

Class A Space Available / Durham, NC

## One City Center

### Opportunity

- 27-story mixed-use tower for lease
- 6,105 sf of Class A office space available
- Shower facilities on first floor
- Highly visible in Durham skyline
- Backup generator for life safety
- Easy access to major Triangle destinations

### Rate and Term

- \$36.50/rsf, Full Service
- Seven-year term

### Parking

- Office parking available across the street from the building

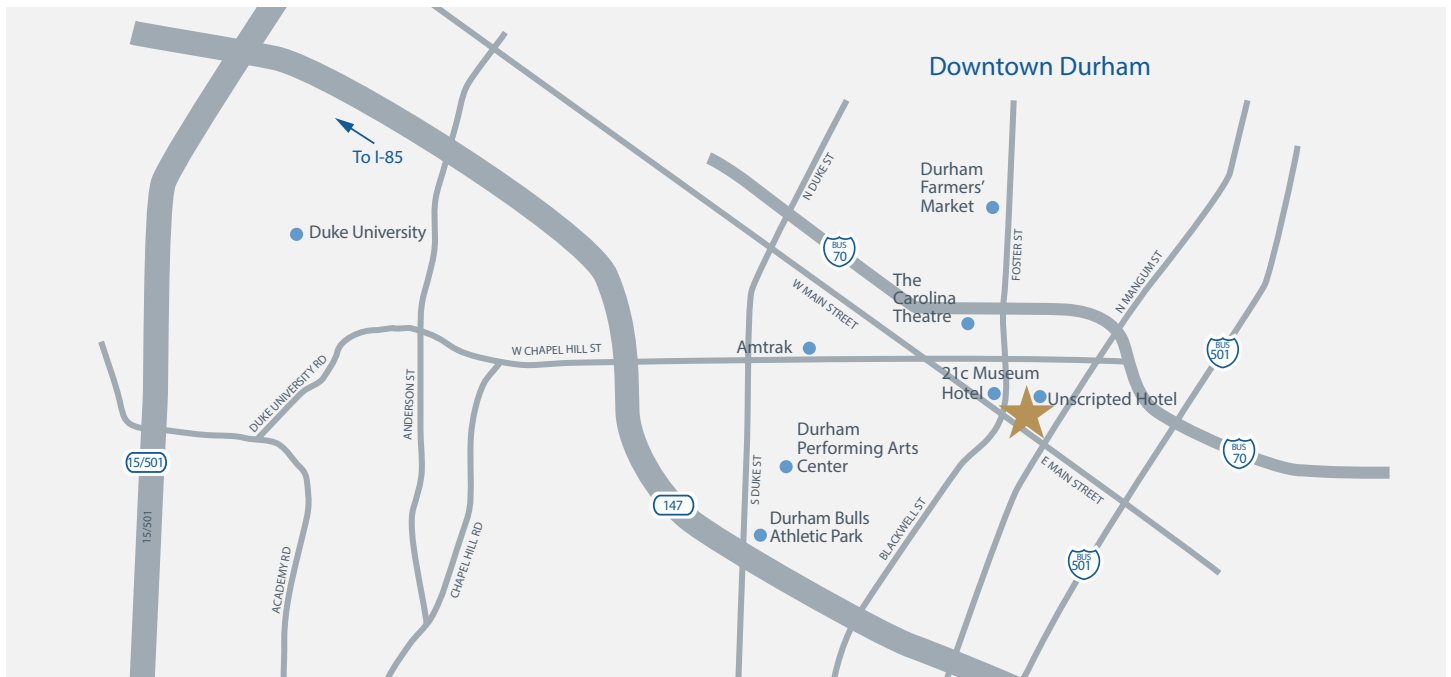
### Location

- Located in Downtown Durham's City Center district



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## Location

One City Center is located in the heart of Downtown Durham on a historic site bounded by W. Main, N. Corcoran and W. Parrish Streets. The property is surrounded by successful adaptive reuse and development projects such as the American Tobacco Historic District, West Village, the Durham Performing Arts Center and the Durham Bulls Athletic Park, to name a few. It is also at the epicenter of several development projects, including the 21c Museum Hotel, Aloft Hotel, Unscripted Hotel, and numerous apartment communities totaling more than 1,500 units.



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## Available Space



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An aerial map of downtown Durham, North Carolina, featuring various business logos and names connected by blue lines to their locations. The map includes a compass rose in the bottom right corner.

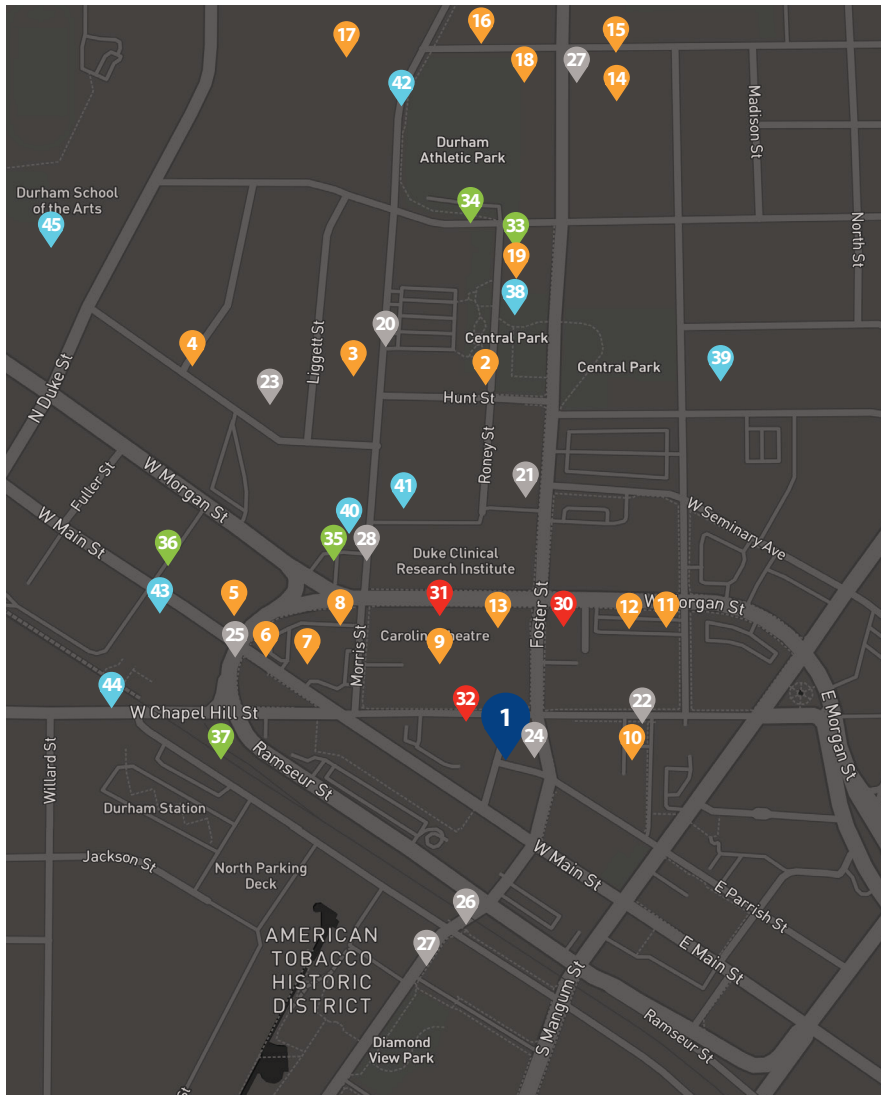
**Logos and Names:**

- DURHAM Distillery** (with tagline "Traditionally Brewed & Distilled Here")
- the BLUE NOTE Grill** (with tagline "BAR & BOTTLE MUSIC")
- KING'S SANDWICH**
- HUTCHINS GARAGE**
- ACCORDION CLUB** (with logo of a hand playing an accordion)
- cocoa cinnamon**
- theP** (with tagline "THE PIZZA PLACE")
- FULLTEAM**
- MOTORCO PARTS & LABOR**
- Geer St. GARDEN**
- the360approach**
- DURHAM RICKHOUSE** (with logo of a bull head)
- DURHAM FOOD HALL**
- Foster Street** (with tagline "Local Specialty")
- DAMES CHICKEN & WAFFLES**
- bsr**
- DARTY BALL** (with tagline "BILLIARD CO.")
- DURHAM ID** (with tagline "Macondo Latin The Alley | Bowling Bar & Grill")
- Durham Central Park**
- Carolina Yoga Company**
- the Y**
- McDonald's**
- LOTIN** (with tagline "CULTURE. CUISINE. COMMUNITY.")
- PUBLIC HARDWARE**
- RISE piedmont**
- ONE CITY CENTER**
- RUE CLER**
- DASHI**
- unscripted ALLEY** (with tagline "HOTELS | DURHAM Twenty Six")
- THE DURHAM HOTEL**
- Kokko | Sushi**
- vic**
- Melba**
- toast**
- ARCANA**
- vert&vogue**
- THE CAROLINA THEATRE**
- DURHAM CONVENTION CENTER**
- PIZZERIA TORO**
- Marriott**
- BULLSEYE BICYCLE**
- 21C MUSEUM HOTEL**

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## Durham Development



## 1 ONE CITY CENTER

## RESTAURANTS / BARS / BREWERIES

- 2 Piedmont / Rise Biscuits
- 3 Beer Durham
- 4 Gonza Tacos y Tequila
- 5 Bull McCabe's Irish Pub
- 6 Mateo Bar de Tapas
- 7 Beyú Caffé
- 8 Pizzeria Toro
- 9 The Parlour
- 10 Bull City Burger and Brewery
- 11 Dashi
- 12 Rue Cler
- 13 M Sushi / M Kokko
- 14 Fullsteam Brewery
- 15 The Pit Durham
- 16 Cocoa Cinnamon
- 17 The Blue Note Grill / Durham Distillery
- 18 Geer Street Garden
- 19 Durham Food Hall / Dame's Chicken & Waffles

## RETAIL / FITNESS / ENTERTAINMENT

- 20 360 Approach
- 21 Downtown Durham YMCA
- 22 Buldega Urban Market
- 23 Bull City Veterinary Hospital
- 24 Chet Miller
- 25 Vert & Vogue
- 26 Durham Performing Arts Center (DPAC)
- 27 Durham Bulls Athletic Park
- 28 The Carolina Theatre
- 29 Motorco Music Hall / Parts & Labor

## MAJOR RESIDENTIAL

- 33 Liberty Warehouse / Foster St. Coffee
- 34 Foster on the Park
- 35 One City Center
- 36 West Village
- 37 Whetstone

## HOTEL

- 30 The Durham Hotel
- 31 Durham Marriott City Center
- 32 21c Museum Hotel Durham

## OTHER

- 38 Central Park
- 39 Central Park Middle School
- 40 Convention Center
- 41 Duke University Clinical Research Inst.
- 42 Durham Athletic Park
- 43 Durham Amtrack
- 44 Durham Station
- 45 Durham School of the Arts

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