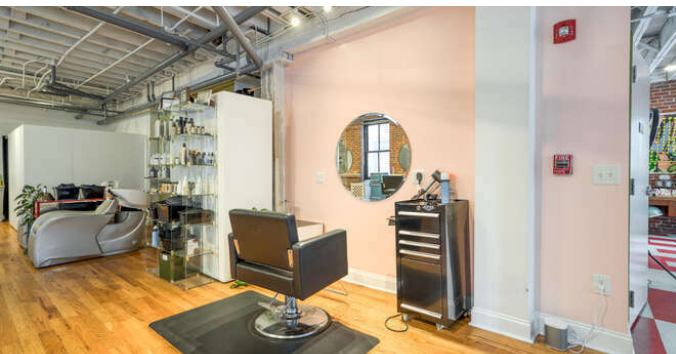
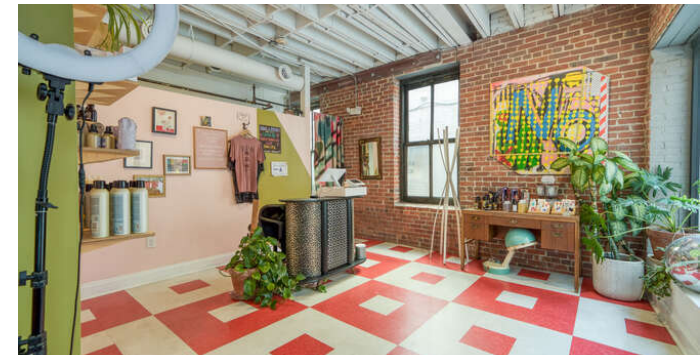
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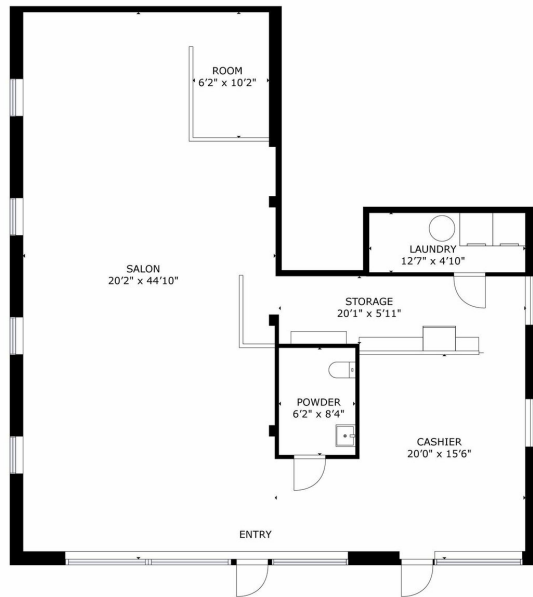
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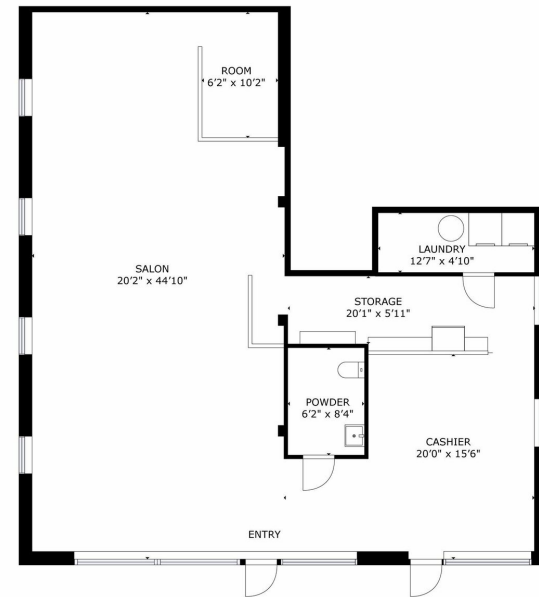


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GROSS INTERNAL AREA
TOTAL: 1474 sq.ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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FLOOR 1



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