



Office Space in Historic Warehouse
Downtown Durham

CLASS A OFFICE SPACE

Originally built in 1878 as a tobacco warehouse, the Brodie Duke building has since been transformed into modern offices, while preserving many historic elements. Located at 333 Liggett Street, the building is in Downtown Durham's vibrant Warehouse District and is surrounded by amenities. The building totals 95,691 sf with approximately 61,307 sf available for lease in early 2019.

BRODIE DUKE BUILDING
333 LIGGETT STREET

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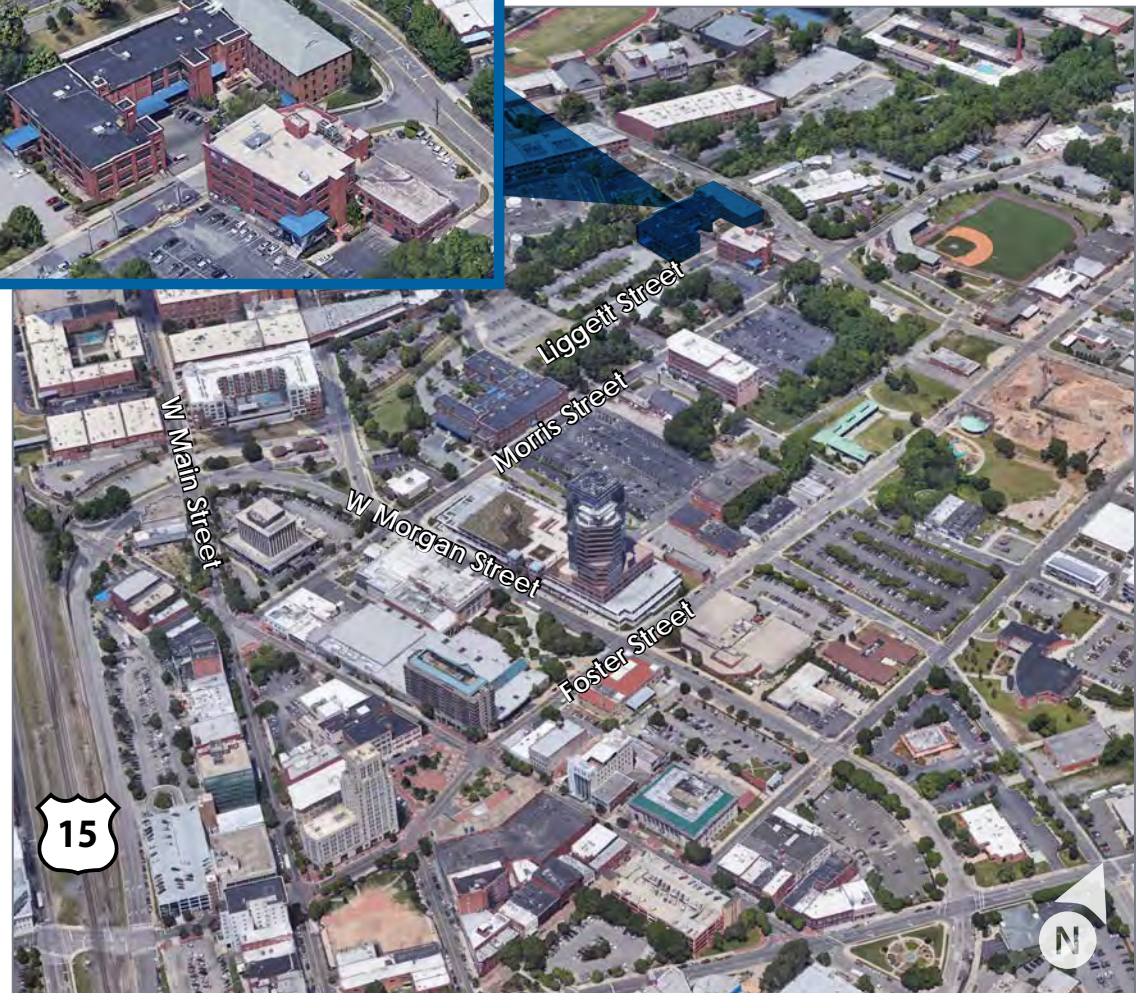
PROPERTY OVERVIEW

The **Brodie Duke Building** is a 95,691 square-foot brick building rich with history. Originally used as a tobacco warehouse and built by Brodie Duke in 1878, the building is said to be one of the oldest and largest post-Civil War era structures of its kind in Downtown Durham. Today, the property is located in the heart of the Warehouse District; surrounded by vibrant Downtown Durham, with restaurants, retail, entertainment and housing nearby. Building features include a central courtyard, brick walls, 24-foot high ceilings with exposed rafters and giant windows. There is ample parking around the building. Approximately 61,307 square feet will be available in early 2019.

Building features include:

- Central courtyard
- Brick walls and restored hardwood flooring
- High ceilings
- Ample parking – 3.0/1,000 sf ratio (*additional fee*)
- Rental rate – \$32.00/rsf, Full Service

AVAILABLE EARLY 2019



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TOP 10 PLACES TO LIVE
- US NEWS + WORLD REPORT

AREA OVERVIEW

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.

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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CENTRAL LOCATION

Downtown Durham is made up of seven unique sub-districts that can be easily explored by foot or on the Bull City Connector, a bus route connecting downtown and Duke University. The Brodie Duke Building is located within the Warehouse District, which is primarily a residential area crafted from old Liggett & Myers Tobacco Company warehouses. This area is home to popular spots for shopping, dining such as Beer Durham and Gonza Tacos y Tequila.



1 THE BRODIE DUKE 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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DURHAM ID MASTER PLAN AT-A-GLANCE

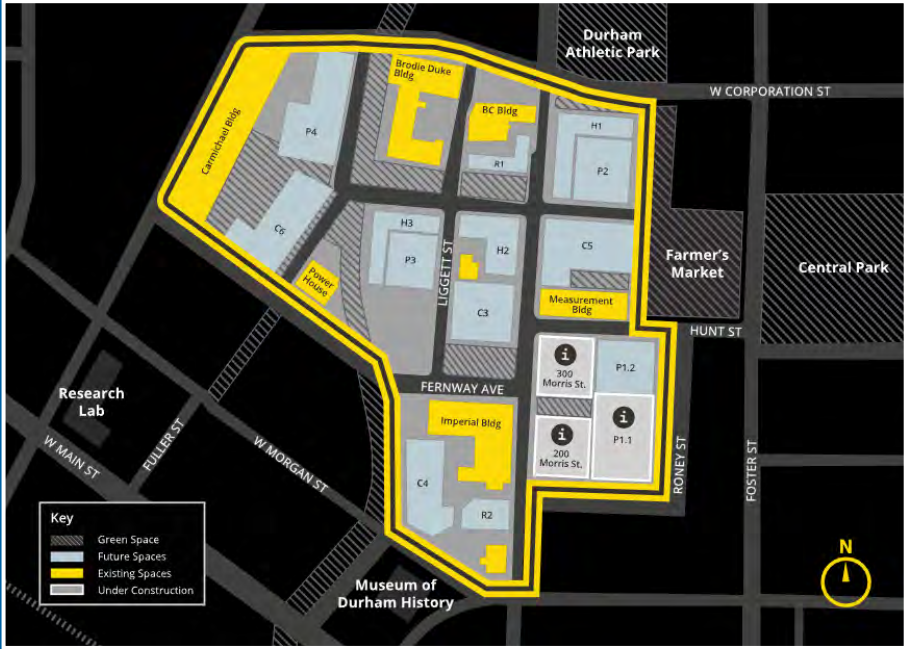
Total Area: 1.7 msf, 27 acres
New Office/Lab: 900,000 sf
Existing Office/Lab: 605,000 sf

New Retail: 60,000 sf
New Residential: 250,000 sf
source: durhamid.com



NEARBY DEVELOPMENT

Durham ID is an ongoing mixed-use project located across the street from the **Brodie Duke Building**. Currently under construction, the Southern Gateway to the Durham ID is comprised of two buildings totaling 354,000 SF, supported by a 1,200+ car parking garage.

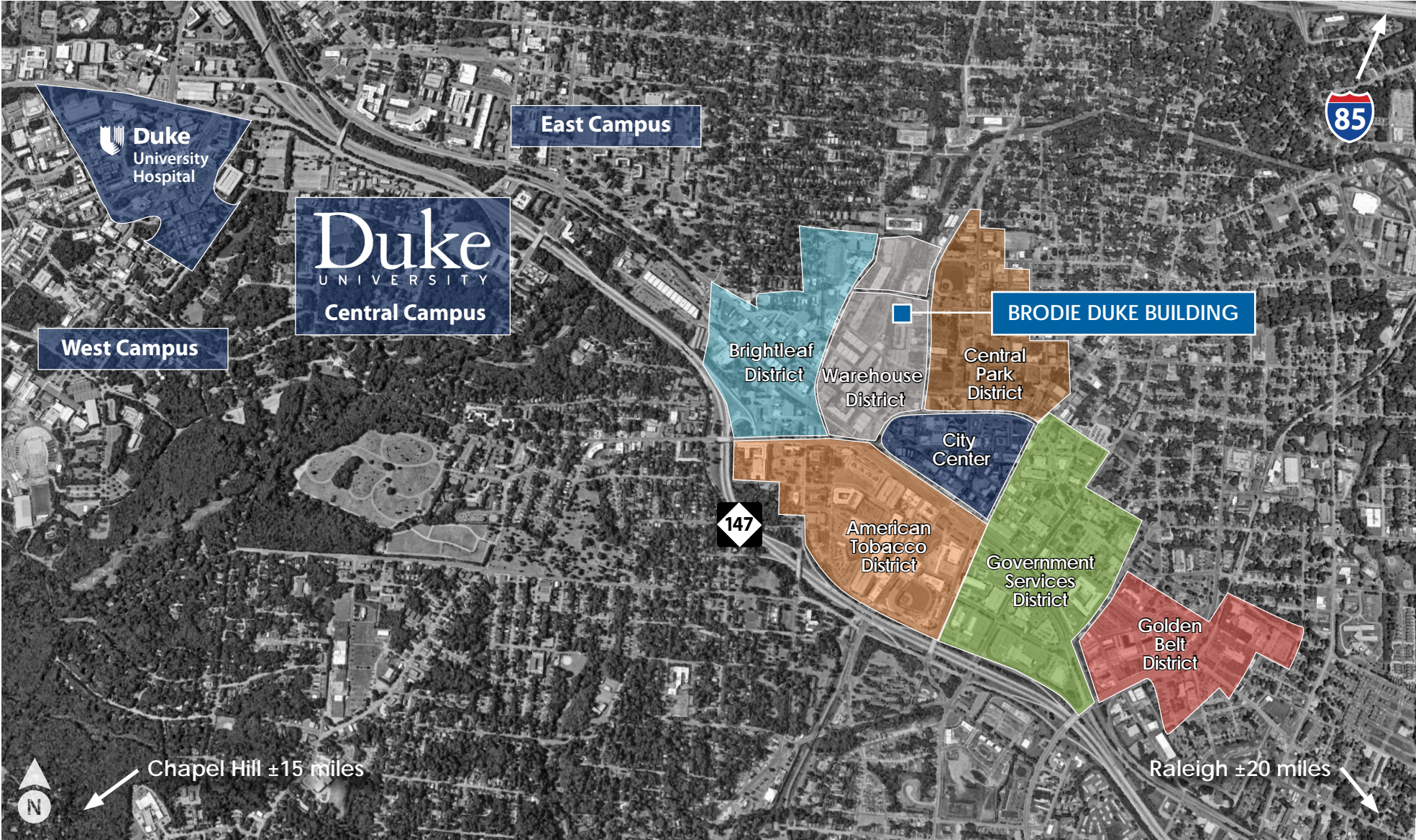


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THE BEST PLACES FOR
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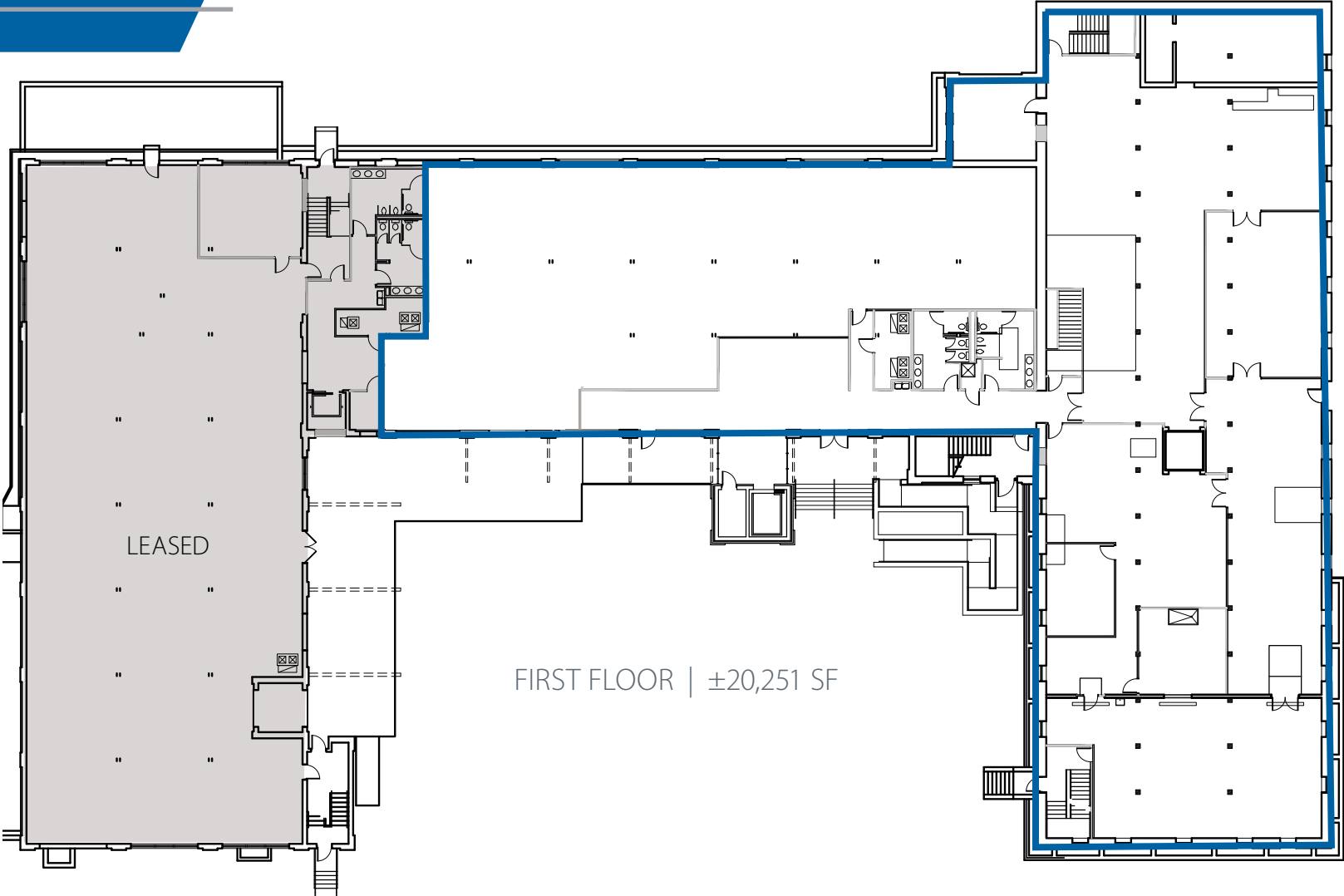
- FORBES, JULY 2018



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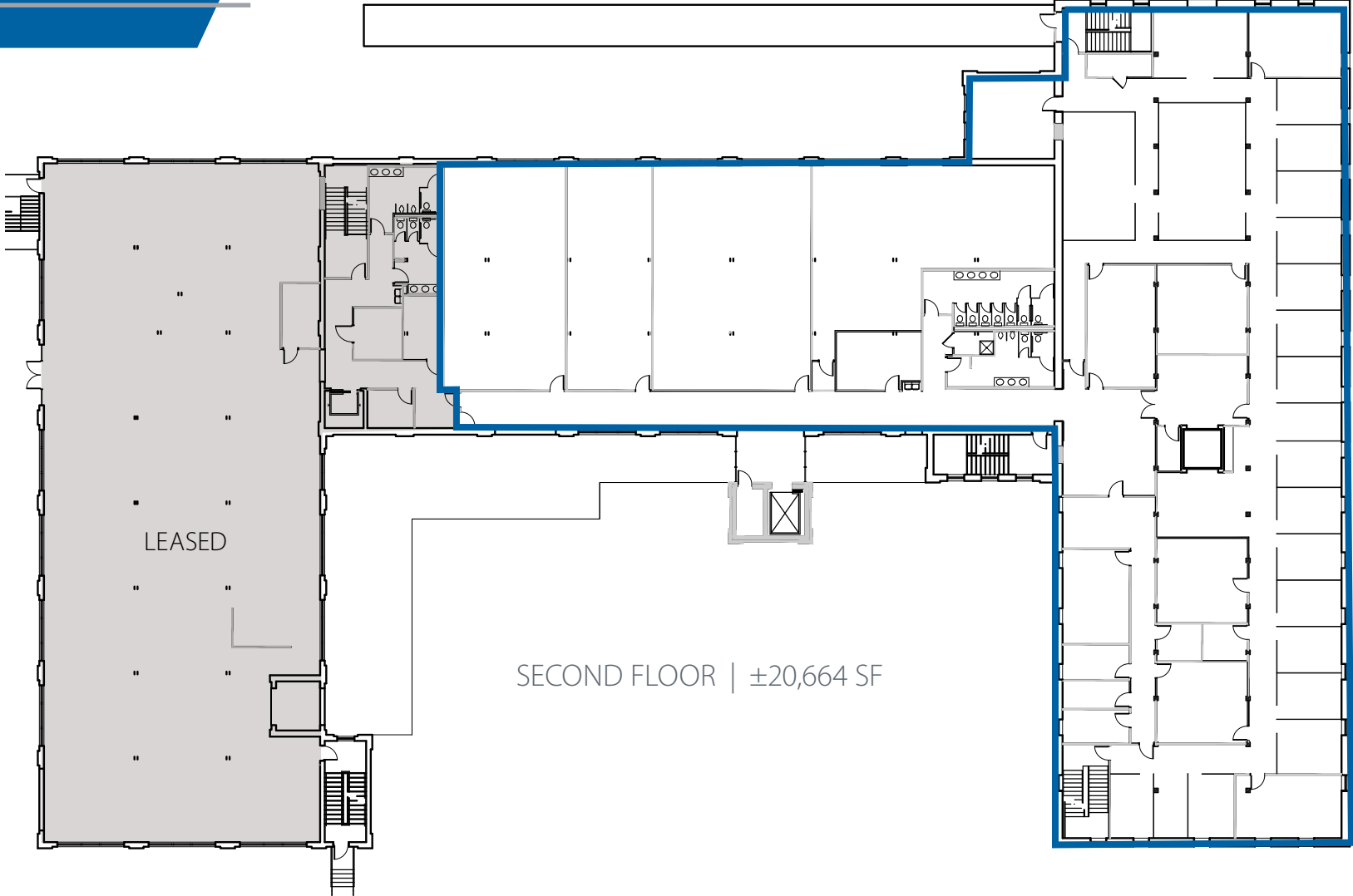
FLOOR PLANS



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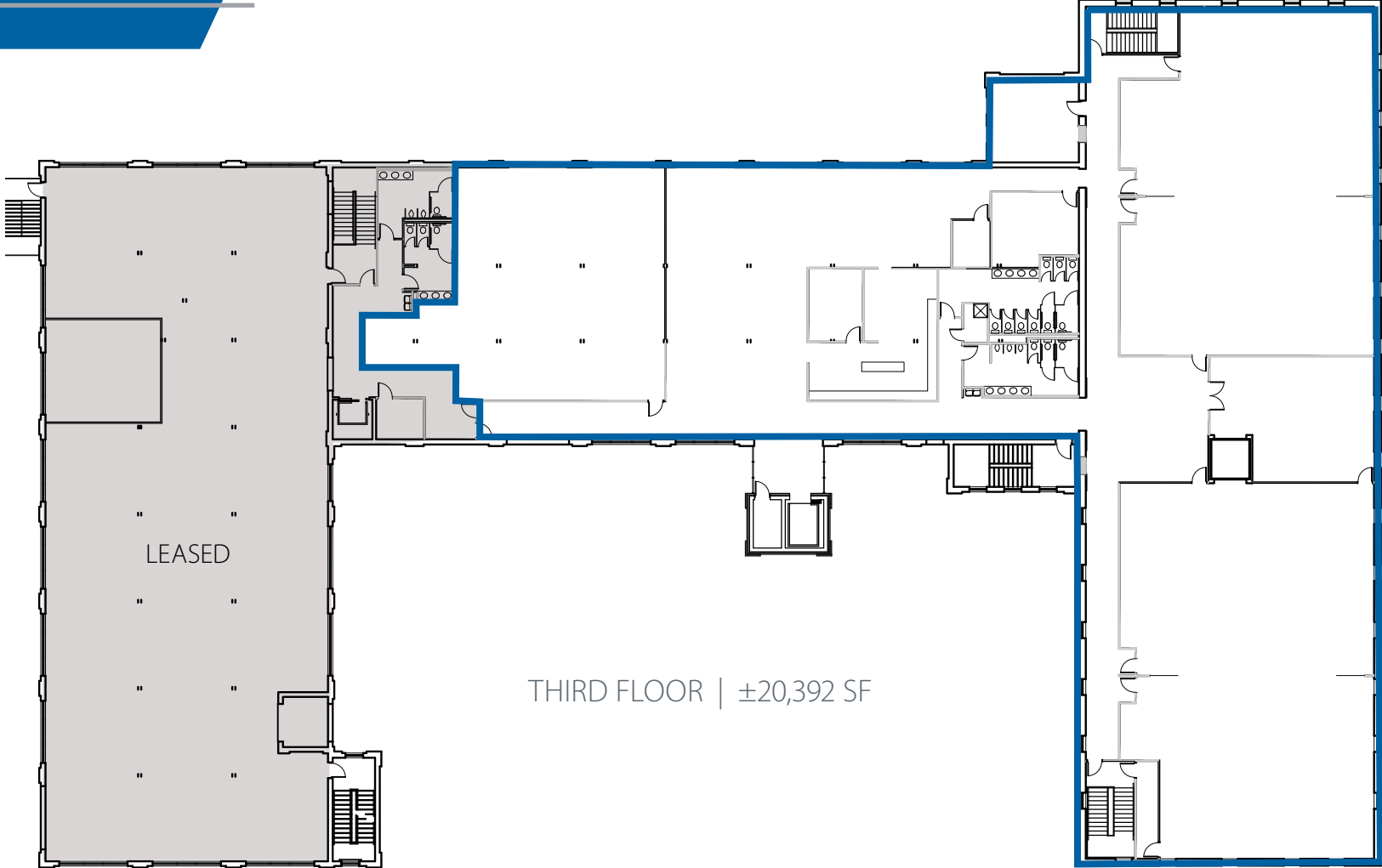
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