



714 NINTH STREET

FOR LEASE



PROPERTY OVERVIEW

Real Estate Associates is pleased to offer for lease a ±15,917 SF building located along the historic, bustling Ninth Street in Durham. This rare opportunity offers excellent exposure in the heart of the highly walkable Ninth Street District. With a Walk Score of 86, this location offers a variety of dining, shopping, and entertainment venues accessible by foot. Whether enjoying a leisurely meal on the patio, listening to live music, visiting an eclectic array of shops, or enjoying the nightlife into the late hours, Ninth Street has plenty to offer.

HIGHLIGHTS

- Blocks from Duke University East Campus
- Close proximity to Duke's West Campus, Duke Hospital, Downtown Durham, NC-147, I-85, and US-70
- Front outdoor seating
- ±1,930 SF patio space in rear
- Onsite, private parking is available for tenants

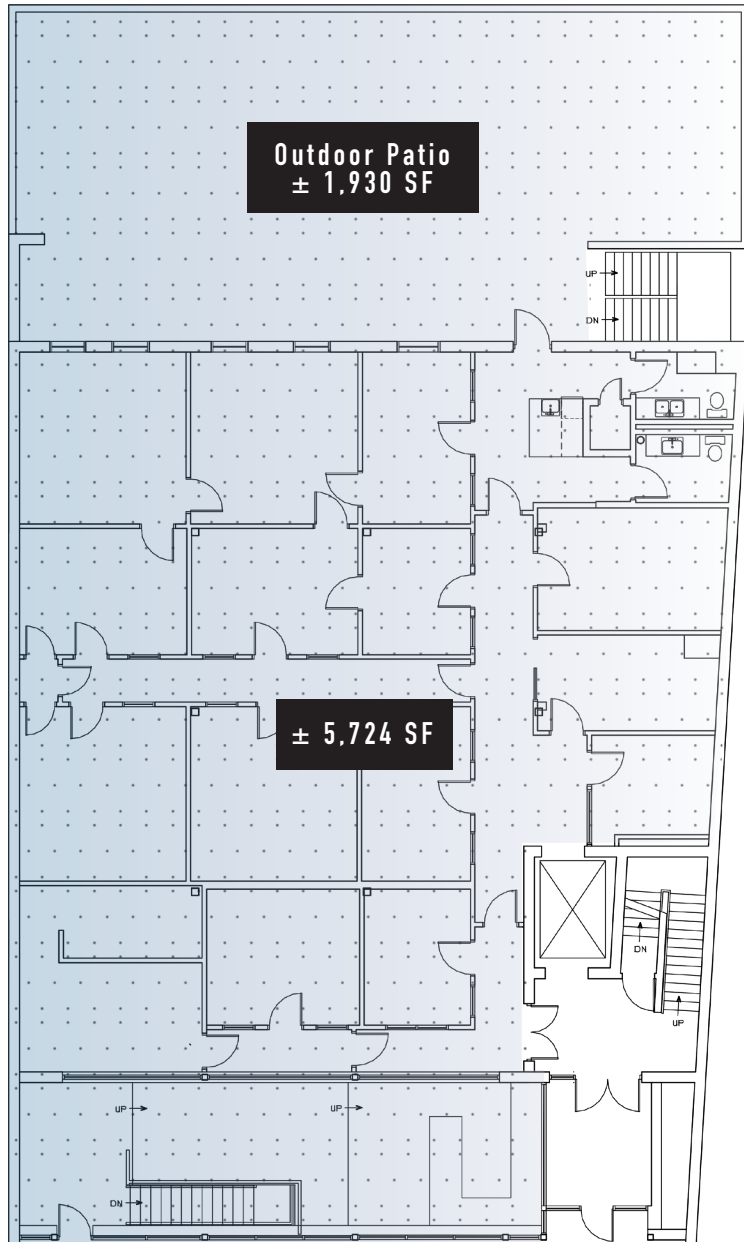
OFFERING SUMMARY

BUILDING SIZE	± 15,917 SF
AVAILABLE SF	Ground Floor: ± 5,263 RSF Street-Level: ± 5,724 RSF Second Floor: ± 4,930 RSF <i>Suite square footage can be customizable to 1,000 SF</i>
PARKING	Street & Private Parking
ZONING	CD-P(N)
YEAR BUILT	1967
LEASE RATE	Negotiable - Contact Broker
TENANT ALLOWANCE	Negotiable

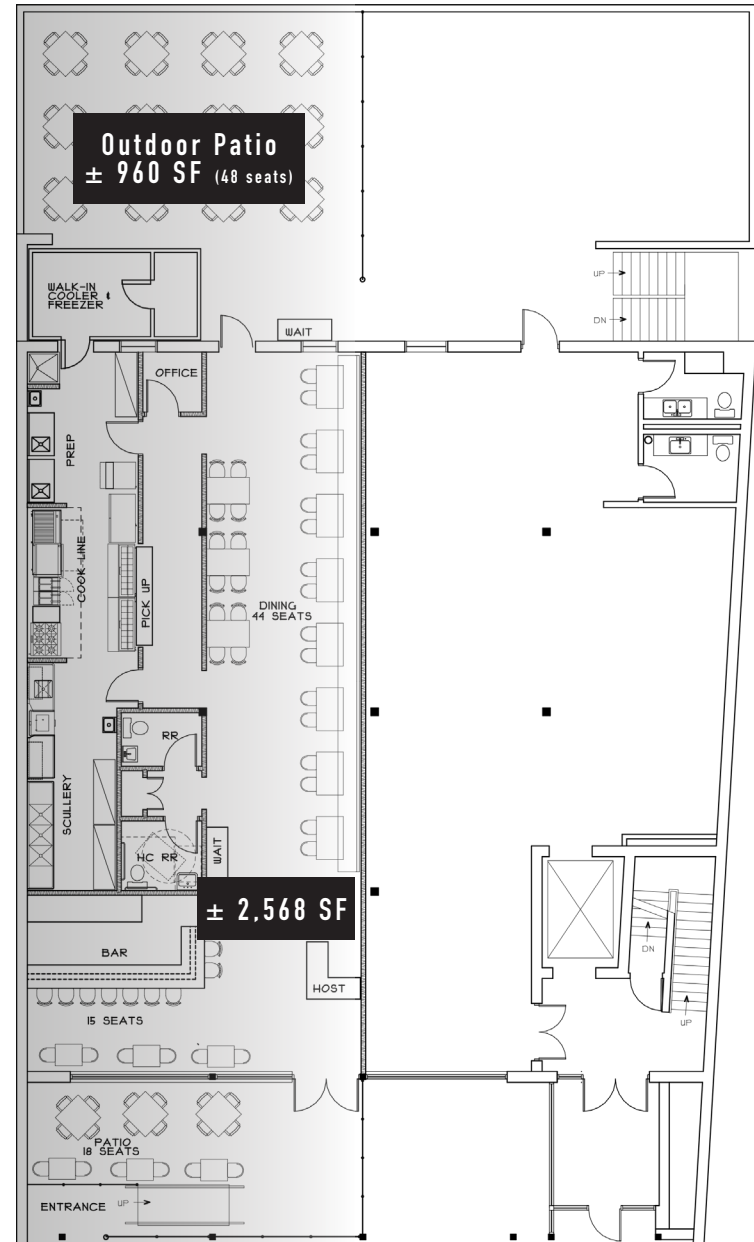


STREET-LEVEL

± 5,724 SF *Can be demised into smaller suite sizes*



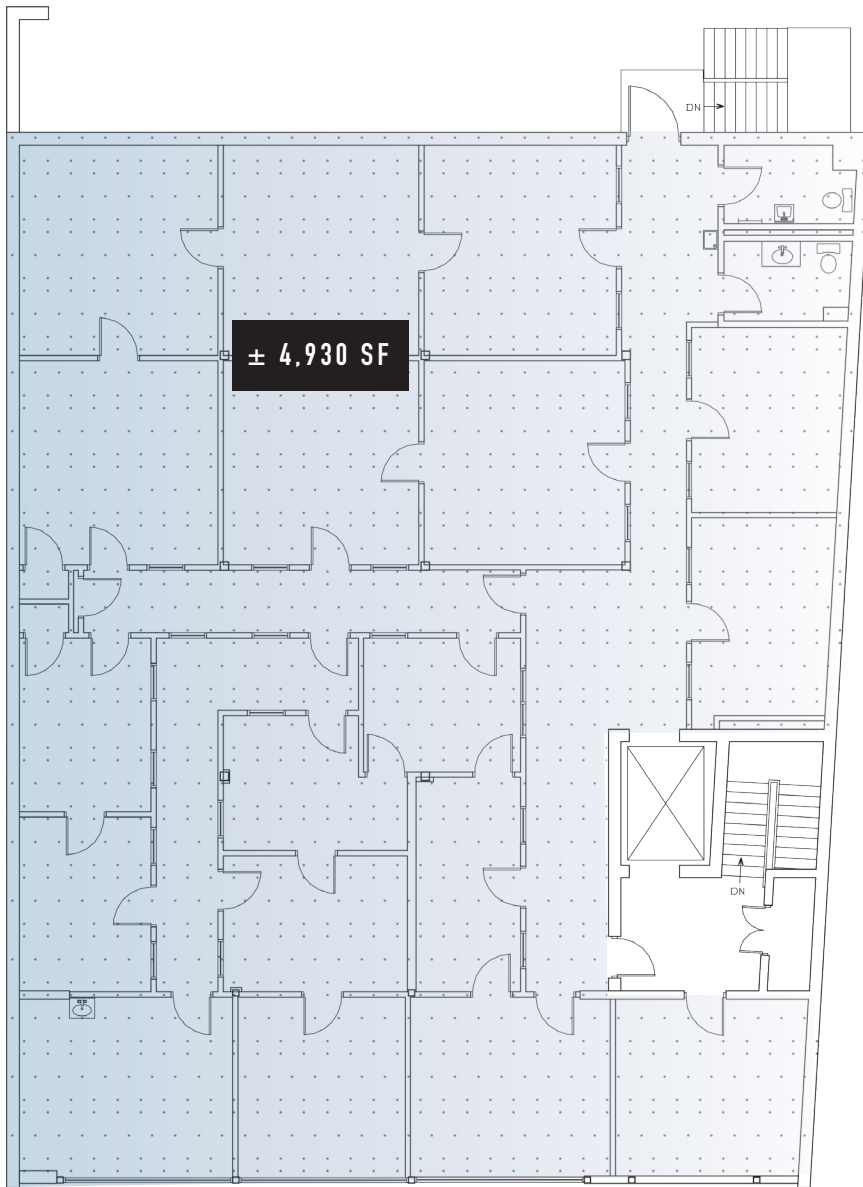
CURRENT FLOOR PLAN



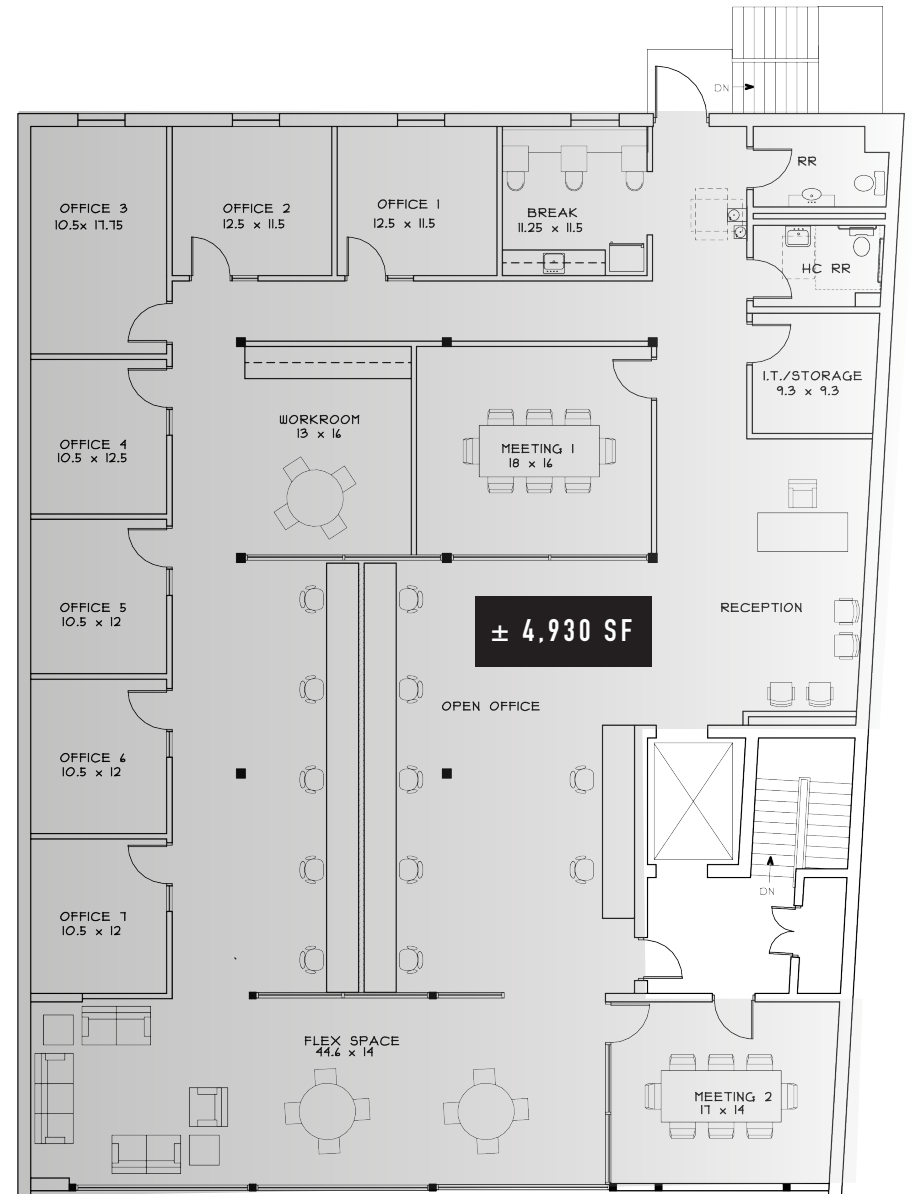
SPEC RESTAURANT FLOOR PLAN

SECOND FLOOR

± 4,930 SF *Can be demised into smaller suite sizes*



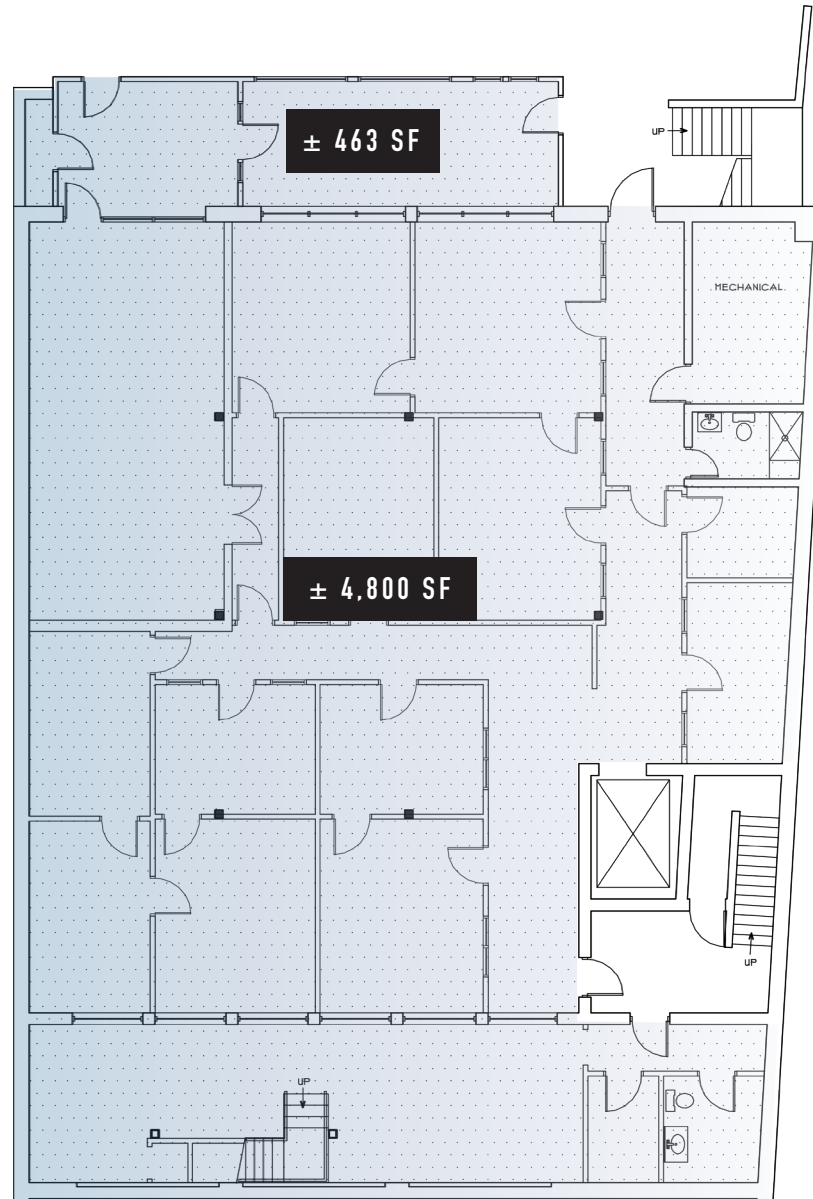
CURRENT FLOOR PLAN



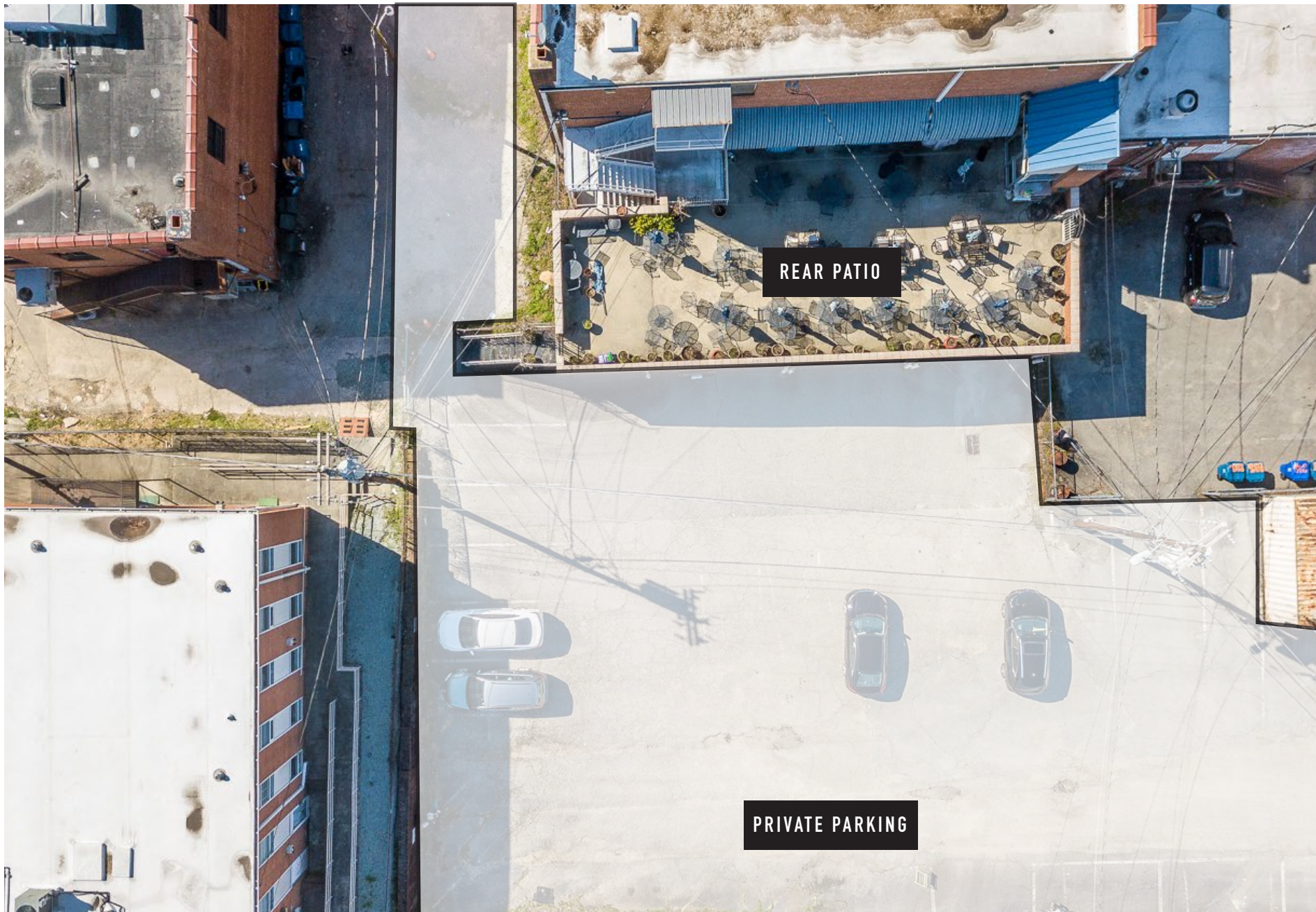
SPEC OFFICE FLOOR PLAN

GROUND FLOOR

± 5,263 SF *Can be demised into smaller suite sizes*



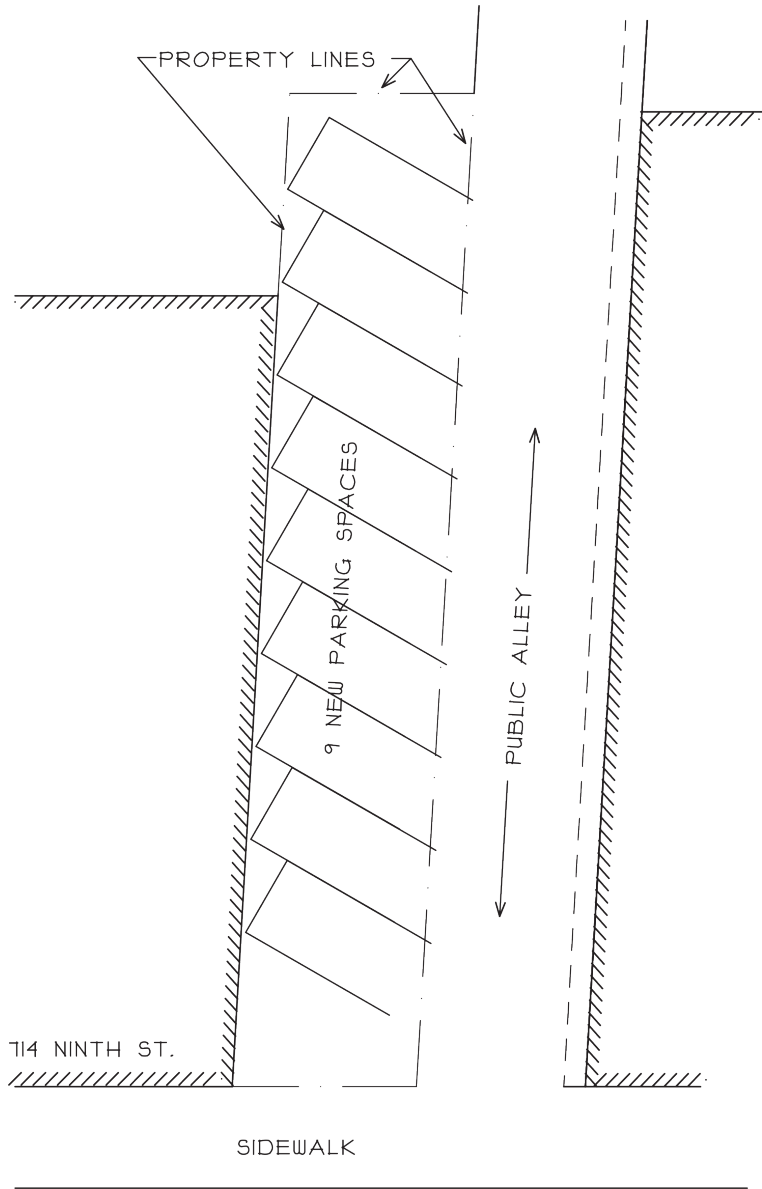
REAR EXTERIOR - PATIO & PRIVATE PARKING



REAR PATIO

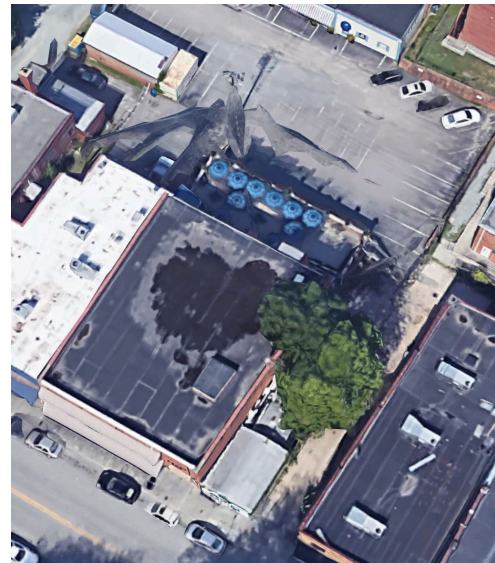
PRIVATE PARKING

FUTURE ADDITIONAL ONSITE PARKING

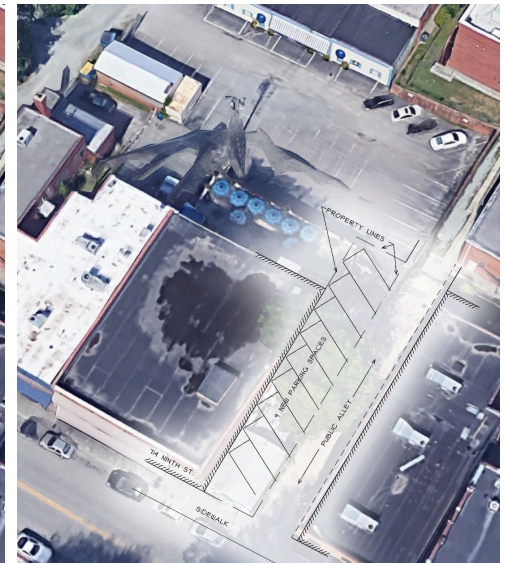


ADDITIONAL ONSITE PARKING PLAN

NATIVE THREADS BUILDING HAS BEEN DEMOLISHED FOR FUTURE PARKING PLAN: ADDS (9) ADDITIONAL SPACES



CURRENT



FUTURE PLAN

NINTH STREET RETAIL





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