

**949**  
**WASHINGTON**



*Exterior Renovation Rendering*

**Retail and Creative Office Opportunities Available**  
within Walking Distance of Downtown Durham

949 Washington Street • Durham, NC 27701



**THE PROVIDENCE GROUP**  
EXCELLENCE IN RETAIL REAL ESTATE

PROUD PARTNER  
**XTEAM**  
RETAIL ADVISORS



# Topping Out Downtown Durham

Located in close proximity to the heart of Downtown Durham, 949 Washington is walkable to numerous retail amenities and serves over 16,000 residents within a one-mile radius. Directly in the path of progress, the addition of the Durham Rail Trail and Ellerbee Creek Trail will further drive development to this corridor. The property offers a unique opportunity to be immediately connected to and integrated with the city's thriving and rapid growth.

- + ±33,000 SF adaptive reuse building with flexible floor plans and demise scenarios
- + Significant outdoor patio areas offer a versatile space for food and beverage users
- + Premier corner space with two-story ceilings, mezzanine, and large outdoor seating area
- + Highly visible along Washington Street with 128 surface parking spaces (3.4 / 1,000 ratio)
- + Located along the Durham Rail Trail (*slated to start construction in 2026*), a planned 1.8-mile walking and bike trail that will become an artery for foot traffic through the city
- + Within walking distance of 50+ food & beverage establishments including Motorco, Geer Street Garden, and Cocoa Cinnamon
- + Easily accessible to I-85 and the Durham Freeway (Hwy 147)





# Walkable Amenities & Connectivity

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## FUTURE DURHAM RAIL TRAIL

- 1.8-mile multi-use trail to reclaim a portion of the unused Norfolk and Southern rail bed from North Durham to Downtown
- Includes a wide path with separate walking and biking zones where possible
- Connections to Ellerbee Trail and American Tobacco Trail, in addition to neighborhoods and destinations
- Green stormwater infrastructure
- Enhanced road crossings and traffic calming



## SOUTH ELLERBEE RESTORATION PROJECT

- 4.3-acre wetland and two restored tributaries to South Ellerbee Creek
- Loop trail connecting to South Ellerbee Creek Trail and future Durham Rail Trail
- Pedestrian plaza along West Trinity Avenue with a public lawn area, views of the wetland, seating, and public art
- Parallel parking along West Trinity Avenue



# Site Plan *Versatile Layout for a Variety of Uses*

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**128**  
Parking Spaces

**±33,000**  
Total Square Feet

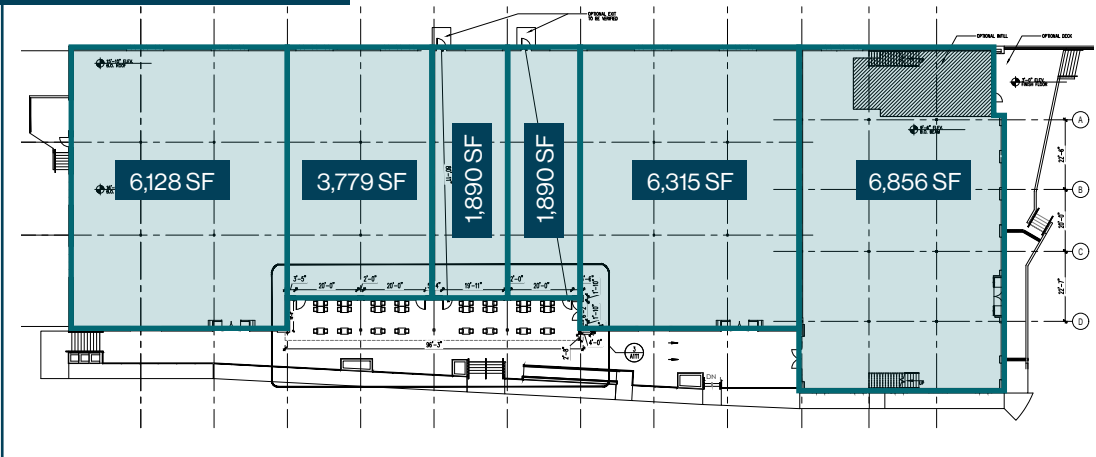
**3,000**  
SF Equipment Yard



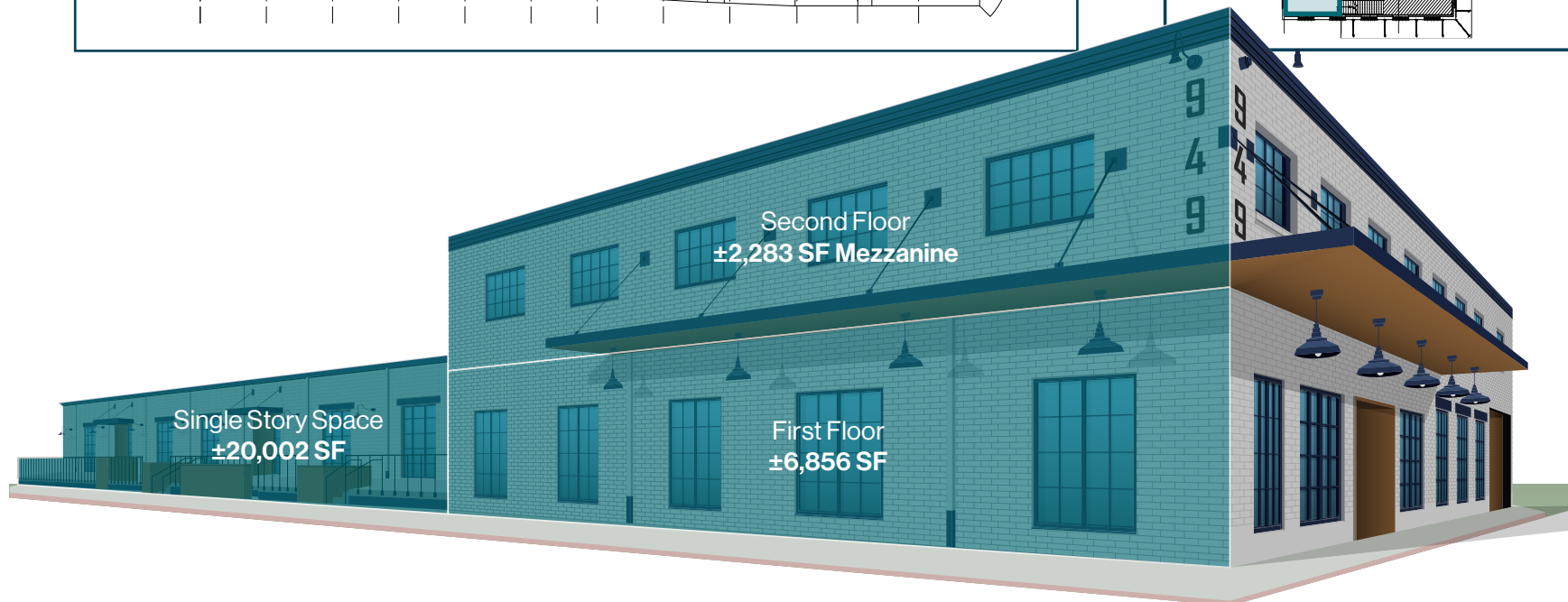
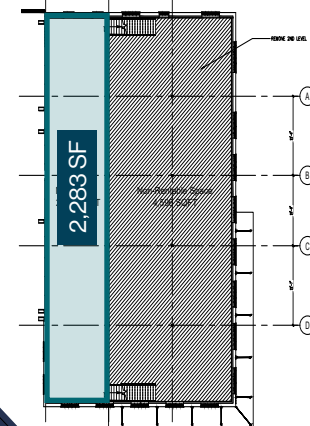
# Floor Plans *Conceptual Space Layouts*

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First Floor  $\pm 26,858$  SF



Second Floor  $\pm 2,283$  SF Mezzanine





# 949

## WASHINGTON

The infographic consists of six green rectangular boxes arranged in a 3x2 grid. Each box contains a white icon on the left and text on the right. The icons represent: a building (Duke University), a group of people (Population), a house with people (Multi-Family Units), a dollar sign (Income), a fork and spoon (Food & Beverage Establishments), and two hands shaking (Daytime Employees). The background of the entire infographic is a faded image of the Watts Elementary School building.

Icon Description	Value
Duke University East Campus	16,363 Population
Over 2,500 Multi-Family Units	\$145,000+ Average HH Income
50+ Food & Beverage Establishments	10,900 Daytime Employees





# From Life Science to Lifestyle *A New Retail Experience*

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## Savor the Scene *Bringing Outdoor Dining to Life*

**949**  
WASHINGTON







## Amenity Rich Downtown Location

### DOWNTOWN DURHAM FEATURES

**190+**  
Shops & Restaurants

**800+**  
Hotel Rooms

**5,700+**  
Multi-Family Units

**10,000+**  
Residents

### DOWNTOWN DURHAM PAST TWO YEARS

**20,000+**  
SF of Retail Space Delivered

**1,400+**  
Multi-Family Units Delivered

### 949 WASHINGTON SINGLE-TENANT FEATURES

**Signage**  
Opportunity

**Street**  
Front Presence

**Large**  
Patio Space



# 949

## WASHINGTON

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Durham, NC 27701



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**Reagan Crabtree**

919.251.5327

[rcrabtree@providencegroup.com](mailto:rcrabtree@providencegroup.com)

**Cristi Webb**

919.251.5325

[cwebb@providencegroup.com](mailto:cwebb@providencegroup.com)



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