

# For Lease City Place

501 Washington Street Durham, NC 27701



**GRUBB & ELLIS.**  
Thomas Linderman Graham



## *Downtown Durham Cool at an Attractive Price*

Experience the heart of Downtown Durham's resurgent Warehouse District. City Place is an award winning renovation of the former municipal garage and training facility for the City of Durham Fire Department.

Masterfully re-purposed preserving eclectic architectural details and featuring antique salvaged, wide-plank pine flooring, this is the environment for the creative class. City Place is walking distance to Durham's newest downtown amenities. **There are a variety of options including office, specialty retail, studio and class rooms available for lease.** We have all the "Downtown Durham Cool" more competitively priced than the Tobacco guys.

## **Amenities:**

- Walking distance to Piedmont Restaurant, West Village and American Tobacco
- Adjacent to Original Durham Athletic Park, which is scheduled for \$6.3 million renovation in 2009

## **Awards:**

- Historic Preservation Foundation of North Carolina Award of Merit, 2002
- Triangle Business Journal's Top Redevelopment Project, 2000
- National Register of Historic Places



To learn more, please contact:

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## Features:

- Suite B: 2,716 SF
  - two large office/training rooms
  - \$13.00/month + utilities and janitorial
- Suite D: 3,432 SF
  - seven offices, large conference room, kitchen, workroom and restrooms
  - \$14.50/SF NNN, \$2.50/SF TICAM
- Suite K – 2,716 SF
  - Former yoga studio features with hardwoods and great window lines
  - Four large studio rooms, one small office, two restrooms and reception area
  - \$14.50/SF NNN, \$2.50/SF TICAM
- 14' ceilings throughout



### Independently Owned and Operated

The information contained herein was obtained from sources believed reliable; however, Grubb & Ellis/Thomas Linderman makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.