



## 1,728 SF to 7,988 SF Class A Office Space

### Property Highlights

- Redeveloped open-plan office space in Downtown Durham
- Contemporary finishes with exposed ceilings and finished concrete
- Flexibility to combine into a contiguous 7,988 SF suite
- No core factor
- Available for occupancy April 1st, 2018

### Area Amenities

- Parking available
- Adjacent to both Ponsaurus Brewing Co. and the future site of police headquarters
- Walking distance to American Tobacco and city center
- Located one block from future light rail station

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**Floor Plan**

**UP TO 7,988 SF AVAILABLE**

SUITE 4: 4,185 SF Available  
Ground Floor - 3,458 SF  
Mezzanine - 727 SF

SUITE 3: 2,075 SF Available

SUITE 2: 1,728 SF Available

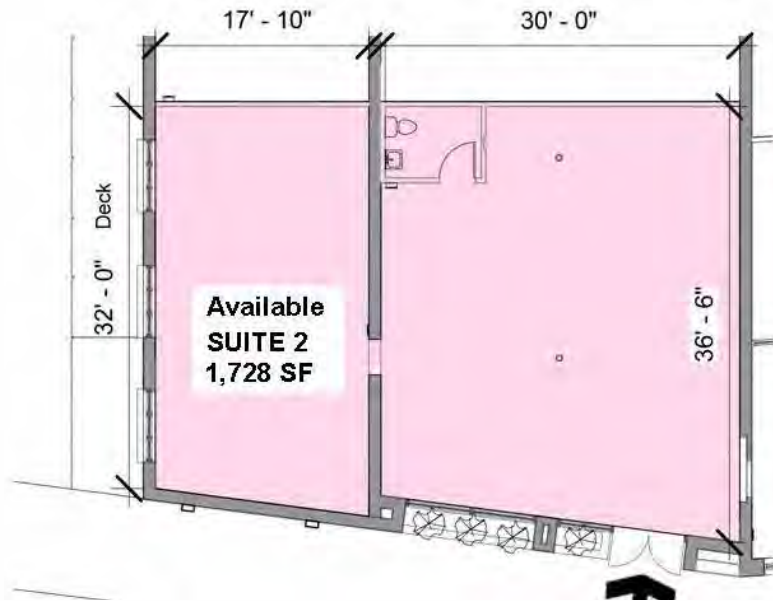
SUITE 1: LEASED



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## SUITE 2



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**SUITE 3**



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**SUITE 4**



MEZZANINE



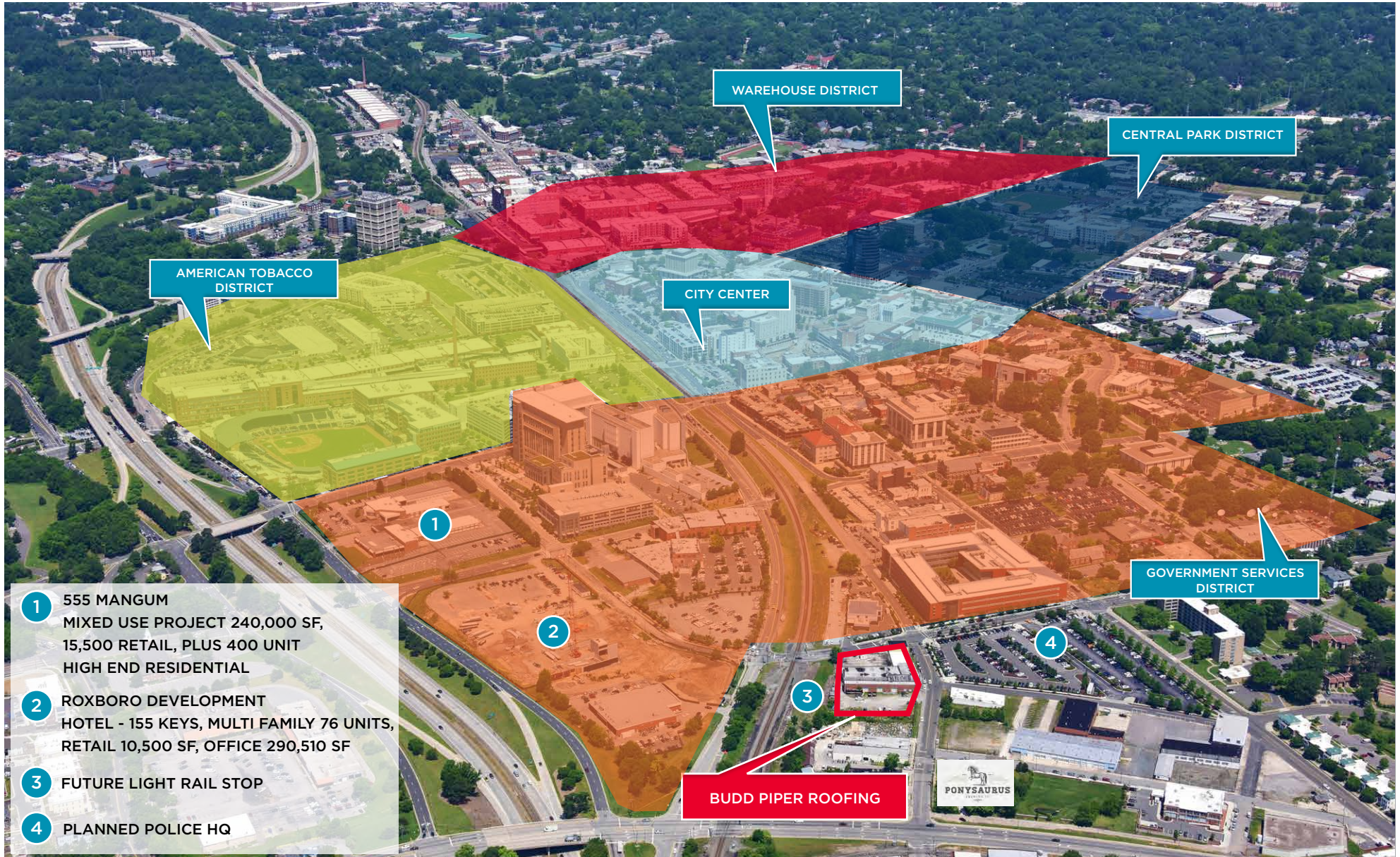
GROUND FLOOR



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**Aerial**



- 1** 555 MANGUM  
MIXED USE PROJECT 240,000 SF,  
15,500 RETAIL, PLUS 400 UNIT  
HIGH END RESIDENTIAL
- 2** ROXBORO DEVELOPMENT  
HOTEL - 155 KEYS, MULTI FAMILY 76 UNITS,  
RETAIL 10,500 SF, OFFICE 290,510 SF
- 3** FUTURE LIGHT RAIL STOP
- 4** PLANNED POLICE HQ

**BUDD PIPER ROOFING**

