

DURHAM'S NEWEST ADAPTIVE REUSE PROJECT



MONTGOMERY + ALDRIDGE BUILDING

320 RONEY STREET
DOWNTOWN DURHAM



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**AVISON
YOUNG**

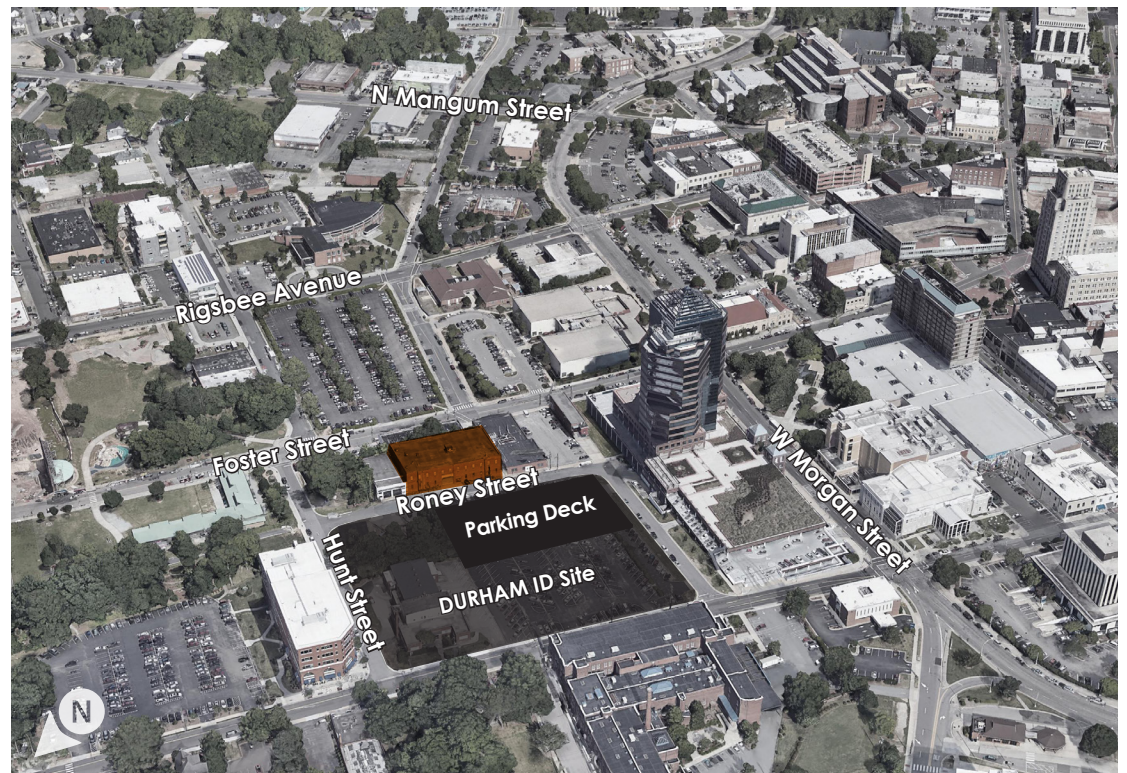
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THE **MONTGOMERY + ALDRIDGE BUILDING** is a 24,468-square-foot adaptive reuse historic building located in Durham's Central Park District. Roney Street first began as a residential street, but as the warehouse district began to develop in the 1930s, housing was demolished to construct warehouse and light industrial uses. 320 Roney Street was part of this transformation, built between 1925 and 1937. In 1937, it was used by the WP Henry Company as a tobacco warehouse. By the 1950s, Montgomery Aldridge used the property as a tire warehouse. Today, Roney Street is surrounded by vibrant Downtown Durham, with restaurants, retail, entertainment and housing nearby.

Building features include:

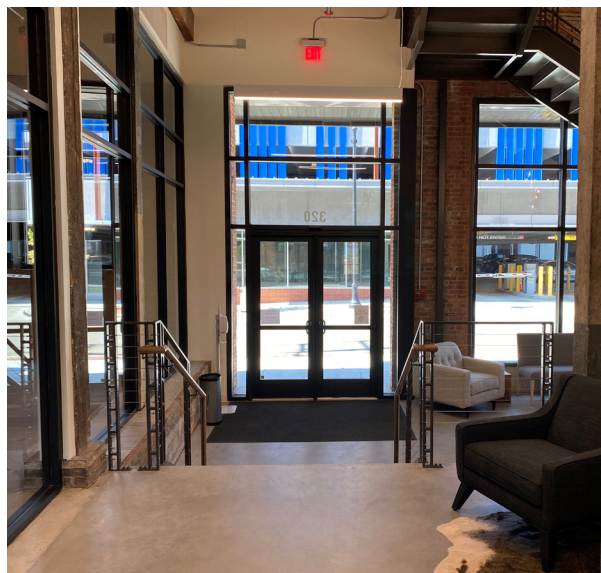
- High ceilings
- Wood columns and beams
- Skylights
- Flooring – concrete on first floor, hardwood on second floor
- Deck parking available across the street with a parking ratio of 3.0/1,000 (additional fee)
- Rental rate – \$32.00/rsf, Full Service



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TOP 10 PLACES TO LIVE
- US NEWS & WORLD REPORT

Formerly home to some of the nation's largest tobacco manufacturers, Downtown Durham is in the midst of a renaissance with former manufacturing plants being converted to modern, edgy commercial space. Transformative projects over the last decade have brought a critical mass of people to Downtown Durham to work, live and visit. Since 2000, investment in the CBD has totaled more than \$1.1 billion. More than 1,900 residential units have been completed since 2012, and another 1,880 units are underway or proposed. Adaptive re-use projects at the historic American Tobacco Campus and surrounding areas have served as a magnet for a wide array of tenants. Downtown Durham has become a hotbed for entrepreneurs with more than 100 startups within a one-mile radius of the CBD. Located in the American Tobacco District, the American Underground was one of the region's first tech hubs for entrepreneurs, offering office and co-working space. It's one of just seven Google for Entrepreneurs Tech Hubs in North America, offering unique access to Google and its products.



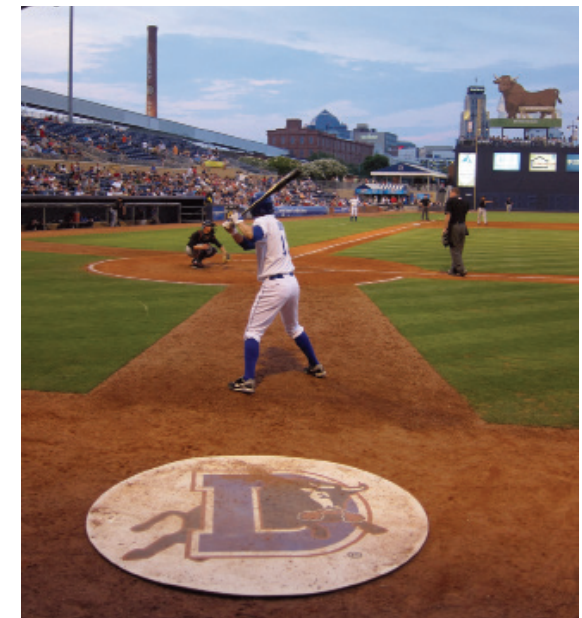
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AMENITIES

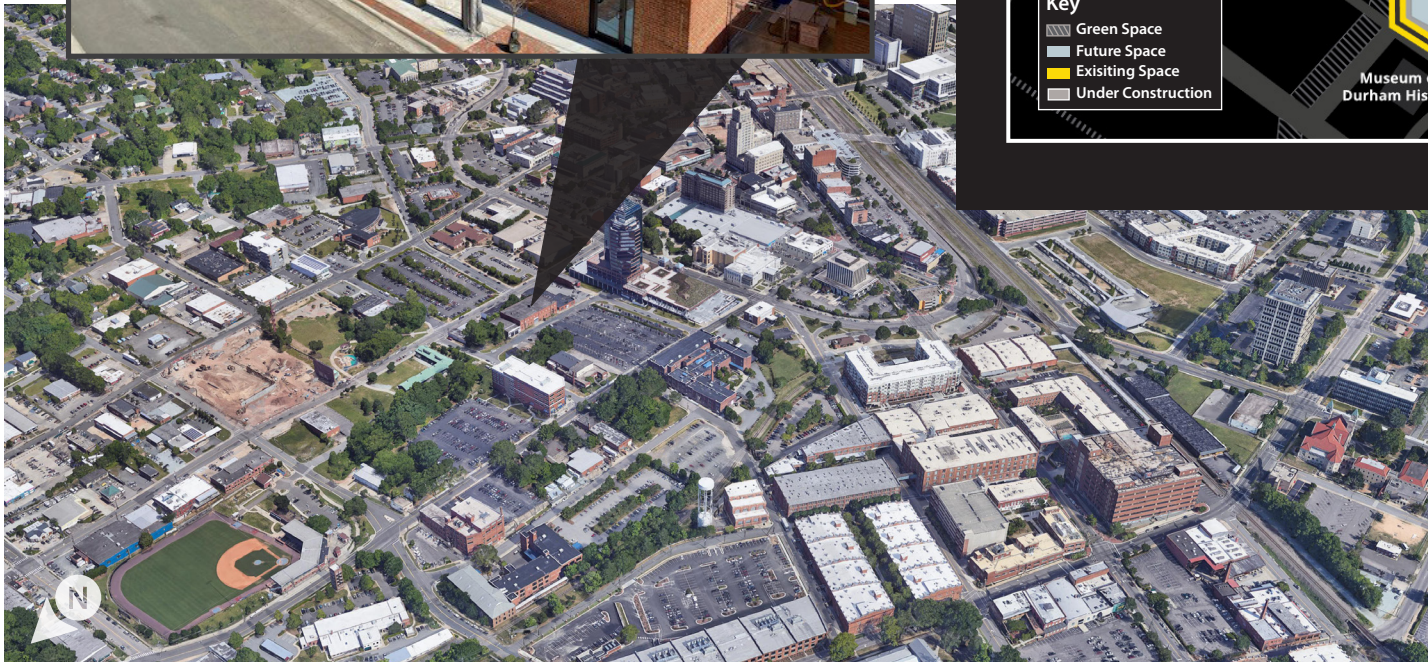


Downtown Durham offers an array of cultural and entertainment options. Home to the Durham Bulls, the Triple-A affiliate of the Tampa Bay Rays, the Durham Bulls Athletic Park seats 10,000 and draws more than 540,000 attendees each season. Constructed in 2008, the Durham Performing Arts Center consistently ranks among the top five venues in the nation in box office sales. Durham has been called the Tastiest Town in the South by Southern Living Magazine due to its eclectic mix of local restaurants, many of which are located in the CBD.



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Durham ID is an ongoing mixed-use project located just across Roney Street from the **MONTGOMERY + ALDRIDGE BUILDING**. Currently, Durham ID is comprised of two buildings totaling 354,000 SF, supported by a 1,200+ car parking garage. This parking garage will be available to the tenants at the **MONTGOMERY + ALDRIDGE BUILDING**.



DURHAM ID MASTER PLAN AT-A-GLANCE

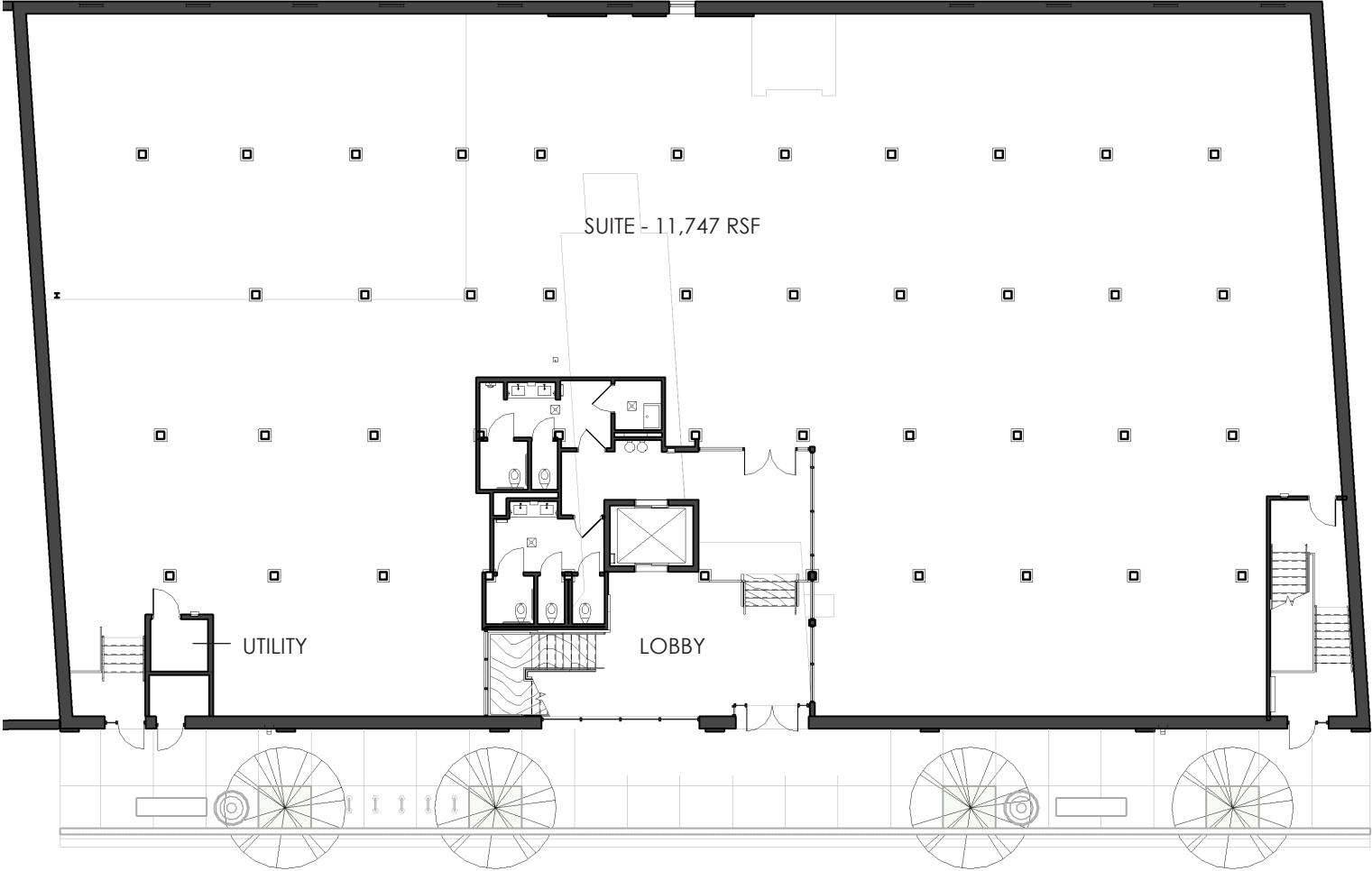
Total Area: 1.7 msf, 27 acres
New Office/Lab: 900,000 sf
Existing Office/Lab: 605,000 sf
New Retail: 60,000 sf
New Residential: 250,000 sf

source: durhamid.com

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LEVEL ONE

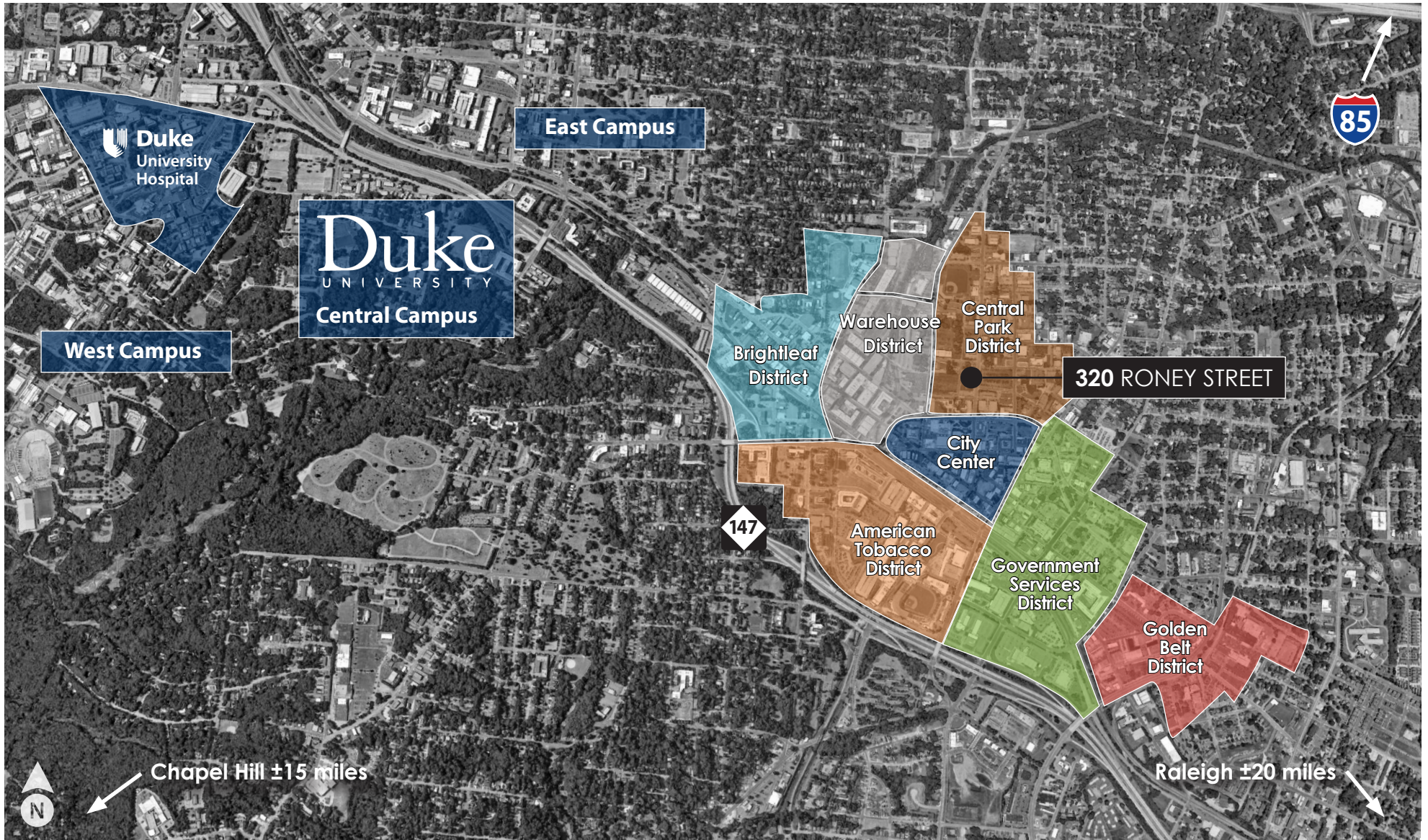


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NO.2 CITY FOR BEST REAL ESTATE PROSPECTS

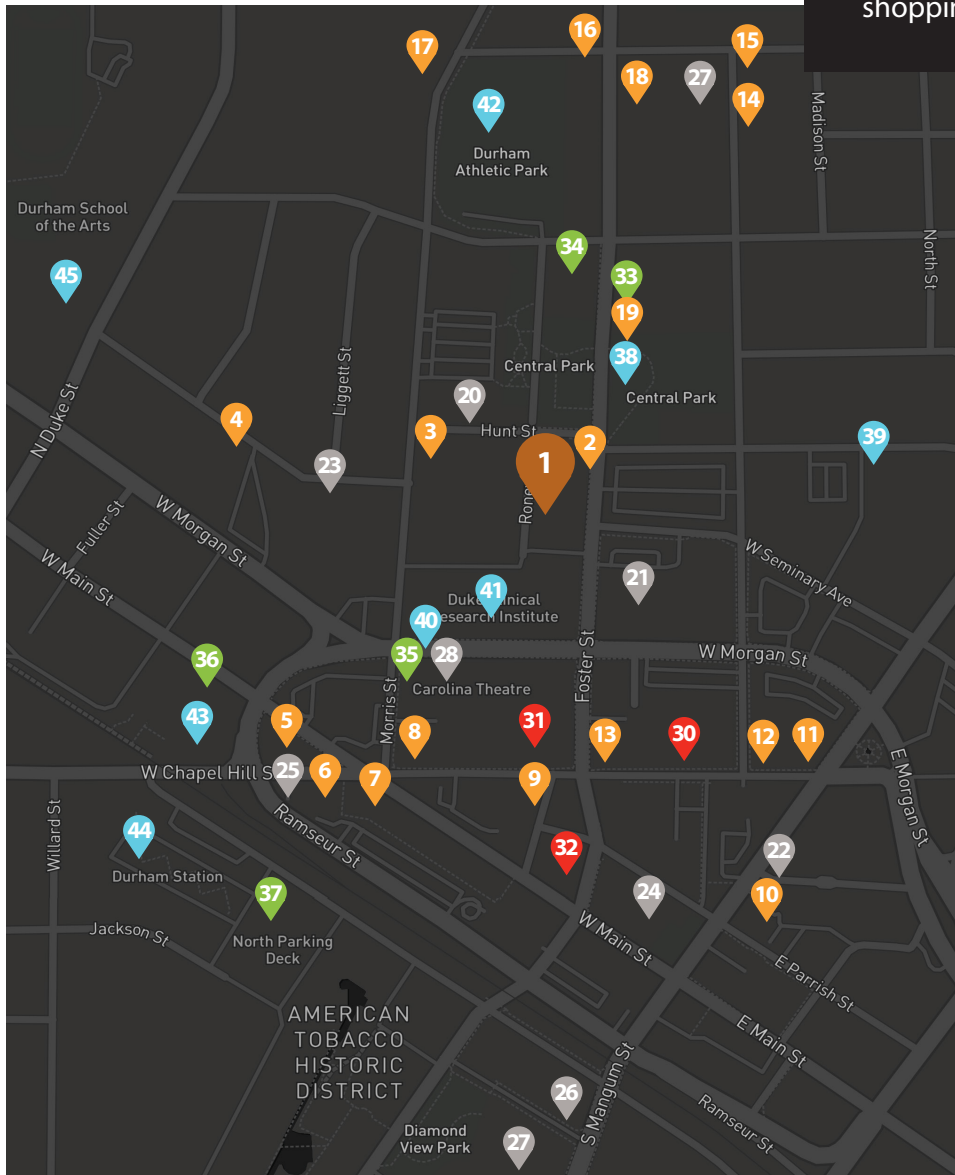
- URBAN LAND INSTITUTE, 2019



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Downtown Durham is made up of seven unique subdistricts that can be easily explored by foot or on the Bull City Connector, a bus route connecting downtown and Duke University. THE **MONTGOMERY + ALDRIDGE BUILDING** is located within the Central Park District, which encompasses Durham Central Park and where Foster Street and Rigsbee Avenue meet Geer Street. The park itself encompasses five acres, includes three gardens, and is the setting for the Durham Farmers' Market, concerts, movies, food truck rodeos and weddings. This area is a hotbed for live entertainment, bars and restaurants. Numerous opportunities for shopping and fitness are conveniently located just steps away.



1 MONTGOMERY + ALDRIDGE BUILDING

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

HOTEL

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

MAJOR RESIDENTIAL

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

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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