
Flex/Office Space for Lease

Central Park District 502 Rigsbee Ave



Link to video: <https://youtu.be/DYp5M9DP9Pg>

Pickett Sprouse Commercial Real Estate

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LEASING OVERVIEW

This multi-tenant, LEED Platinum certified building was renovated in 2012 and offers 3,884 Usable Square Feet (USF) of leasable office/flex/production space. The two available ground floor suites are fully conditioned and are served by many energy saving, generating, and sustainable features. The design is so efficient that utilities are included in the lease rate. The architecture has a modern clean industrial look with many exposed “shiny” metal surfaces.

Be a part of making a difference for a cleaner Earth. Photovoltaic energy is in use and reclaimed rainwater. Nineteen shared parking spaces.

LEASABLE SPACE

Two ground floor suites totaling 3,884 USF leased together.

Suite 101---1,775 USF office/showroom strategically occupying the corner overlooking Rigsbee Avenue and Hunt Street. The custom up fits include the spacious showroom, conference room and four office/built-in work stations.

Suite 103--2,109 USF production space includes easy loading with a roll-up door to Hunt Avenue and bathroom. Unit 103 complements Unit 101 to provide shop and warehouse storage.

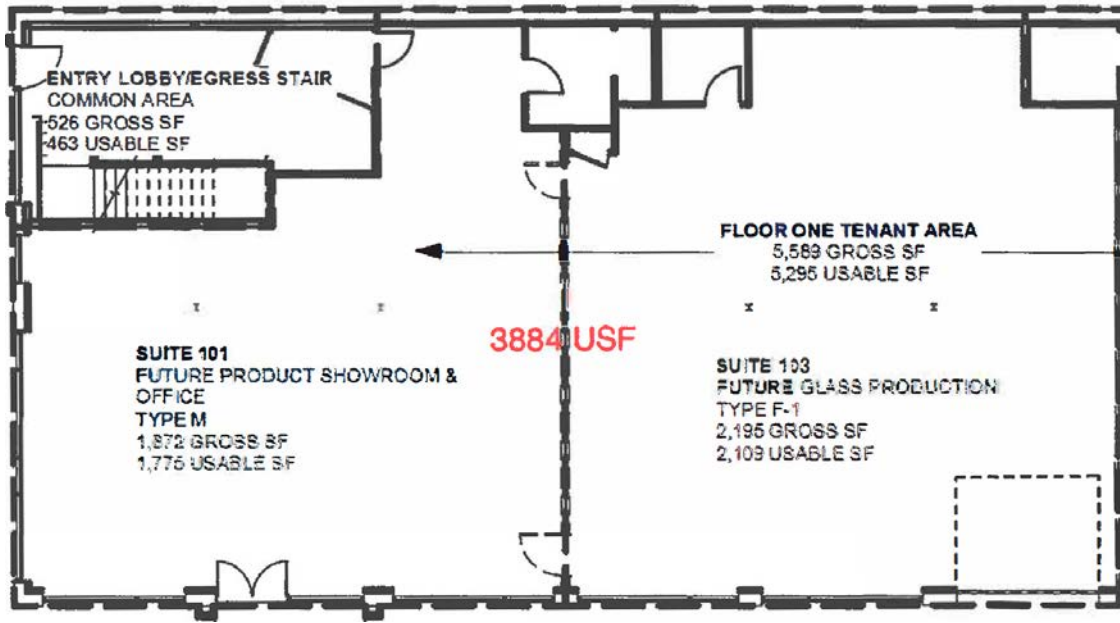
LEASING RATE

This rate includes utilities, taxes & insurance.

101/103: 3,884 USF \$25/SF \$8,092 / month

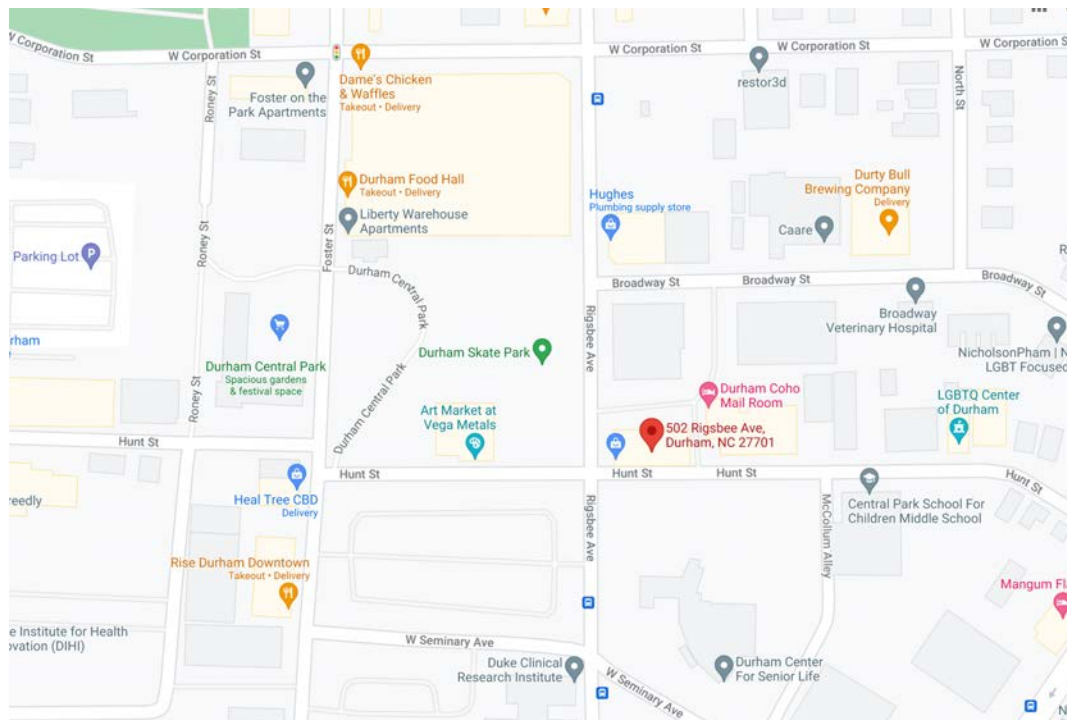
A total of 5,295 USF on the first floor may be available.

FLOOR PLAN



CENTRAL PARK DISTRICT ATTRACTIONS & MAP

Durham Boxcar Bar + Arcade ~ Cocoa Cinnamon ~ Dame's Chicken & Waffles
Durham Athletic Park ~ Durham Food Hall ~ Dirty Bull Brewing Company ~
Foster Street Coffee ~ Fullsteam Brewery Geer Street Garden ~ Hutchins
Garage King's Sandwich Shop ~ Kotuku Surf Club ~ LouElla ~ Parts & Labor
Restaurant ~ The Pit ~ The Pickleback Bar ~ Urban Axes ~ YMCA ~ Blue Note
Grill ~ Motorco





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