



Montgomery & Aldridge
320 Roney Street, Downtown Durham, NC 27701

Two-story modern office building in historic tobacco warehouse

**AVISON
YOUNG**

PROPERTY OVERVIEW

The **Montgomery & Aldridge** building is a 24,469-square-foot historic property located in Durham's Central Park District, thoughtfully repurposed through adaptive reuse. Originally part of a residential area, Roney Street transitioned in the 1930s as homes were replaced by warehouses and light industrial buildings. Constructed between 1925 and 1937, 320 Roney Street became a tobacco warehouse for the WP Henry Company in 1937, and by the 1950s, it was used by Montgomery Aldridge as a tire warehouse. Today, the building sits in the heart of a dynamic downtown environment, surrounded by restaurants, retail, entertainment, and housing.

- High ceilings
- Wood columns and beams
- Skylights
- Deck parking available across the street

\$36.00/sf

full service lease rate

±4,500 sf

office space available immediately

3.00/1,000 sf

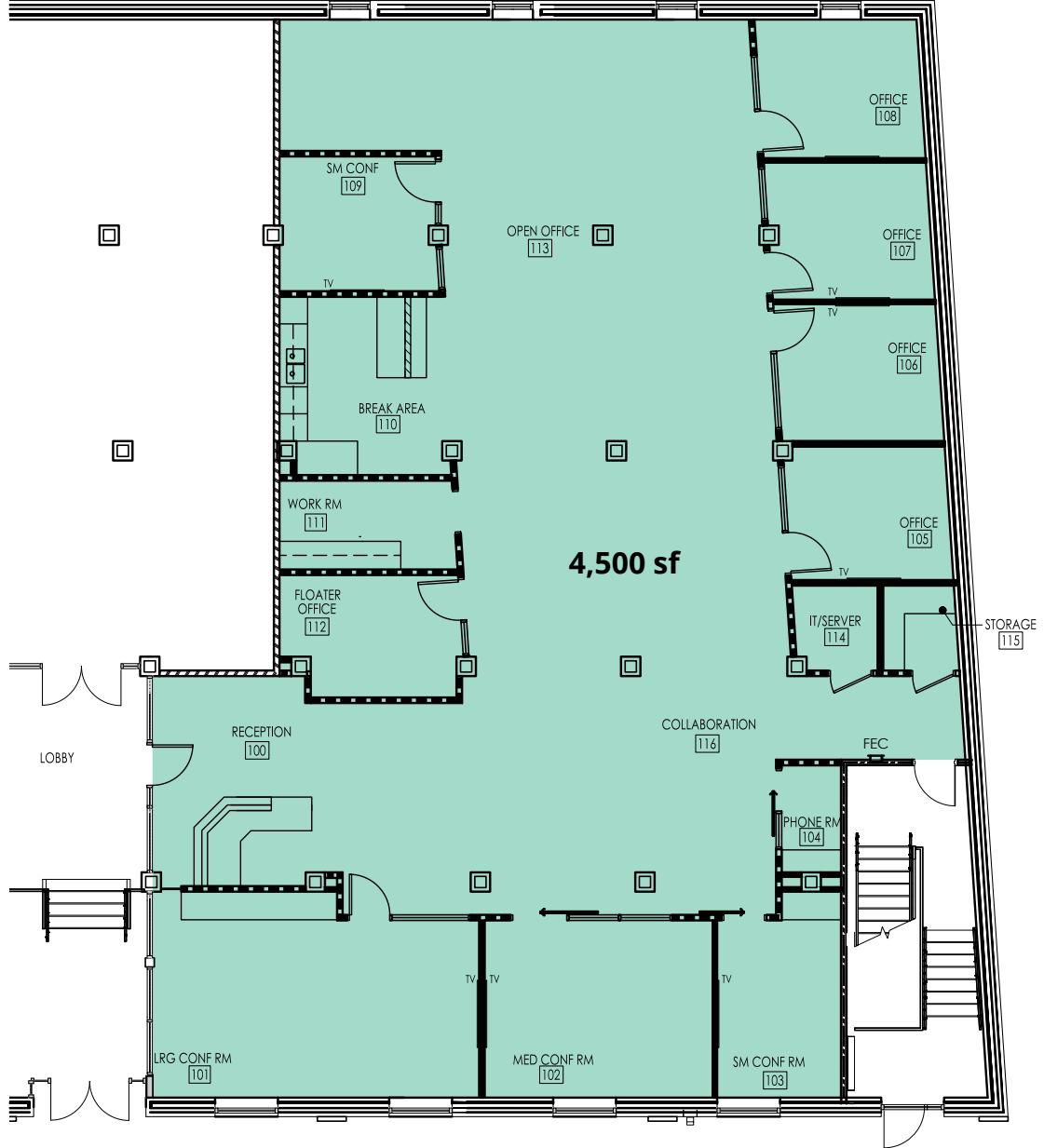
parking ratio (*additional fee*)



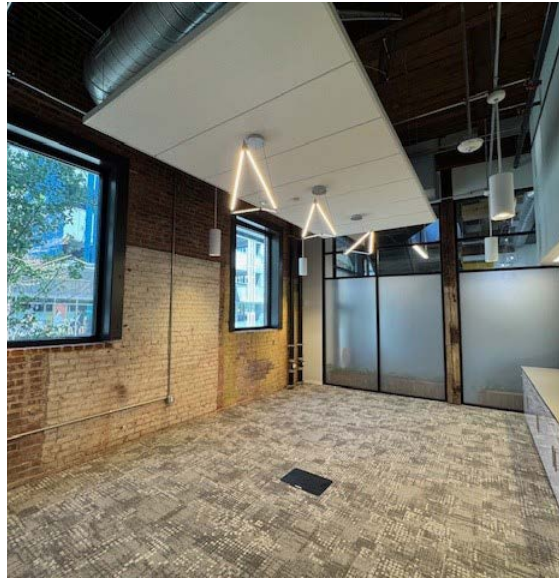
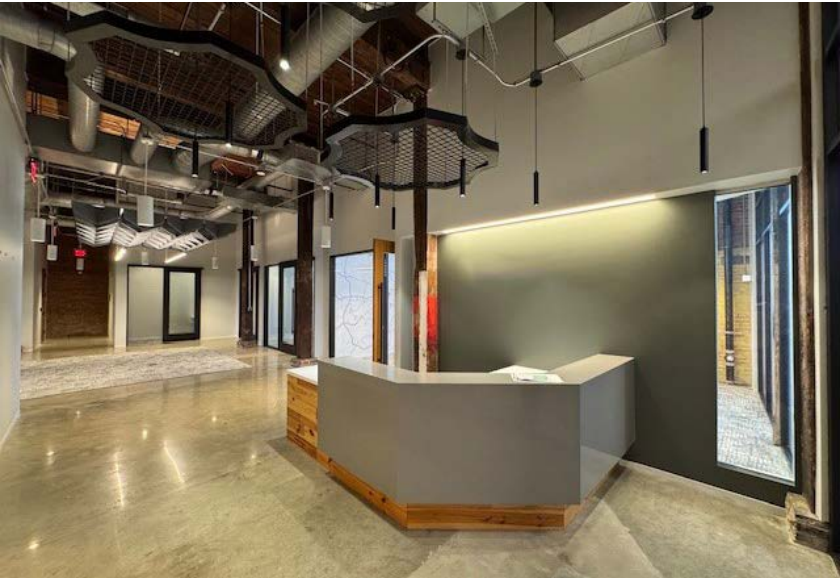
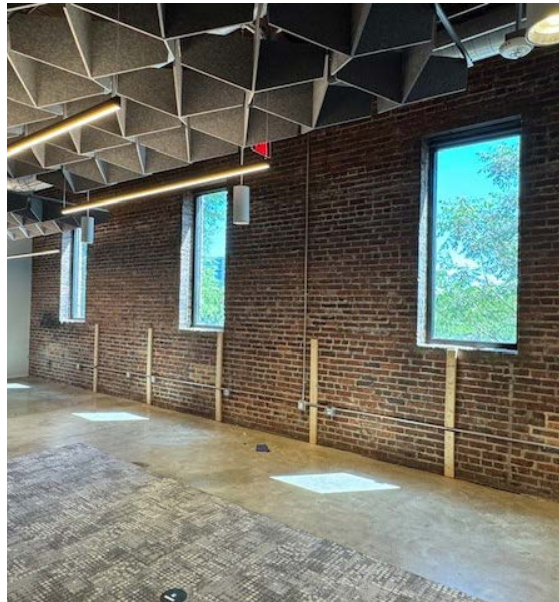
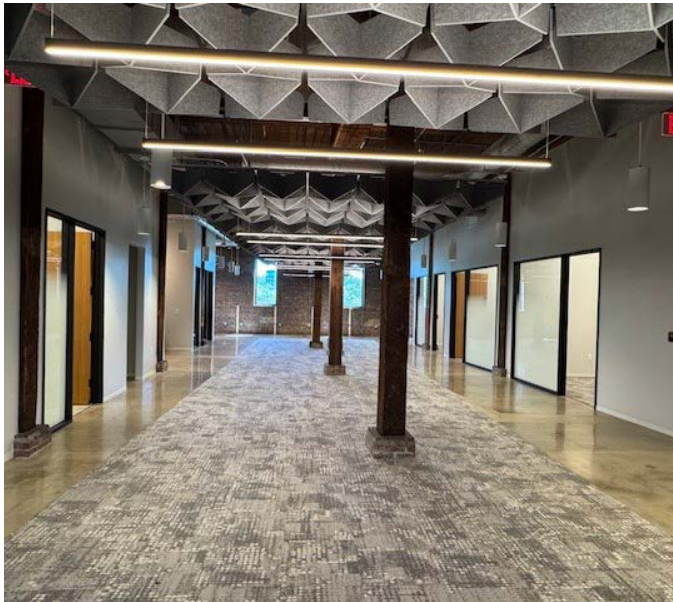
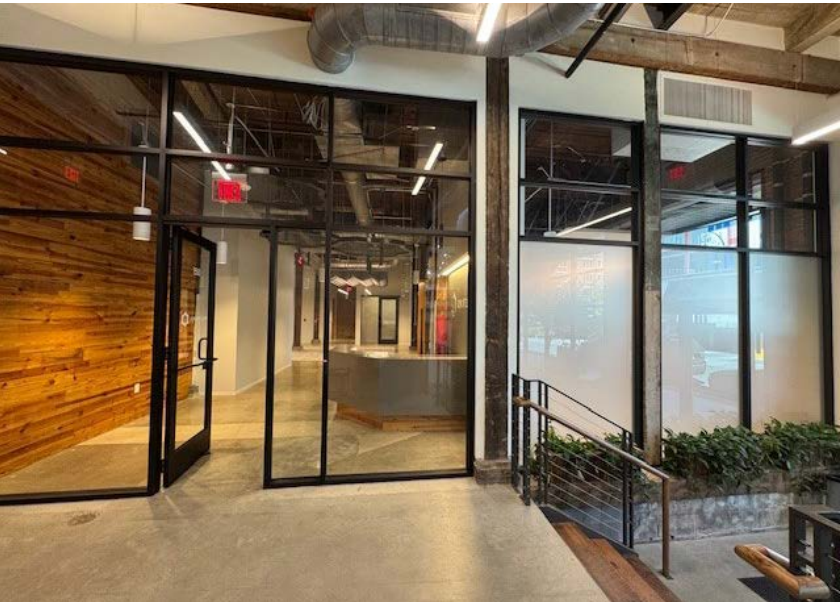
A NEIGHBORHOOD OF POSSIBILITIES



FIRST FLOOR PLAN



HISTORIC MODERN OFFICE SPACE





LEASING CONTACT

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