

# Christian-Harward Building

## FOR LEASE

2,468 sf – 4,935 sf / Office in Downtown Durham

West  
Parrish  
Street

118

Second-Floor  
Office Space



### ADDRESS:

118 West Parrish Street, Durham, NC 27701

### AVAILABLE:

Second-floor with 2,468 sf – 4,935 sf available; mix of private offices, conference rooms and open area.

### LEASE RATE:

\$14.00 – \$16.00/SF Modified Gross

### PARKING:

Tenants may park nearby the building at Chapel Hill Street Parking Garage; \$120/month for reserved spaces, or \$100/month for unreserved spaces.

### BUILDING:

Building is located in heart of Durham's downtown business district. It is surrounded by vibrant collection of bars, restaurants and hotels. Property offers 4,935 SF on 2nd floor, comprised of mix of private offices, conference rooms, and open area. Space is move-in ready for startup, media, or professional services.

### HIGHLIGHTS:

- Historic building with rich architectural details.
- Located in heart of Downtown Durham.
- Walkable to DPAC and Durham Bulls Stadium.
- Surrounded by hotels, bars and restaurants.



Bruce Alexander  
Commercial Broker  
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Durham, NC 27701



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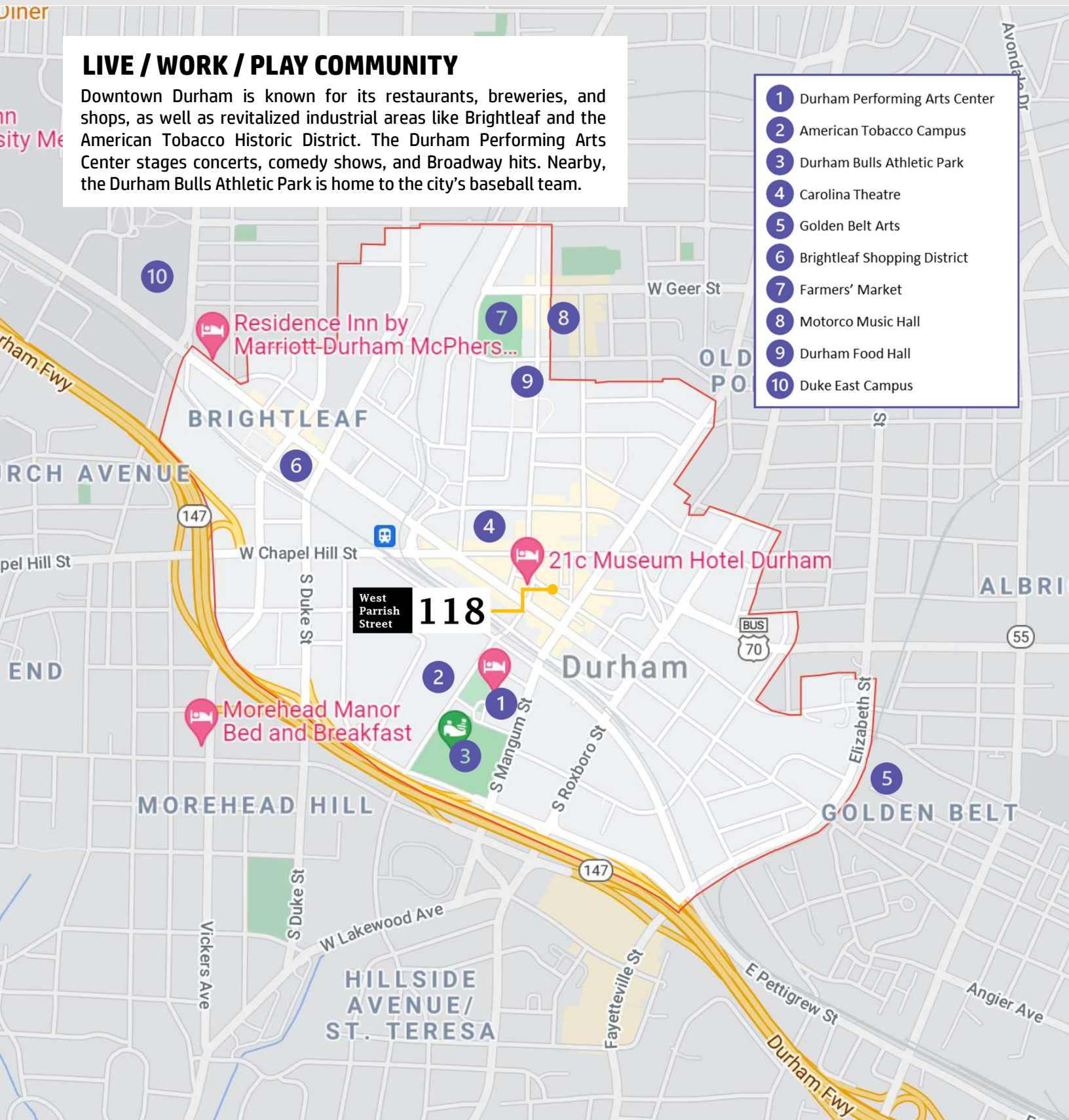


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OFFICE FOR LEASE

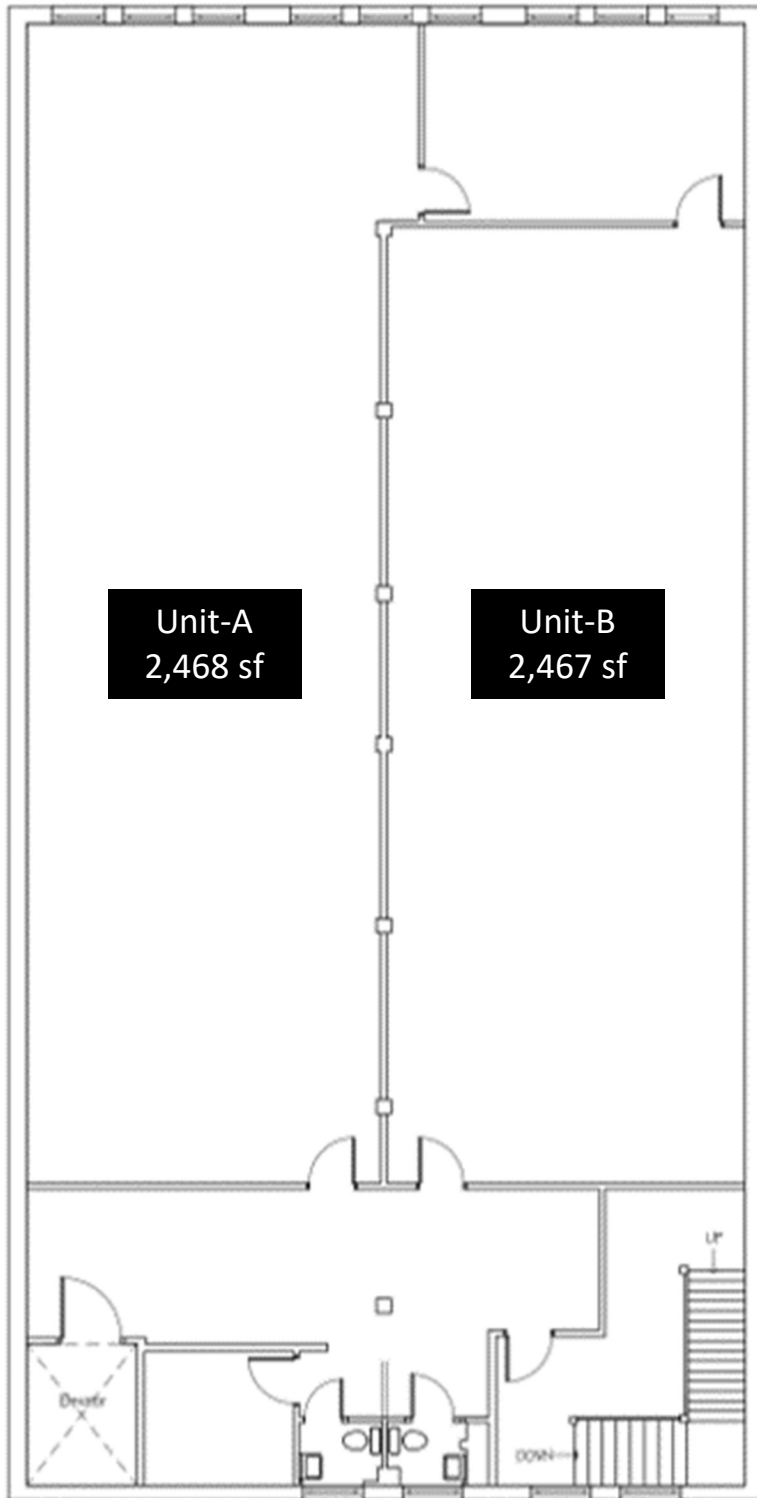
## LIVE / WORK / PLAY COMMUNITY

Downtown Durham is known for its restaurants, breweries, and shops, as well as revitalized industrial areas like Brightleaf and the American Tobacco Historic District. The Durham Performing Arts Center stages concerts, comedy shows, and Broadway hits. Nearby, the Durham Bulls Athletic Park is home to the city's baseball team.



- 1 Durham Performing Arts Center
- 2 American Tobacco Campus
- 3 Durham Bulls Athletic Park
- 4 Carolina Theatre
- 5 Golden Belt Arts
- 6 Brightleaf Shopping District
- 7 Farmers' Market
- 8 Motorco Music Hall
- 9 Durham Food Hall
- 10 Duke East Campus







## BRUCE ALEXANDER

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Bruce specializes in the sales, leasing and advisory services for institutional-grade assets. Having +15 years industry experience, Bruce advises owners/investors on evaluating asset values, maximizing awareness for sales/leasing, and ultimately enhancing asset values and investor returns. Bruce has an MBA from Duke University and an Economics degree from Vanderbilt University.

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