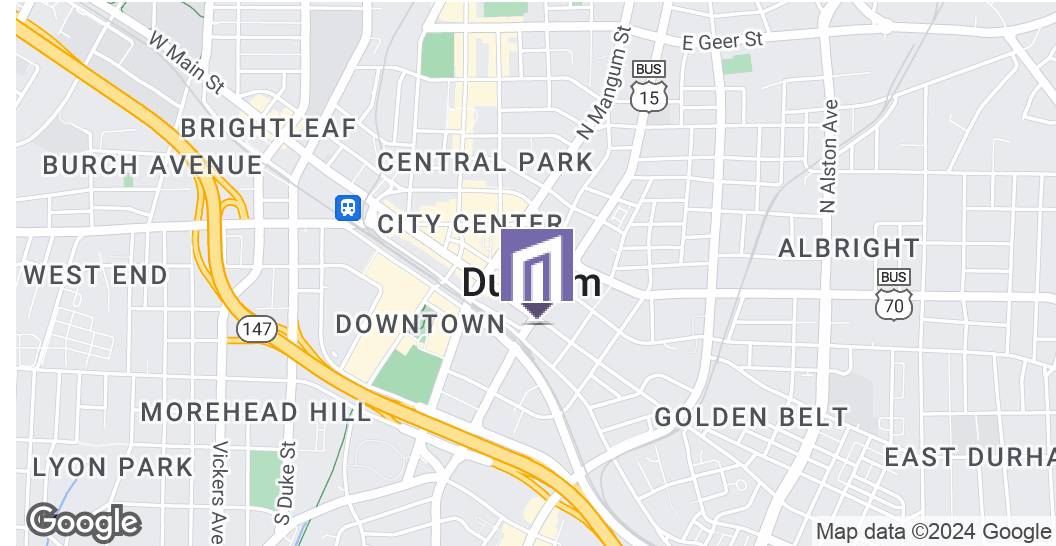




OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	30,517 SF
Available USF:	5,516 USF
Year Built:	1925
Renovated:	2017
Zoning:	DD-C
Market:	Downtown Durham

PROPERTY OVERVIEW

Prime main floor space in Downtown Durham's expanding Government Services District is available for lease. This circa 1925 structure was built by Masons as their lodge and was meticulously renovated in 2017. Exposed brick walls with concrete flooring add to the industrial/modern design aesthetic. ADA compliant with common core elevator access and bathrooms. Flexible zoning allows for a variety of uses.

PROPERTY HIGHLIGHTS

- Electronic Security Entrances
- Short walk to existing amenities in Downtown Durham, American Tobacco & Golden Belt
- Multiple public parking decks
- Two new mixed-use projects are underway on E. Main St.
- A mixed-use development plan beside 300 & 310 E. Main St. was recently announced

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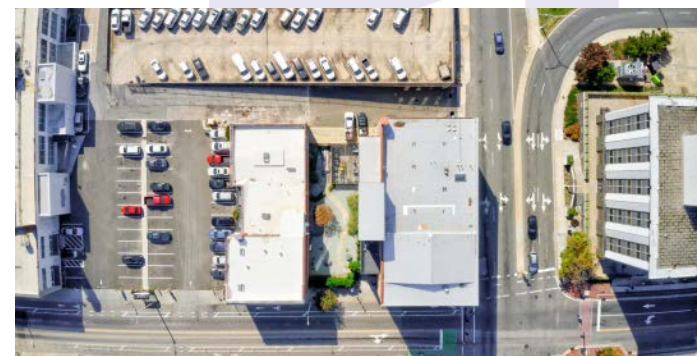


Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies

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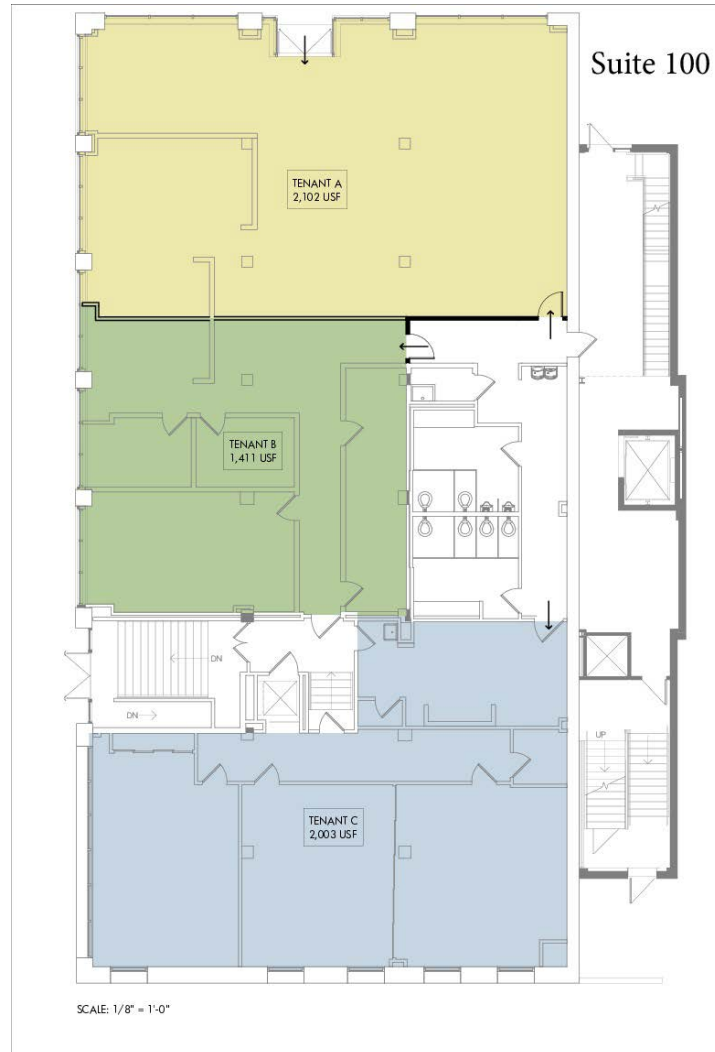


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VIDEO TOUR

(Not to Scale)



Add text here...

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4th Floor:	VELOCITY CLINICAL RESEARCH
3rd Floor:	VELOCITY CLINICAL RESEARCH
2nd Floor:	VELOCITY CLINICAL RESEARCH
1st Floor:	AVAILABLE (5,516 USF)
Ground Floor:	WELDON MILLS DISTILLERY DURHAM



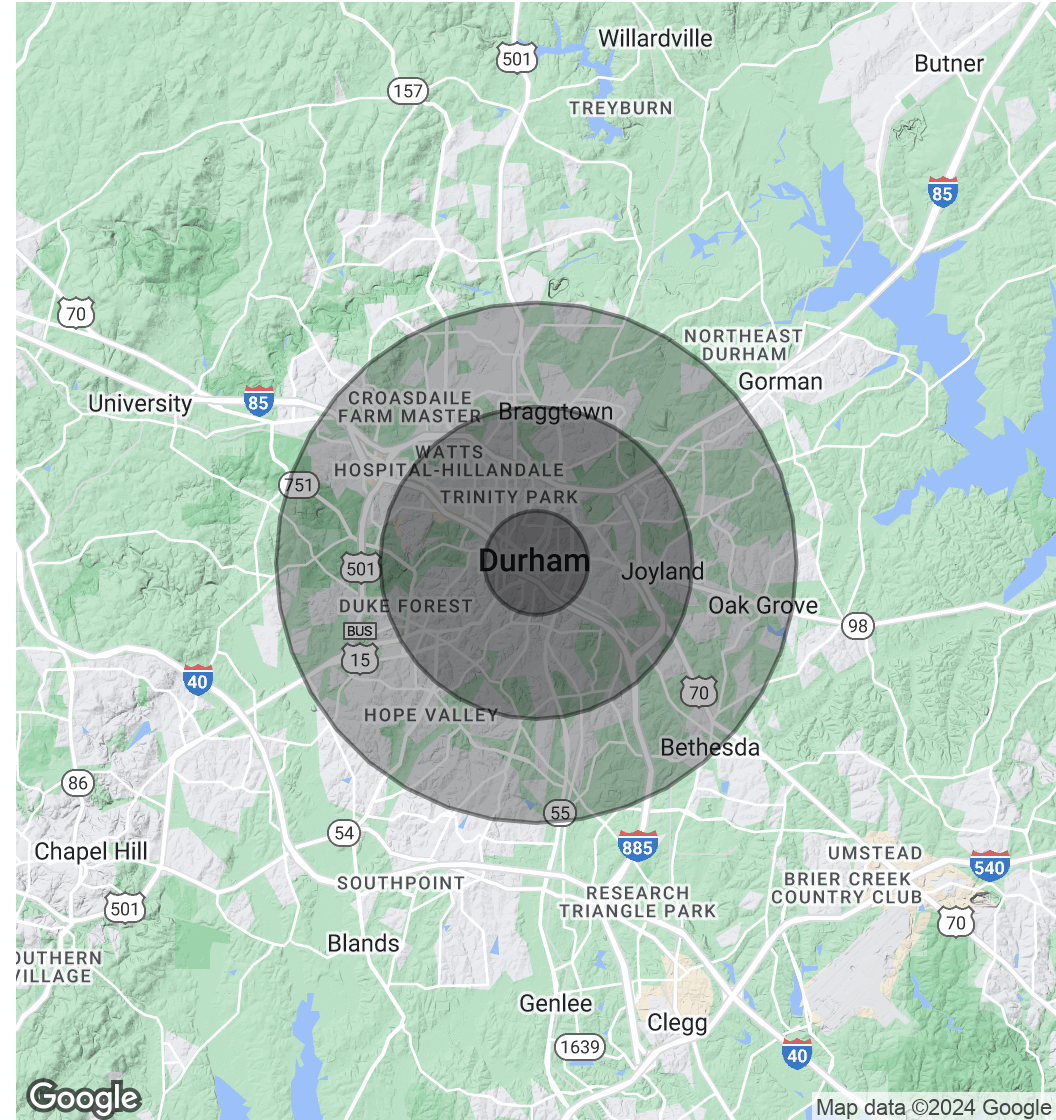
Headquartered in Durham, NC, Velocity Clinical Research is the world's largest organization of fully integrated clinical research sites. With more than 90 sites and 220 investigators, Velocity partners with pharmaceutical and biotechnology companies to research new drugs, medical devices, diagnostics, and combination products that could improve human health and wellbeing.



Weldon Mills Distillery, Americas #1 Micro-Distillery, situated on the Roanoke River in Weldon, North Carolina presents Weldon Mills-Durham. Weldon Mills-Durham will be unlike any prior Durham experience. Featuring distillery tours, local music, craft cocktails, bottle sales and light food, this locale will be a feast for all your senses. A landmark building with a new and unprecedented experience to be had.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,342	99,436	204,166
Average Age	37	35	37
Average Age (Male)	37	35	36
Average Age (Female)	37	36	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,469	38,550	82,177
# of Persons per HH	2.2	2.6	2.5
Average HH Income	\$91,181	\$80,041	\$92,590
Average House Value	\$514,989	\$407,916	\$394,389

Demographics data derived from AlphaMap



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**Best Places to
Live in the U.S.**
in 2022-2023



**2021 Trending
Destination**



RTP is
**Nation's #4
Biotech Hub**



**#2 Smallest
Gender Wage
Gap in the Nation**



**Washington Duke
Inn & Golf Club
Wins 2022 Star
Award**



**Top 10 City Where
Black Americans Fare
Best Economically**



**Chef Ricky of
Saltbox Seafood**
Joint Awarded **Best
Chef: Southeast**



**#10 Best-
Run City in
America**



**M Sushi is NC's Only
Spot on the Top 100
Restaurants in
America List**



Duke University ranked
**10th Best
University in
the Nation**



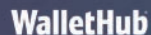
**#1 City
for College
Basketball Fans**



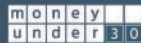
**#2 Best Thing
to do in NC:**
Sarah P. Duke Gardens



**#4 Best Place to
Start a Business**



**Top 5 Best
Cities for Artists**



Durham Distillery
named **Best Craft
Gin Distillery in
America**



**4th Best Large
Airport in the
Country**



**Durham Bulls
named Best
Team of 2021**



**DPAC #2 in
Attendance in the
US (Mid-Year 2022)**



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