

112 S Duke Street, Durham, NC 27701

Peabody Place

FOR LEASE



OFFERING SUMMARY

Available SF:	2,717 - 7,428 SF
Lease Rate:	\$26.00 SF/yr Modified Gross
Year Built:	1924
Building Size:	+/- 25,000 SF
Zoning:	Downtown Design - Support 1 (DD-S1)
Submarket:	Downtown Durham
Tenant Pays:	Utilities, janitorial, and HVAC maintenance

PROPERTY OVERVIEW

Located in downtown Durham's Brightleaf District, the historic Peabody Place property offers nearly 25,000 SF of renovated office and retail space, and will soon feature additional renovated courtyard level space for lease. Currently, two spaces are available for lease - a 2,717 RSF office space currently occupied by an architectural firm, and a 7,428 RSF space currently used for co-working. The larger space has the potential to be subdivided for the right tenants into two suites of approximately 3,213 RSF and 4,215 RSF. All spaces feature brick and beam style construction with unique architectural features. Additional renovation plans include a landscaped courtyard and new exterior painting. Peabody Place was built in 1924 and was home to Elkins Motor and the Dillon Supply Company. The property is now home to Durham's very popular Parker & Otis restaurant and market and is surrounded by other food, beverage and retail businesses in Durham's bustling downtown.

PROPERTY HIGHLIGHTS

- Unique architectural details including exposed beams, brick, and wood floors
- Covered outdoor patio area
- Parking is available in a nearby parking deck and is included in the rate
- Walking distance to numerous downtown restaurants, bars, and entertainment

CAREY GREENE

O: 919.287.2135

C: 919.949.5672

cgreene@realestateassoc.com



3333 DURHAM-CHAPEL HILL BLVD, SUITE C, DURHAM, NC 27707 | REALESTATEASSOC.COM | 919.489.2000

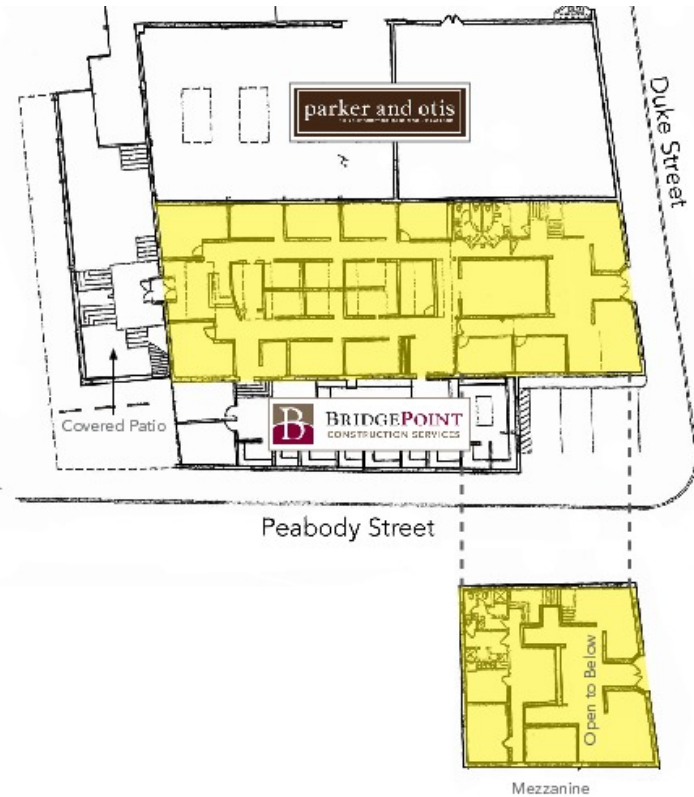
No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice, and to any special listing conditions imposed by principals.

112 S Duke Street, Durham, NC 27701

Peabody Place

FOR LEASE

7,428 RENTABLE SQUARE FEET SUITE



HIGHLIGHTS

- 7,428 RSF office space
- Open floor plan, private offices, mezzanine level
- Potential for subdividing space
- Soaring ceilings and skylights
- Available with 3 months' notice



CAREY GREENE

O: 919.287.2135

C: 919.949.5672

cgreene@realestateassoc.com

3333 DURHAM-CHAPEL HILL BLVD, SUITE C, DURHAM, NC 27707 | REALESTATEASSOC.COM | 919.489.2000

No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice, and to any special listing conditions imposed by principals.

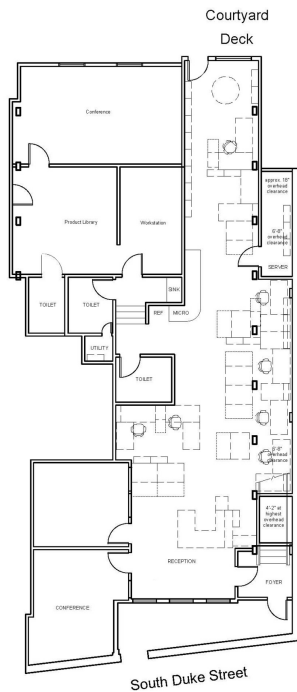


112 S Duke Street, Durham, NC 27701

Peabody Place

FOR LEASE

2,717 RENTABLE SQUARE FEET SUITE



HIGHLIGHTS

- 2,717 RSF office space
- Combination of open floor plan and private work areas
- 2 conference rooms
- Brick and beam architecture
- Available October 1, 2019



CAREY GREENE

O: 919.287.2135

C: 919.949.5672

cgreene@realestateassoc.com

3333 DURHAM-CHAPEL HILL BLVD, SUITE C, DURHAM, NC 27707 | REALESTATEASSOC.COM | 919.489.2000

No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice, and to any special listing conditions imposed by principals.



112 S Duke Street, Durham, NC 27701

Peabody Place

FOR LEASE

LOCATION MAP



CAREY GREENE

O: 919.287.2135

C: 919.949.5672

cgreene@realestateassoc.com



3333 DURHAM-CHAPEL HILL BLVD, SUITE C, DURHAM, NC 27707 | REALESTATEASSOC.COM | 919.489.2000

No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice, and to any special listing conditions imposed by principals.