

DOWNTOWN DURHAM FOR LEASE

Retail Space: 3 Units / ±418 sf ±1,000 sf ±1,313 sf

ATLAS DURHAM

Ground-Floor Retail
Multifamily Building



Address:
321 West Corporation Street, Durham, NC 27701

Available:
3 Units / ±418 sf ±1,000 sf ±1,313 sf

Lease Rate:
\$35.00/SF NNN

Tenant Profile:
Seeking unique retail concepts that radiate fun, diverse vibe. Potential uses include specialty markets, fast-casual dining, and personal services.

Building:
Maverick Partners is pleased to present this unique retail space opportunity located on ground-floor of 171-unit seven-story luxury multifamily building in the heart of Downtown Durham's Central Park District.

Space Highlights:

- Centrally located in Durham's Central Park District.
- Sits across street from Central Park and Farmers' Market.
- Anchored by **Dssolvr Brewing** and **Nautical Bowls**.
- Surrounded by +2,000 new apartment units (< 2 blocks).
- Provides great signage and branding opportunity.
- Attractive tenant improvement allowance.



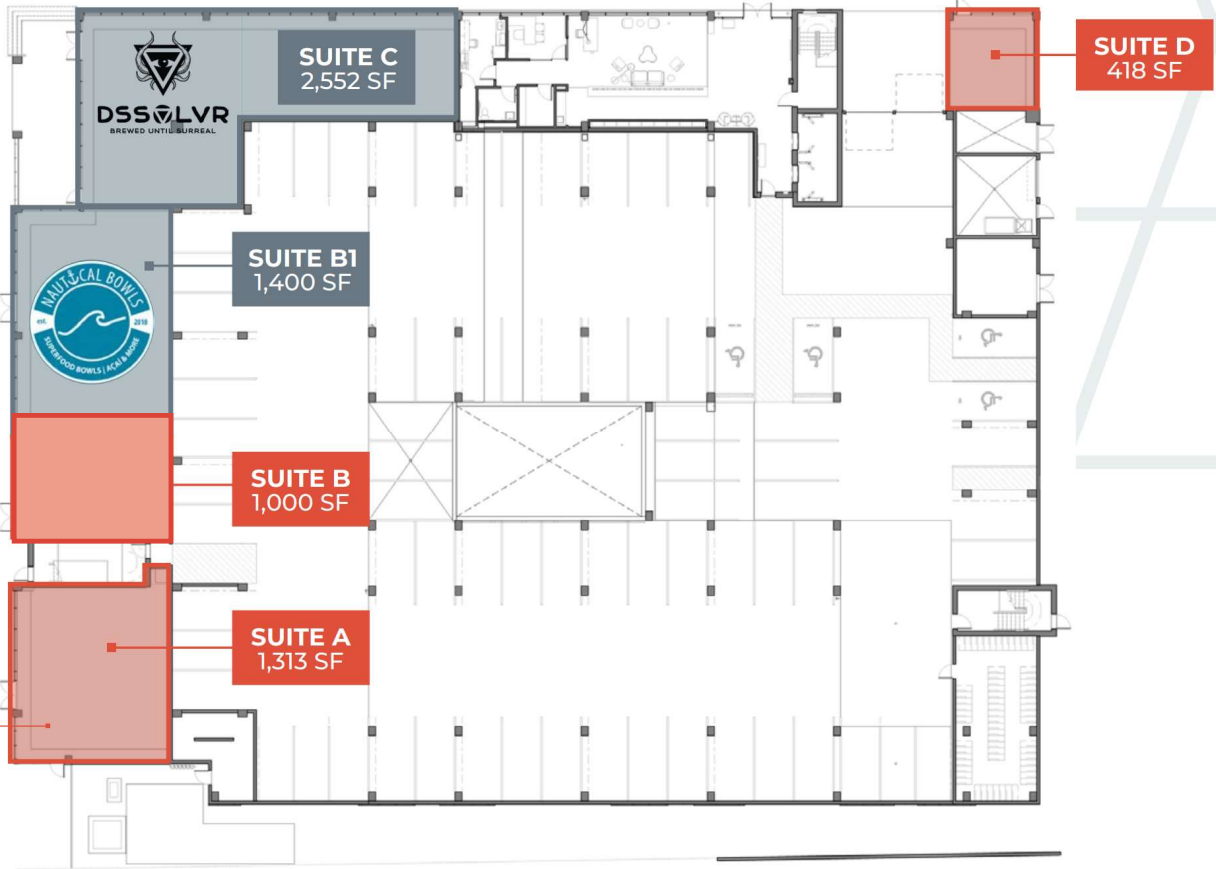
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RETAIL FOR LEASE

CORPORATION STREET

RIGSBEE AVENUE

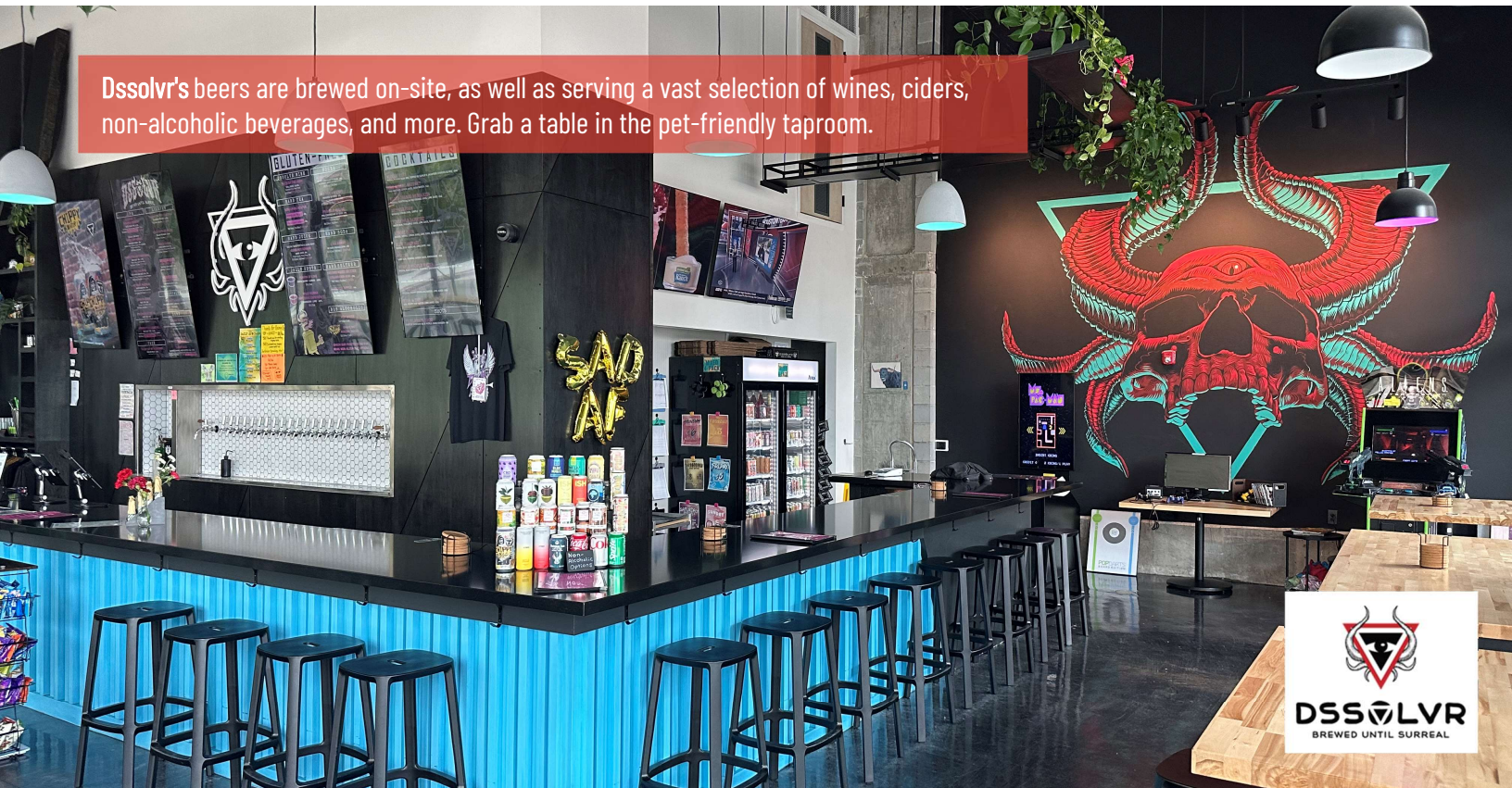


■ AVAILABLE ■ LEASED

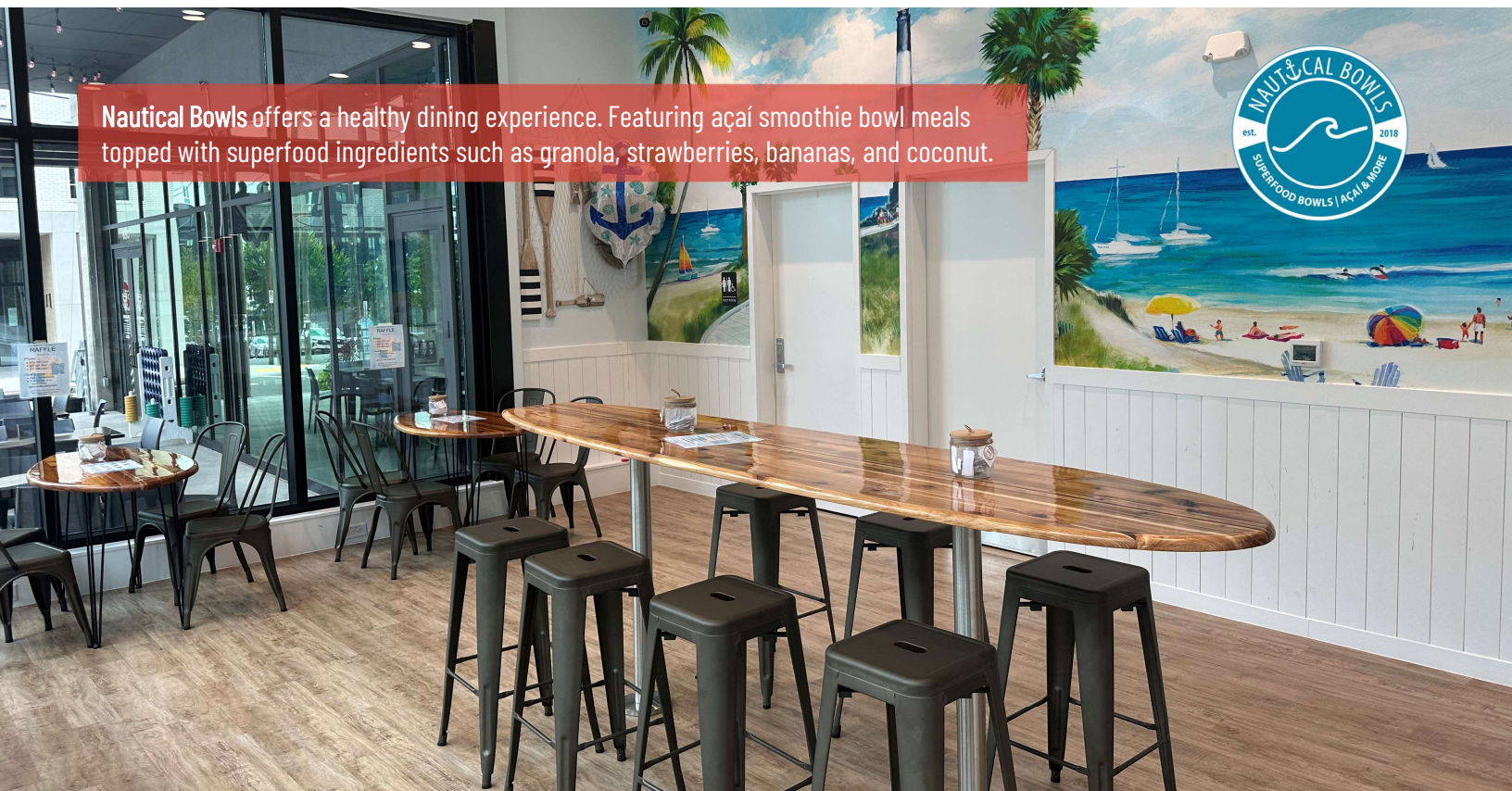


Atlas Durham: Retail Space / For Lease

Dssolvr's beers are brewed on-site, as well as serving a vast selection of wines, ciders, non-alcoholic beverages, and more. Grab a table in the pet-friendly taproom.



Nautical Bowls offers a healthy dining experience. Featuring açai smoothie bowl meals topped with superfood ingredients such as granola, strawberries, bananas, and coconut.





Atlas Durham is in highly desirable and walkable Central Park District. Located one block from Durham Farmer's Market, steps from 150,000+ square feet of occupied office space, and adjacent to Durham Food Hall.



Central Park

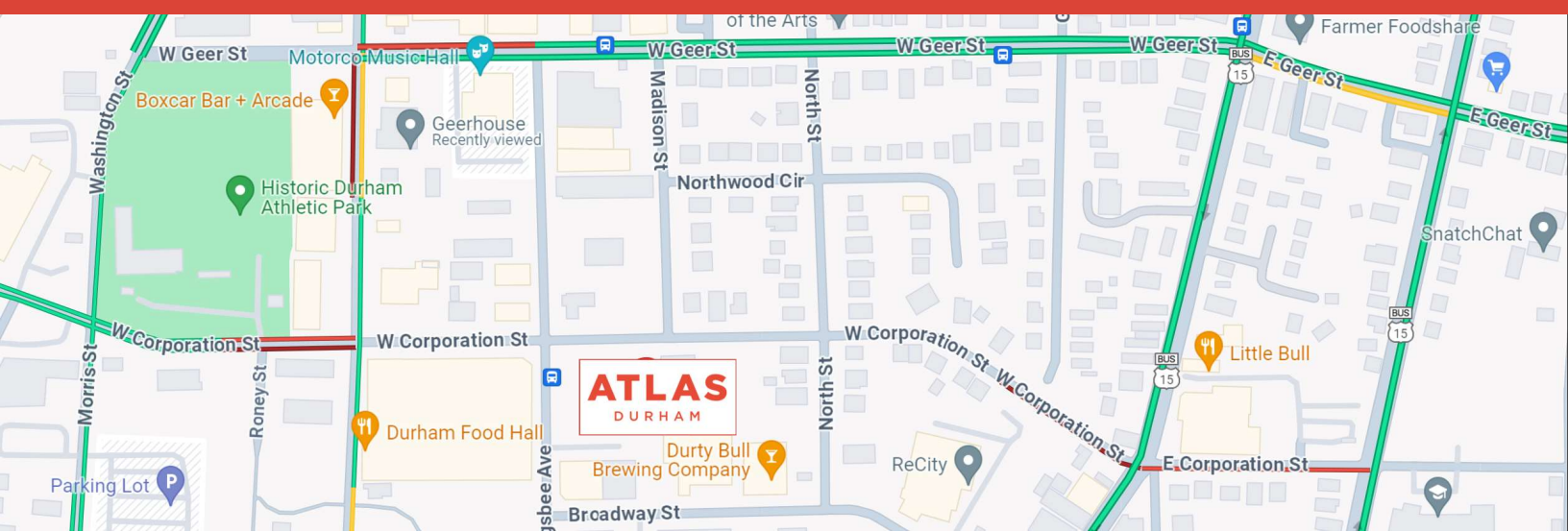


Farmers' Market

Central Park District

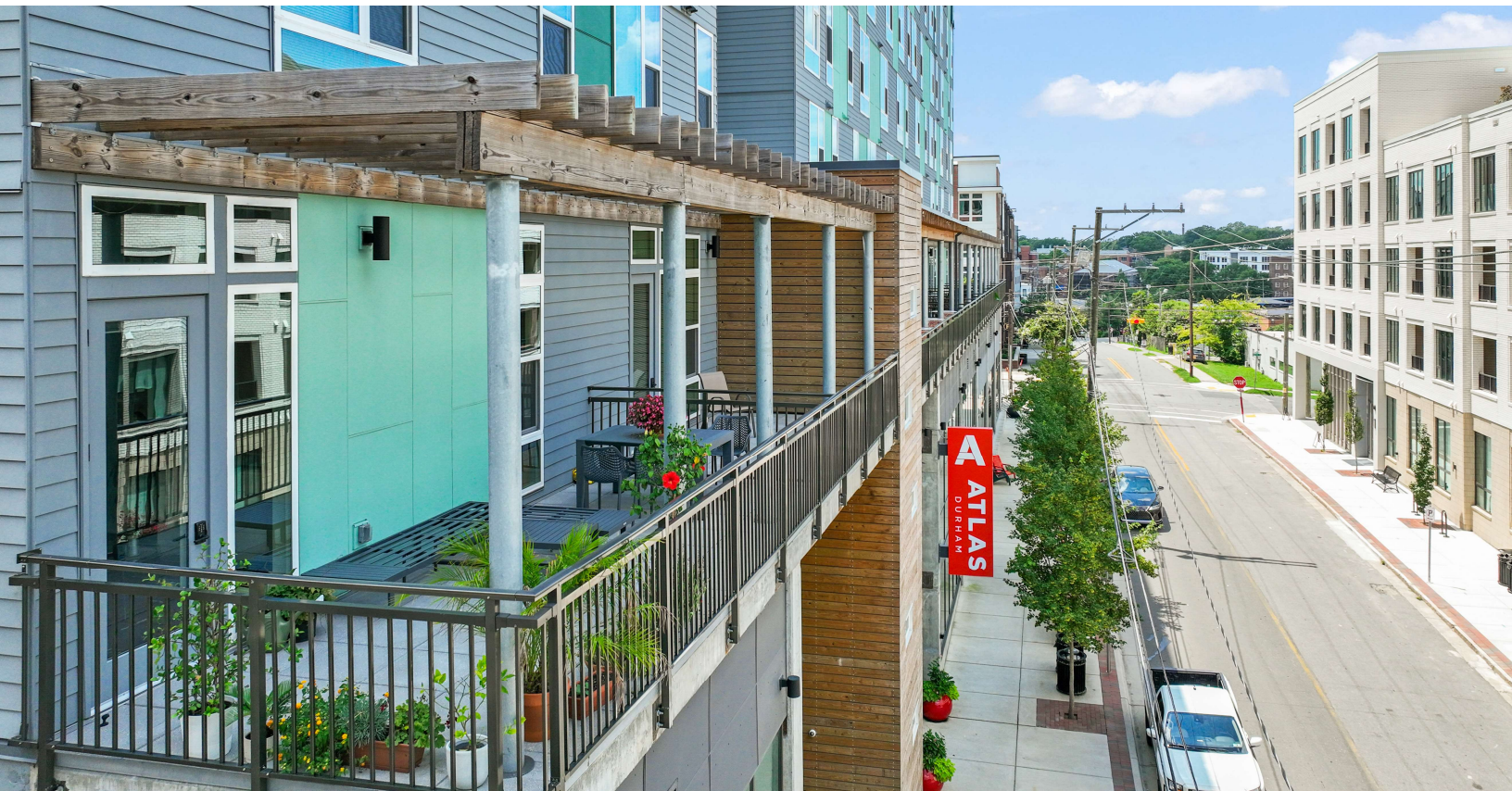


MotorCo Music Hall











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Bruce specializes in the sales, leasing and advisory services for institutional-grade assets. Having +17 years industry experience, Bruce advises owners/investors on evaluating assets, maximizing awareness for sales & leasing, and ultimately enhancing asset values and investor returns. Before entering field of commercial brokerage, Bruce worked at Dilweg, sourcing debt and equity for portfolio assets. Bruce has an MBA from Duke University and a bachelor's degree in Economics from Vanderbilt University.



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Liv joined Maverick Partners team in 2018 to specialize in retail leasing with a particular specialization in hospitality, food and beverage industry. Since joining Liv has represented many impactful F&B operations including J. Lights Market & Cafe, Boxyard RTP, Peri Brothers Pizza, Blackfire Brewing, Craften, Soul Taco, Wye Hill Brewing, amongst numerous others. Liv has a bachelor's degree in Art History from George Mason University and a master's degree in Education from University of Virginia.