



MUTUAL TOWER

NOW LEASING

A Durham Original, Reimagined



411 WEST CHAPEL HILL STREET, DURHAM, NC

## A Durham Landmark

In the early decades of the 1900s, Durham acquired a national reputation for entrepreneurship. Businesses owned by African Americans lined Parrish Street, and among them was North Carolina Mutual Life Insurance Company.

For much of the 20th century, North Carolina Mutual was the largest Black-owned company in the United States, serving the needs of over two-million Americans through employment, mortgages, and premiums in its first 115 years.

As NC Mutual outgrew its original headquarters on Durham's famed Parrish Street, the company acquired land that once housed the Duke family estate, building a thoroughly modern headquarters tower in 1963 - now Mutual Tower. The NC Mutual headquarters was not only the tallest building in Durham until 1987, but also the tallest Black-owned building anywhere in the U.S.



# Iconic Work-Life Since 1968



### ADDRESS

411 West Chapel Hill Street, Durham, NC 27701

### SIZE

207,424 RSF

### NO. OF STORIES | AVERAGE FLOORPLATE SIZE

14 | ~14,000 RSF

### SF AVAILABLE

3,533 SF - 72,322 RSF

### YEAR BUILT | YEARS RENOVATED

1968 | 2019 & 2021

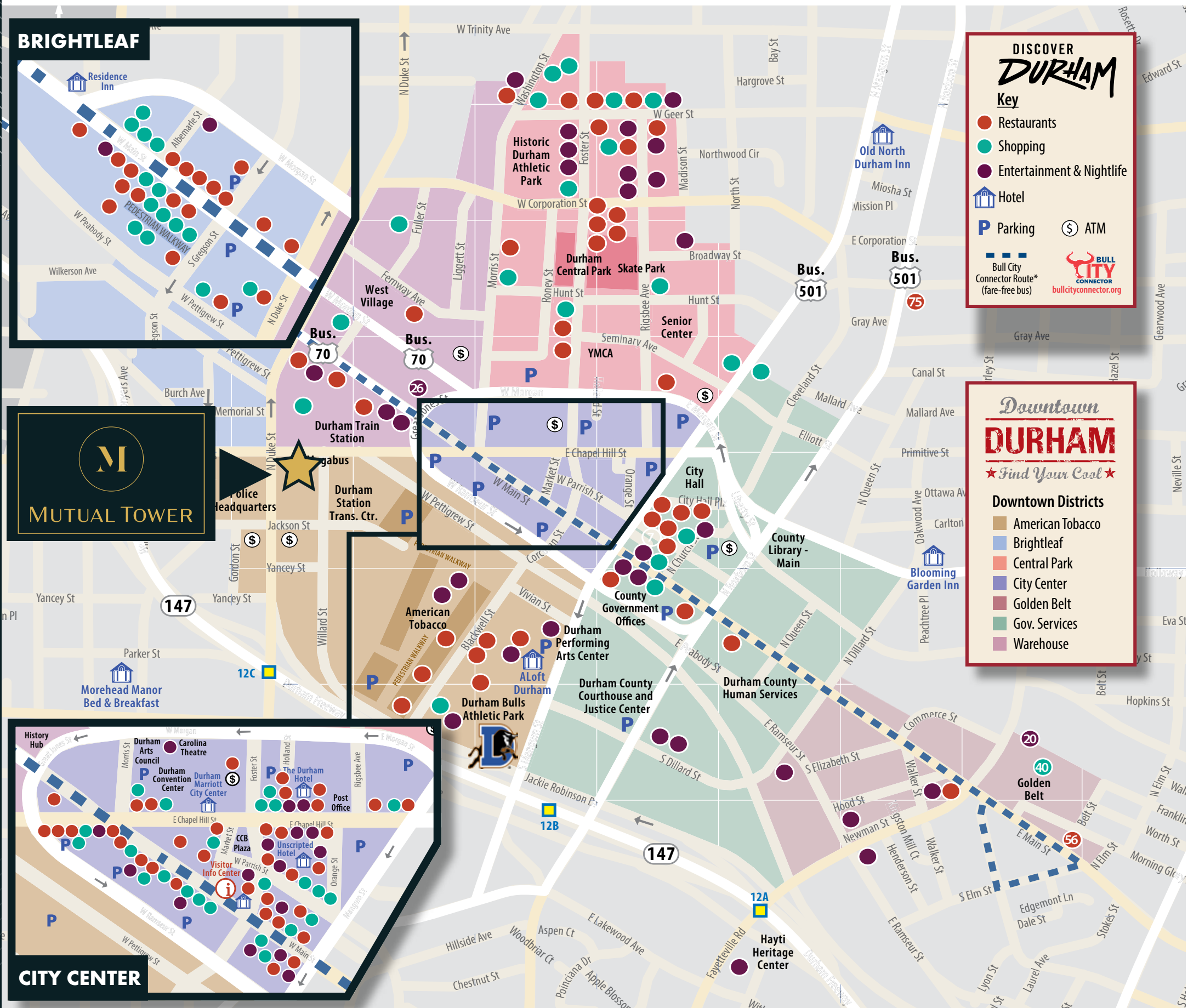
### ON-SITE AMENITIES & FEATURES

- » Outdoor Plaza + Greenspace
- » Outdoor Seating + Wifi
- » Secure Indoor Bike Storage
- » Grab-and-Go Concession
- » Locker Rooms + Planned Fitness Center
- » Renovated Lobby
- » One-of-a-kind Views of Downtown Durham
- » **COMING SOON!** Conferencing center and tenant lounge



# The Workplace To Be

Centrally located in Downtown Durham with a **Walkscore of 90**, Mutual Tower is as in-the-mix as it is on the city's cultural map. The building is just steps from the Amtrak Station and dozens of shops and restaurants, and offers immediate access to NC-147 with connections to I-40 and I-85.



SOURCE: DOWNTOWNDURHAM.COM

## A "face lift" for the face of the building

### LOBBY FEATURES

- » Brand new double-height lobby, including glazing, millwork, and stone
- » Multiple seating areas for small group meetings and shared workspaces
- » Wi-fi
- » Coffee concept with in-lobby seating



# State-of-the-art fitness for modern well being

## FITNESS CENTER FEATURES

- » Cardiovascular, free weight, and floor exercise areas
- » Spa-quality locker rooms and showers



## Priority #1: Our tenant's priorities

### CONFERCING & TENANT LOUNGE FEATURES

- » Conferencing facility with capacity for up to ~200 people and ability to host multiple simultaneous meetings, and pre-function area
- » Video-conferencing, AV system, flexible seating arrangements (board room, classroom and event seating)
- » Televisions and Wifi
- » Grab-and-go food and beverage



## A comprehensive approach to well-being

Ownership is currently investing approximately **\$6 million to fully overhaul and replace the building's HVAC system**, creating a quieter, more efficient, and importantly, cleaner indoor environment to tenants, their employees, and their guests.

Upon completion of the system replacement, anticipated in fall 2021, Ownership believes Mutual Tower will be **one of the best ventilated office buildings in North Carolina.**

### FULL HVAC REPLACEMENT THAT WILL PROVIDE AMONG THE CLEANEST AIR OF ANY OFFICE BUILDING IN NORTH CAROLINA:

- Increased ventilation - #1 recommendation of CDC
  - Up to 100% fresh air
  - Nearly double the air changes required by code
  - Continuously monitored air quality and responsive system
- MERV-13 filtration - #2 recommendation of CDC
- Phenomenal Aire air cleaning technology which uses needlepoint bipolar ionization to neutralize viruses and pathogens; kill mold, bacteria, and fungi; and eliminate odors and smoke – Mutual Tower is likely the only building in Durham utilizing this technology
- Nighttime Purge Sequence ensures the building starts each day with air free of any human contaminants - This is the #1 recommended control sequence by ASHRAE to reduce transmission of airborne pathogens like COVID-19
- Smart controls over individual tenant zones, including from a smartphone
- System efficiency – 30% energy savings versus a typical office building





12<sup>th</sup> Floor • **13,756 RSF**

10<sup>th</sup> Floor • **13,758 RSF**

9<sup>th</sup> Floor • **14,497 RSF**

Contiguous • **28,255 RSF**

4<sup>th</sup> Floor • **13,757 RSF**

3<sup>rd</sup> Floor • **3,533 RSF**

Contiguous • **17,290 RSF**

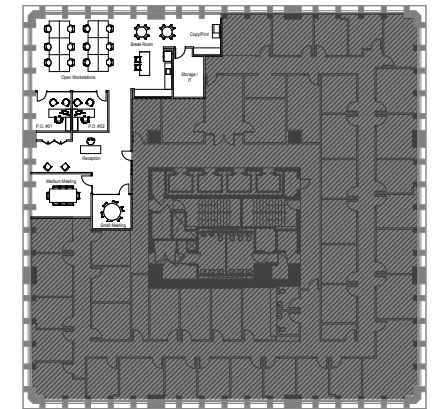
Mezzanine • **9,728 RSF**

## Floor Plans & VIRTUAL TOURS

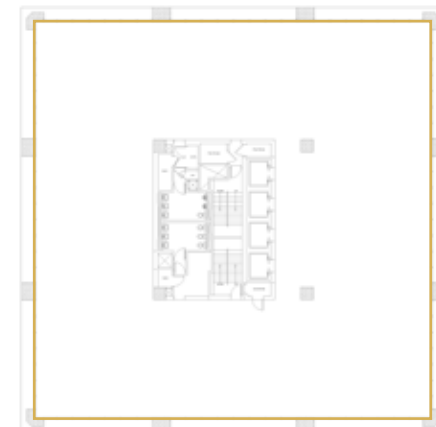


MEZZANINE • 9,728 RSF

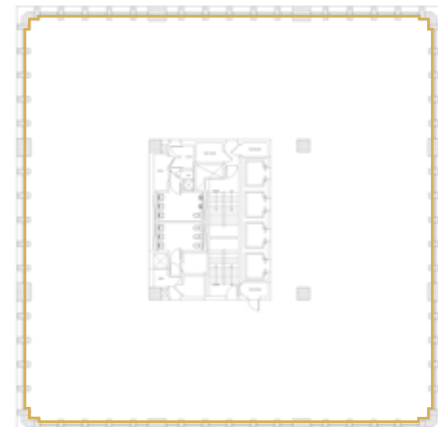
**VIRTUAL TOUR ▶**



3RD FLOOR • 3,533 RSF

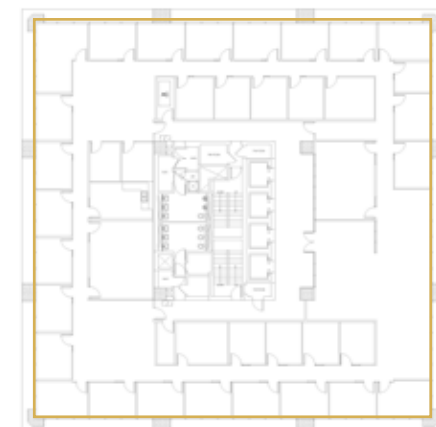


4TH FLOOR • 13,757 RSF



9TH FLOOR • 14,497 RSF

**VIRTUAL TOUR ▶**



10TH FLOOR • 13,758 RSF

**VIRTUAL TOUR ▶**

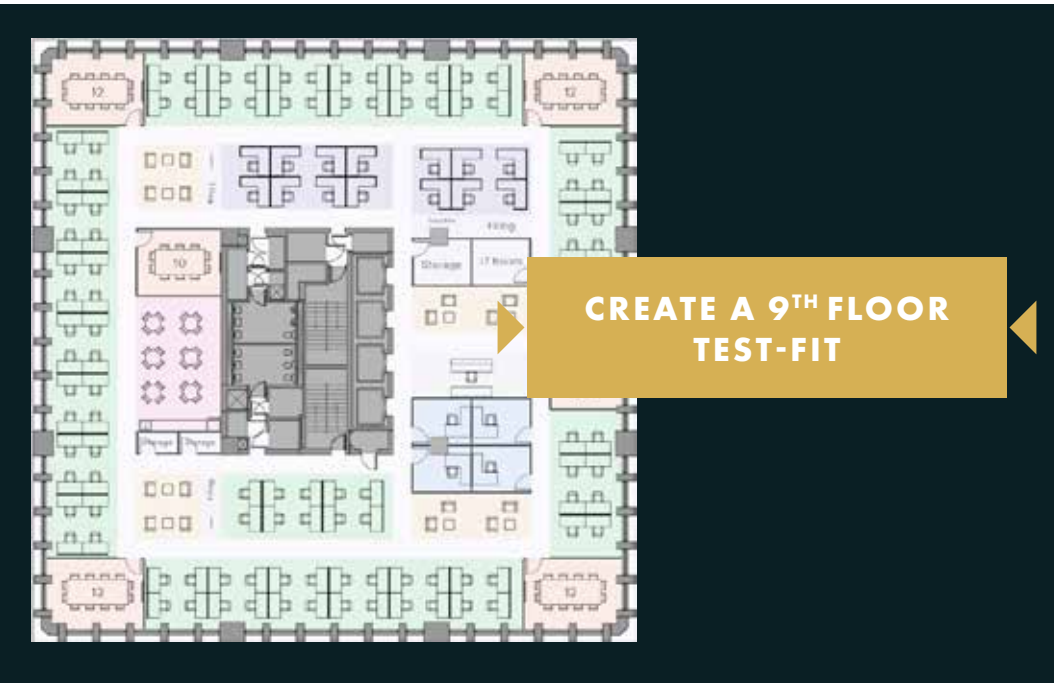


12TH FLOOR • 13,756 RSF

# Envision the Future of Working

## ON-DEMAND TEST-FITS & 3D EXPLORATION

From the first step inside, the feeling is Mutual - an experience imbued with history, impeccably updated. Envision the future of working well in the heart of Durham through our virtual matterport tour or create your own space.





MUTUAL TOWER

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