

# MAVERICK PARTNERS IS PLEASED TO PRESENT

**BUILDING FOR SALE \$1,390,000**

**MAVERICK  
PARTNERS**  
REALTY SERVICES, INC.

**310 E. Main St. Durham, NC 27701**



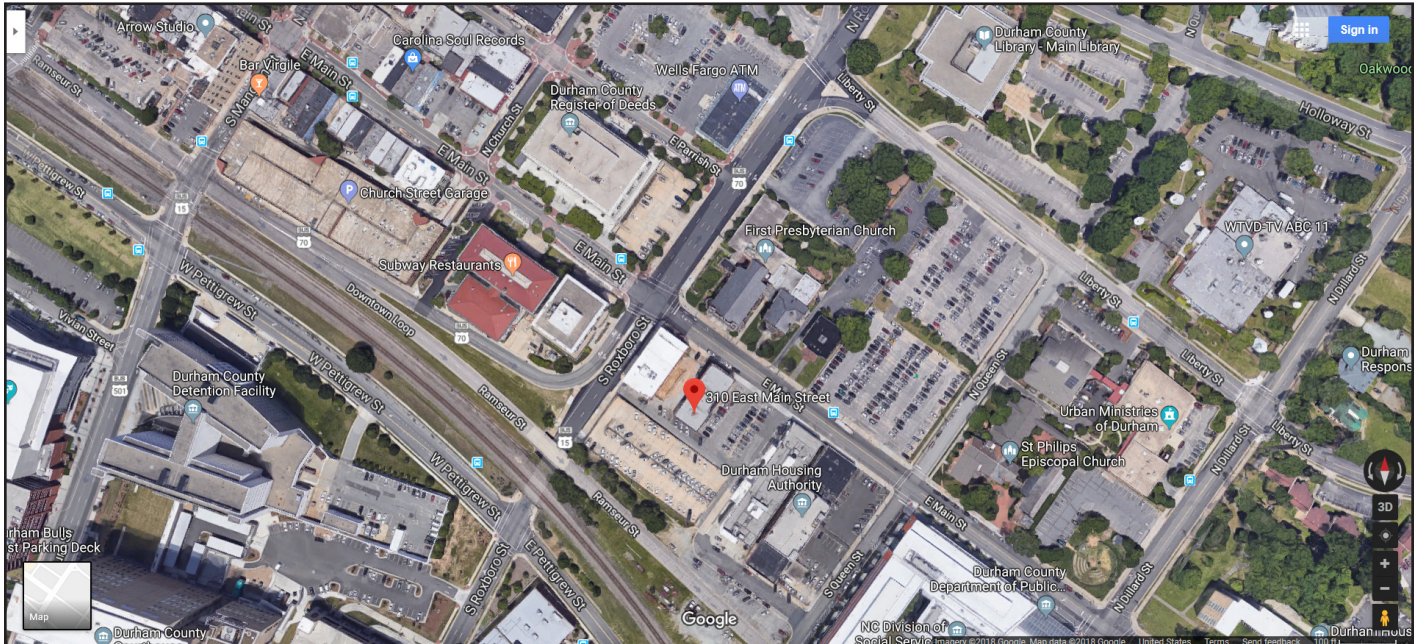
This is a rare opportunity to own a masterwork of architecture with historical landmark status in Downtown Durham. The building was commissioned in the 1920s for The Durham Sun newspaper afterward merging with The Morning Herald and relocating to Market St. It boasts just under 14,000 total SF with approx 7,662 above grade heated SF and 5,928 SF below grade with 9+ ft clearances. A former restaurant storefront space occupies the main level in addition to a recording studio located toward the back of the building. Two rental apartments make up the 2nd floor both having access to a common area shared rooftop deck. Easily walk to One City Center, DPAC, Durham Bulls Athletic Park, and all the other great amenities Downtown has to offer. Please contact Derek Mangum to schedule a tour.

For additional information contact:

Derek Mangum | 919-682-0501 ext. 3 | [dmangum@maverickpartners.com](mailto:dmangum@maverickpartners.com) | [www.maverickpartners.com](http://www.maverickpartners.com)

Information provided is deemed reliable but is not guaranteed and should be independently verified.

# Map & Additional Photos

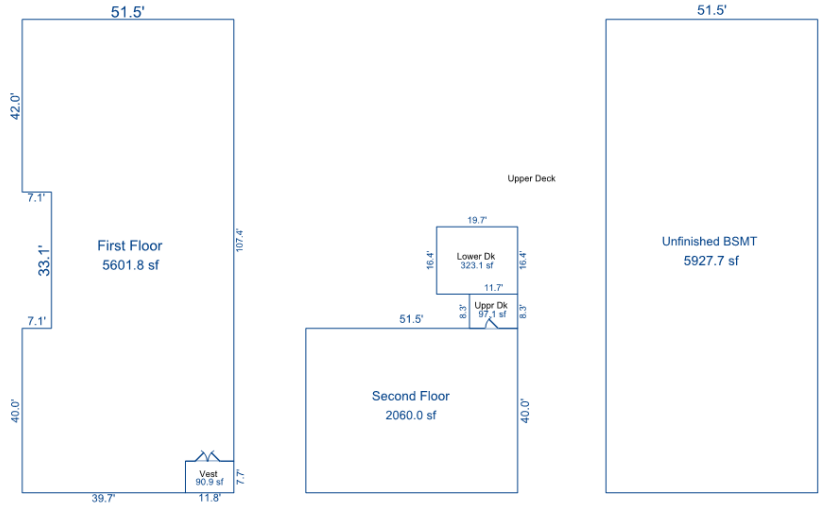


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# Floor Plan

## Building Sketch

Borrower					
Property Address 310 E Main St					
City	Durham	County	Durham	State	NC
Lender/Client				Zip Code	27701



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						AREA CALCULATIONS BREAKDOWN					
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area	
GLA1	First Floor	1.0	5601.8	347.4	5601.8	First Floor	51.5 x	42.0 =		2163.0	
GLA2	Second Floor	1.0	2060.0	183.0	2060.0		65.4 x	44.4 =		2903.8	
BSMT	Unfinished BSMT	1.0	5927.7	333.2	5927.7		32.6 x	7.7 =		251.0	
P/P	Wood Deck	1.0	97.1	40.0			40.0 x	7.1 =		284.0	
	Wood Deck	1.0	323.1	72.2		Second Floor	51.5 x	40.0 =		2060.0	
	Porch	1.0	90.9	39.0	511.1						
	Net LIVABLE		(rounded)		7,662	5 total items			(rounded)	7,662	

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