

FOR SUBLEASE

WASHINGTON BUILDING, BAY 10

AMERICAN TOBACCO HISTORIC DISTRICT | 324 BLACKWELL STREET, DURHAM, NC



±4,541 RSF AVAILABLE

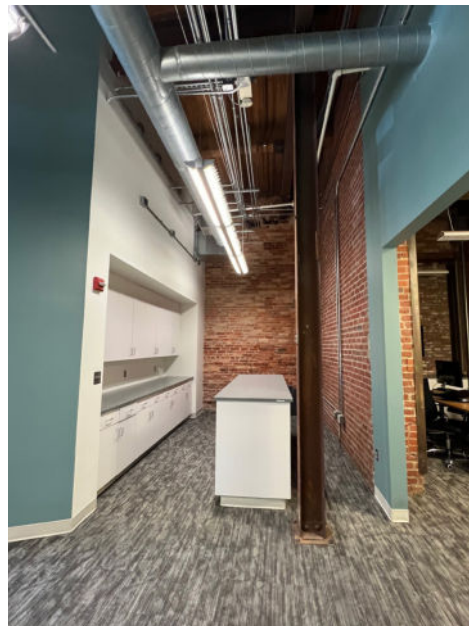
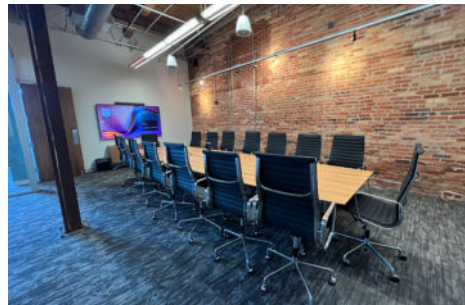




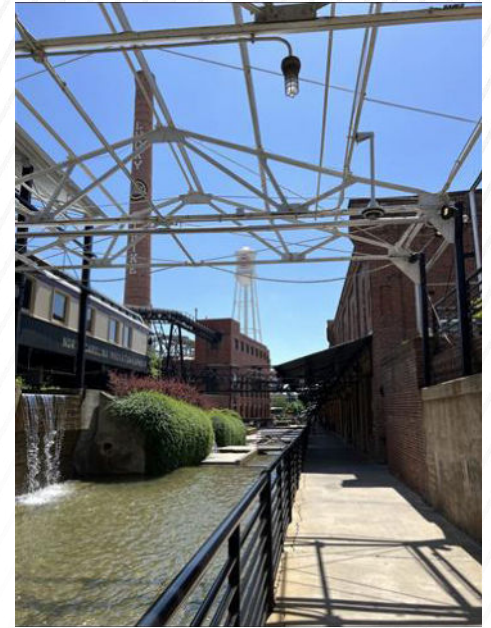
FULLY FURNISHED AND EQUIPPED – “PLUG AND PLAY” OPPORTUNITY

Premises	Approximately 4,541 RSF comprising Suite 130
Sublease Expiration Date	6/30/2028
Available	Now
FFE	“Plug and Play” Opportunity; Furnishings and Technology Negotiable
Parking	Eleven (11) unreserved spaces. Additional spaces subject to availability.
Sublease Asking Rate	Negotiable

PROPERTY PHOTOS



PROPERTY PHOTOS



THE LOCATION

BUILDING ADDRESSES

- ★ 324 Blackwell St. Bay 10
- ② Fowler Building 410 Blackwell St.
- ③ Crowe Building 406 Blackwell St.
- ④ Strickland Building 334 Blackwell St.
- ⑤ Reed Building 318 Blackwell St.
- ⑥ Power Plant 320 Blackwell St.
- ⑦ Lucky Strike Building 310 Blackwell St.
- ⑧ Noell Building 312 Blackwell St.
- ⑨ Hill Building 210 W. Pettigrew St.
- ⑩ Diamond View I Building 512 S. Mangum St.
- ⑪ Diamond View II Building 280 S. Mangum St.

RETAIL

- ⑫ Crowe Building American Tobacco Barber Shop
- ⑬ Fowler Building YMCA at American Tobacco

DINING

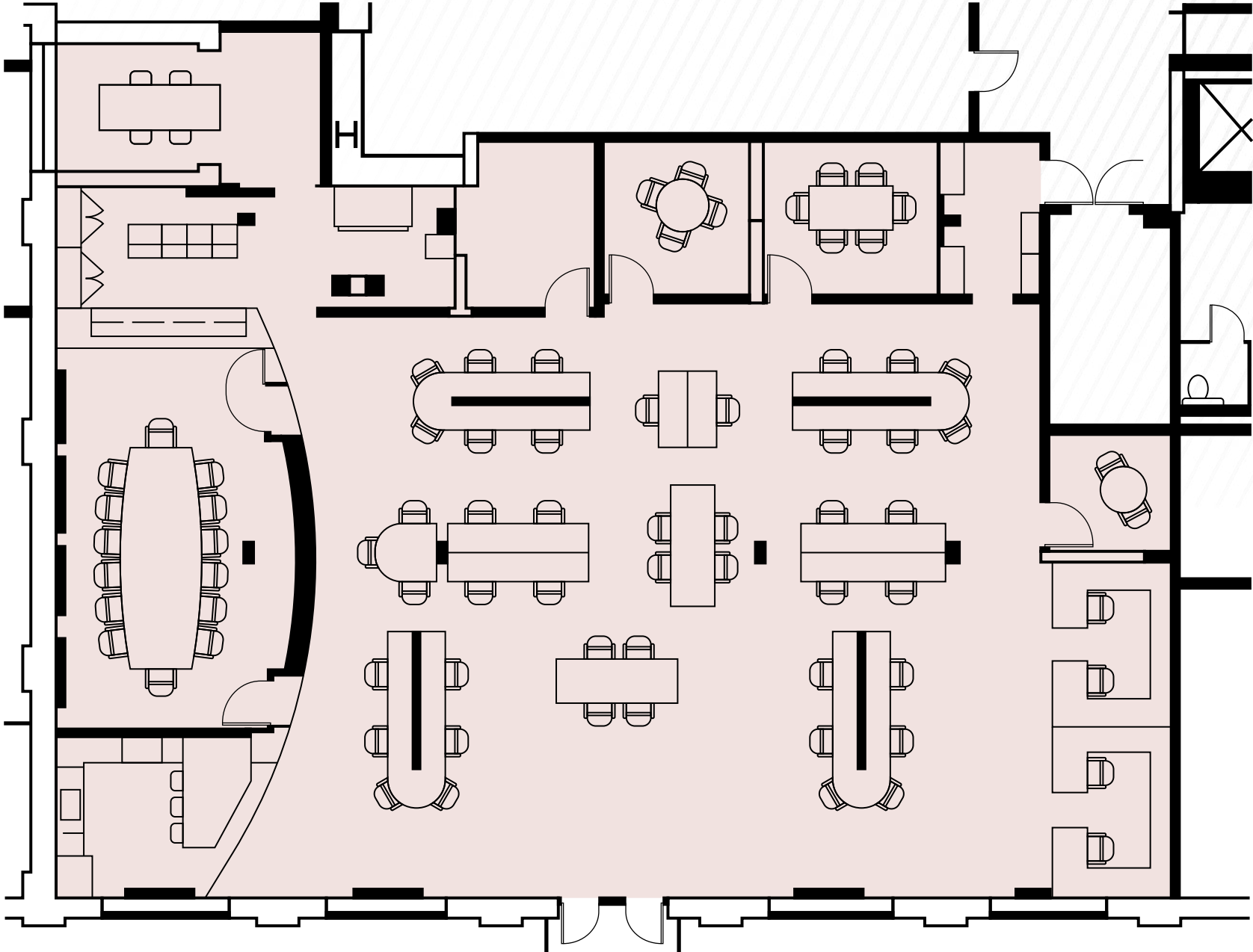
- ⑭ Crowe Building Saladella
- ⑮ Fowler Building Mellow Mushroom Pizza Bakers
- ⑯ Reed Building Cuban Revolution Bar & Restaurant
- ⑰ Washington Building Tyler's Restaurant & Taproom
- ⑱ Diamond View II Building Tobacco Road Sports Café

EVENTS AND CONFERENCES

- ⑲ Washington Building Bay 7
- ⑳ Diamond View I Building Conference Room
- ㉑ American Underground in Strickland Building Training Facility



FLOOR PLAN - STE 130: 4,541 RSF



**Furniture shown not accurate. Inventory available upon request.*

FOR MORE INFORMATION, PLEASE CONTACT:

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