

SECOND FLOOR OFFICE

SPACE FOR LEASE



706 NINTH STREET

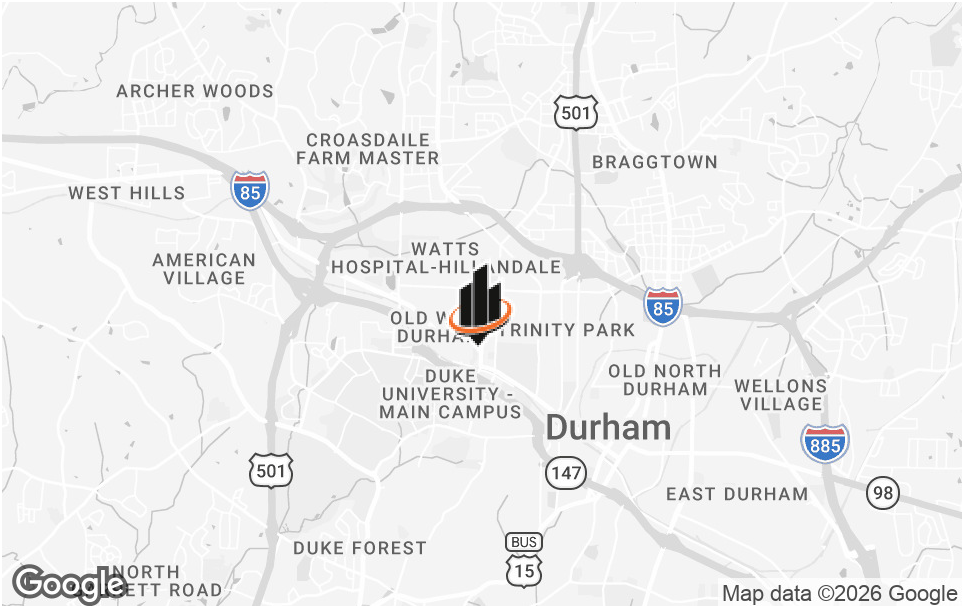
DURHAM, NC 27705



JOHNNY WEHMANN

919.287.3218 | johnny.wehmann@svn.com

PROPERTY SUMMARY



LEASE RATE	NEGOTIABLE (NNN)
------------	------------------

OFFERING SUMMARY

BUILDING SIZE:	±8,400 SF
AVAILABLE SF:	±3,642 SF (Divisible)
CURRENT USE:	Office Only
SPACE CONDITION:	Warm Shell
ZONING:	CD-P (N)
EST. DELIVERY:	4-6 Months From Lease Execution to Tenant Buildout

PROPERTY OVERVIEW

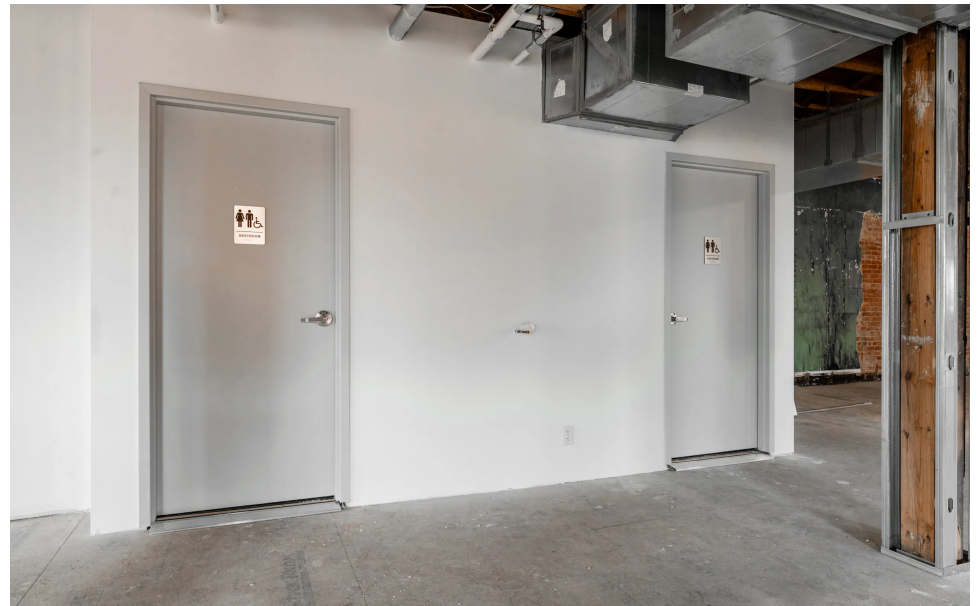
706 Ninth Street is a **fully renovated historic building** in the heart of Durham’s iconic Ninth Street district, one of the city’s most walkable and vibrant commercial corridors. **Anchored by Starbucks**, the property benefits from strong foot traffic and brand visibility, surrounded by Duke University, dense residential housing, and downtown Durham.

Currently Available: Suite A (±2,145 RSF) and Suite B (±1,497 RSF), both located on the second floor, with tenants also having the option to lease the entire floor (±3,642 RSF).

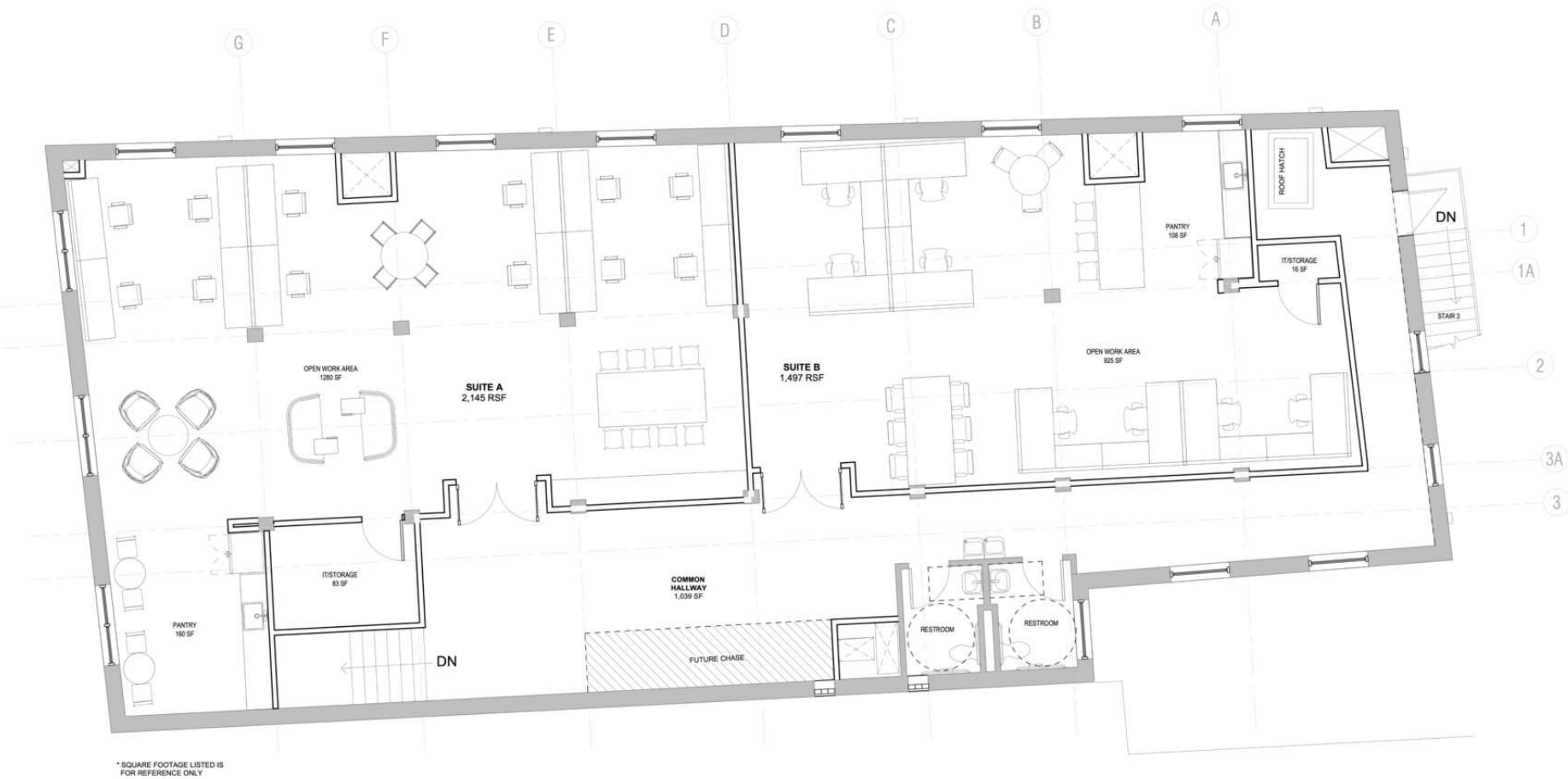
PROPERTY HIGHLIGHTS

- **Second-Floor Space:** Walk-up suite with no elevator access (no dedicated on-site parking)
- **Prime Location:** Situated along Durham’s historic, walkable 9th Street retail corridor
- **Strategic Access:** Close to Duke University & Medical Center, Downtown Durham, NC-147 & I-85
- **Flexible Delivery:** Available from as-is to turn-key (TIA considered for qualified tenants)

INTERIOR PHOTOS (SECOND FLOOR)



FLOOR PLAN (OPTION 1)



FLOOR PLAN (OPTION 2)



* SQUARE FOOTAGE LISTED IS FOR REFERENCE ONLY

RETAILER MAP

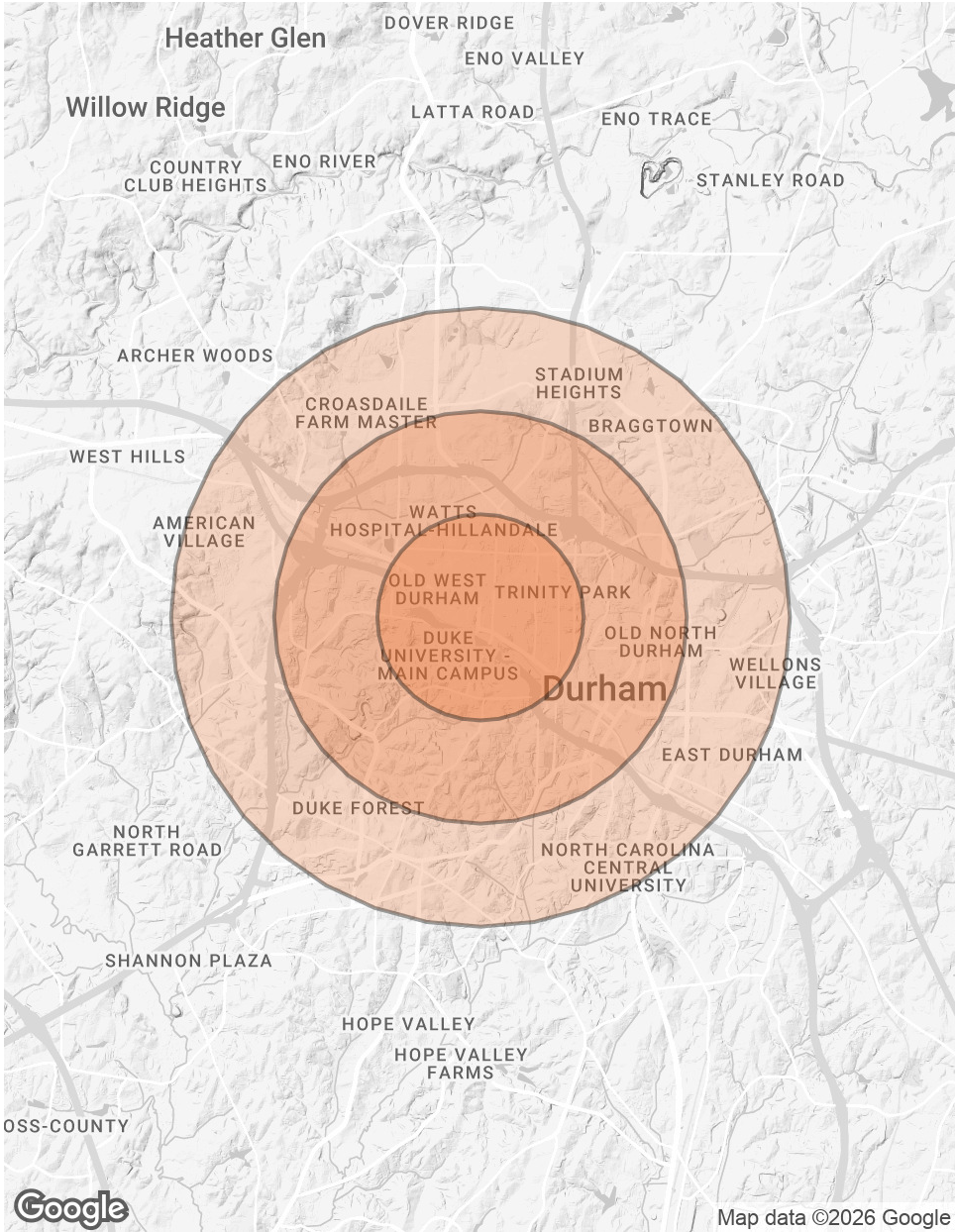


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	15,979	51,986	101,347
AVERAGE AGE	34	34	36
AVERAGE AGE (MALE)	33	34	35
AVERAGE AGE (FEMALE)	34	34	36

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	6,552	21,999	40,984
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$98,160	\$87,043	\$86,999
AVERAGE HOUSE VALUE	\$475,806	\$461,897	\$436,707

2020 American Community Survey (ACS)



www.svn-rea.com



Local Expertise.
National Reach.

SVN | Real Estate Associates

3333 Durham-Chapel Hill Blvd, Suite C | Durham, NC 27707