



Opportunity

- Modern, high-tech office space for lease in Downtown Durham
- Suite 104: 2,838 sf
- Suite 400: 16,593 sf (Full floor)

Rate

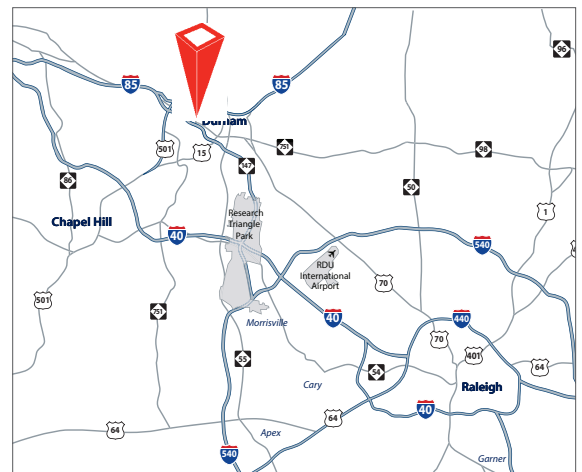
- \$25.00/sf, Full Service

Parking

- 3/1,000 sf (additional fee)

Location

- Located in the heart of Downtown Durham's warehouse district
- Highly amenitized area with restaurants, retail, entertainment and housing in walking distance



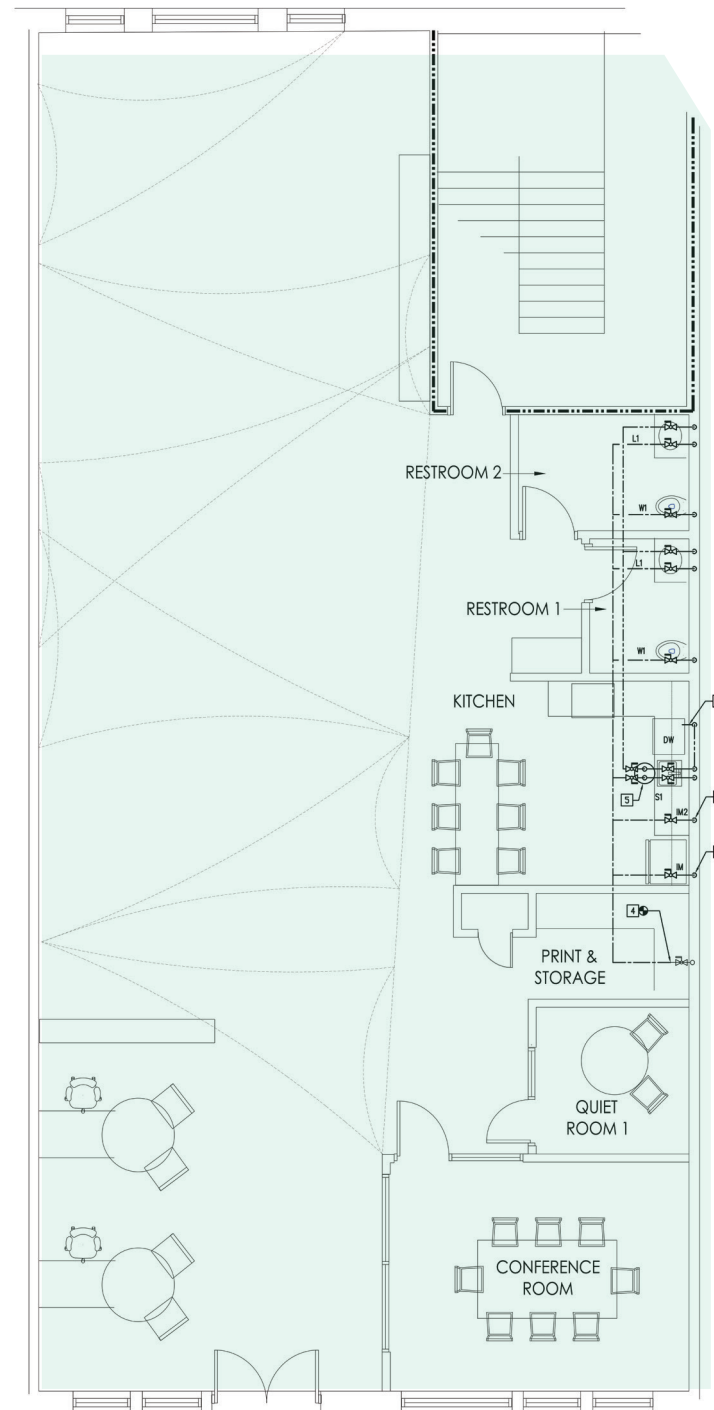
For more information, please contact:

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5440 Wade Park Boulevard
Suite 200
Raleigh, NC 27607
919 785 3434

First Floor

- Suite 104 | 2,838 sf available



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Property Photos



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Downtown Durham Overview

1 THE MEASUREMENT 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 Bulldega 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

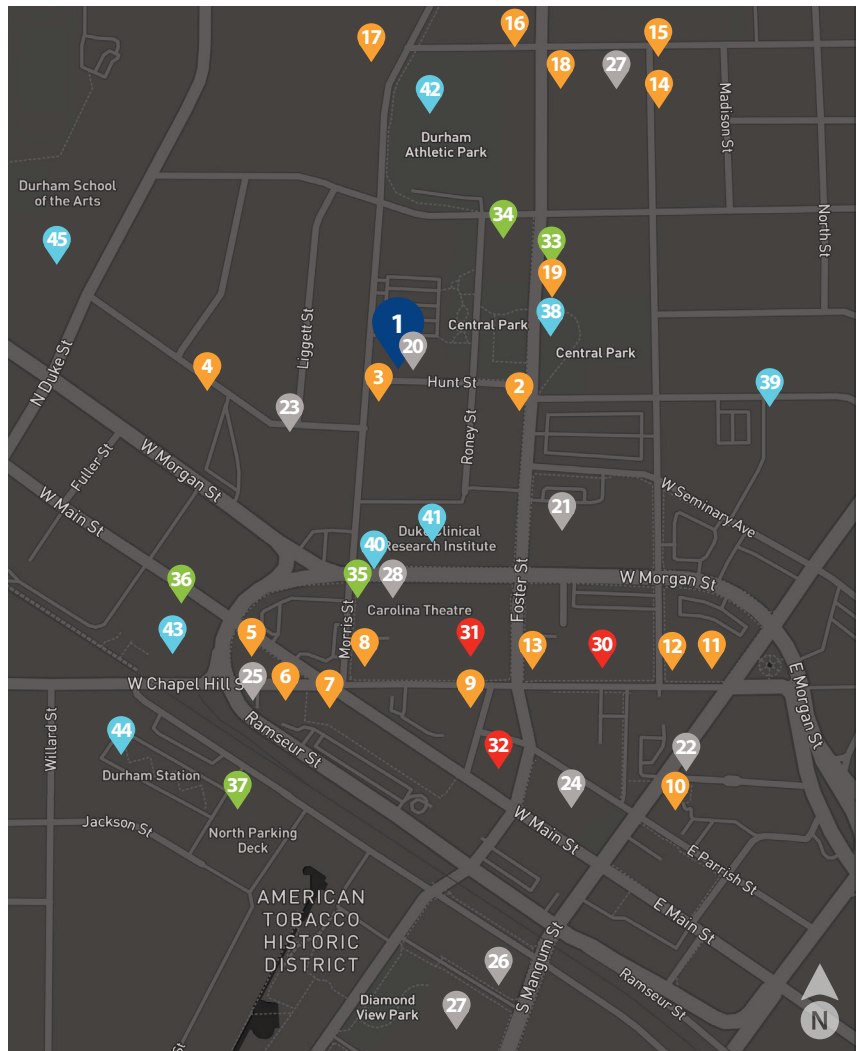
- 30 The Durham Hotel
- 31 Durham Marriott City Center
- 32 21c Museum Hotel Durham

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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Nearby Amenities



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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



DURHAM ID TENANTS

- Duke Innovation and Entrepreneurship Initiative
- Measurement Incorporated
- Duke Clinical Research Institute
- WeWork
- Method Savvy
- Duke Department of Population Health Sciences
- Duda|Paine Architects
- Duke Molecular Physiology Institute
- Surface 678
- Longfellow Real Estate
- Glenn Mills Fisher + Mahoney

MIXED-USE DEVELOPMENT

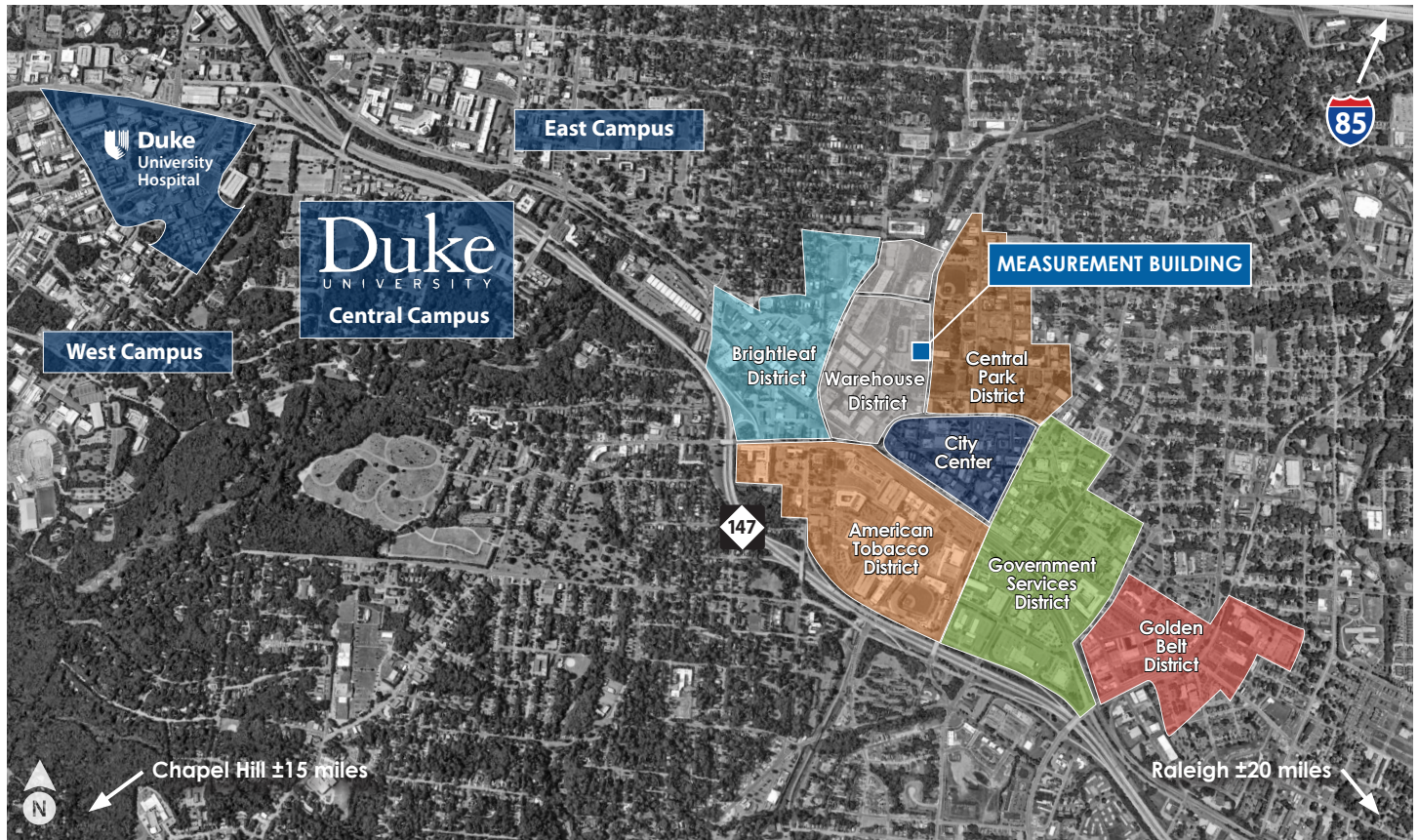
Durham ID is an ongoing mixed-use project located that incorporates the Measurement Building. The Southern Gateway to the Durham ID is comprised of two buildings totaling 354,000 sf, supported by a 1,200+ car parking garage.



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Durham Accolades



- **The 25 Best Affordable Places to Live in the U.S.** | 2019 - MSN
- **Best Places to Live** | 2019 - U.S. News and World Report
- **The Best Places for Business & Careers** | 2018 - Forbes
- **Top 100 Best Places to Live** | 2019 - Livability
- **America's 100 Best Places to Retire** | 2018 - Where to Retire
- **25 Most Innovative Cities** | 2018 - USA Today



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