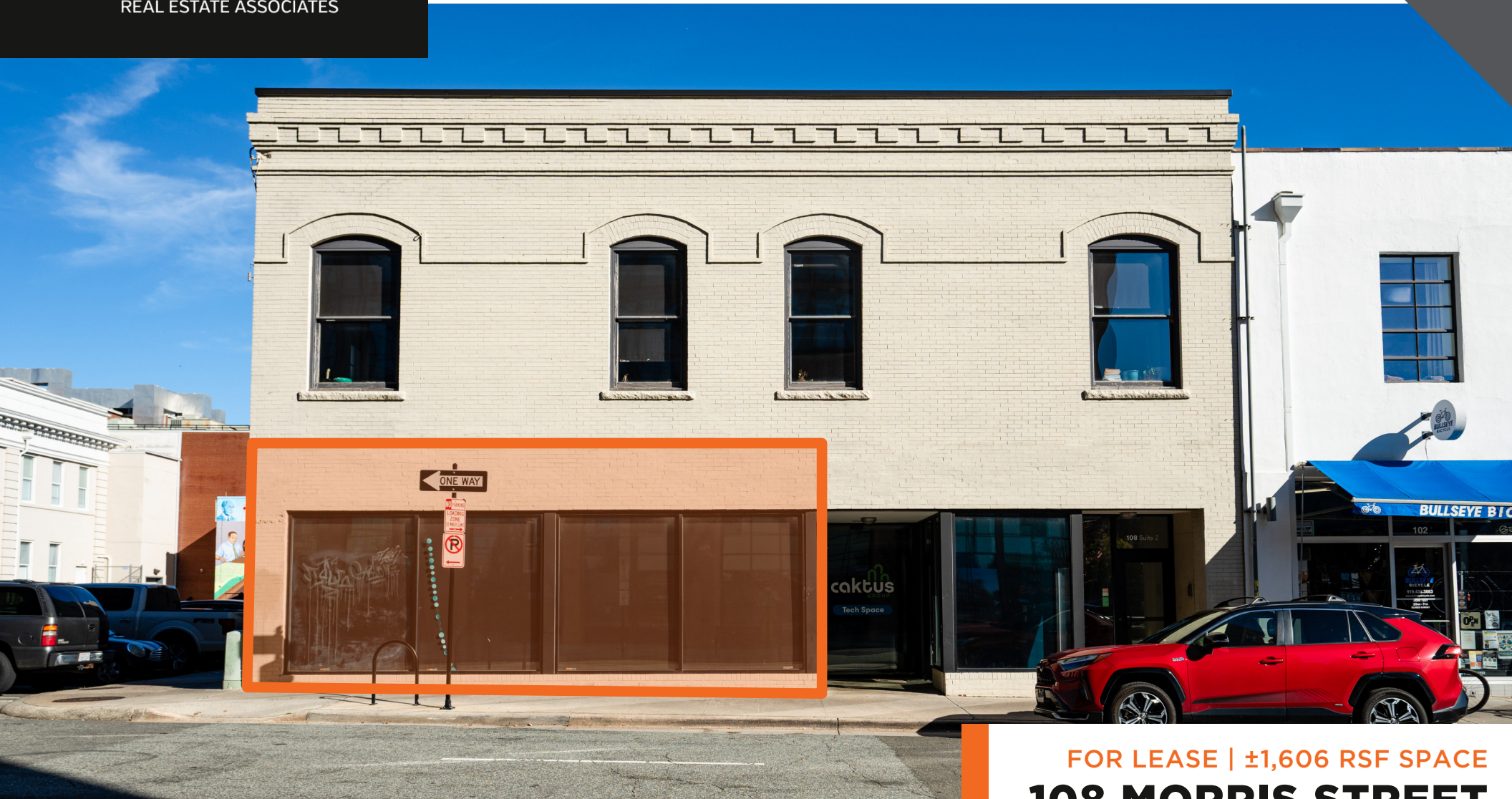




FOR LEASE | $\pm 1,606$ RSF SPACE
108 MORRIS STREET
DURHAM, NC 27701

PRESENTED BY:



CAREY GREENE

919.287.2135 | carey.greene@svn.com



ALEX ZAJDEL

919.287.3215 | alex.zajdel@svn.com

PROPERTY SUMMARY

108 MORRIS STREET

DURHAM, NC 27701

OFFERING SUMMARY

BUILDING SIZE:	±10,970 SF
AVAILABLE SF:	±1,606 RSF
PROPERTY TYPE:	Retail/Creative Office
YEAR BUILT:	1910
RENOVATED:	2014
ZONING:	DD-C
TENANT EXPENSES:	Utilities/In-Suite Janitorial
LEASE TYPE:	Modified Gross (MG)
LEASE RATE:	\$36.00/SF



PROPERTY SUMMARY

SVN | Real Estate Associates, as exclusive listing agent, is pleased to offer **±1,606 RSF of street-level retail or creative office space at 108 Morris Street** in the heart of downtown Durham, NC.

Located directly across from The Novus, a newly constructed luxury mixed-use development, **the property is surrounded by some of Durham's top restaurants, galleries, and cultural destinations.**

PROPERTY HIGHLIGHTS

- Street-level suite with large storefront windows and exceptional visibility
- Flexible layout suitable for retail or creative office users
- Fully renovated historic building with modernized infrastructure
- Surrounded by numerous popular restaurants, cafes, and boutique retailers
- Prime location in the heart of downtown Durham's City Center District
- Walkable to multiple parking decks, the Durham Performing Arts Center (DPAC), American Tobacco Campus, and Central Park District



PRIME LOCATION

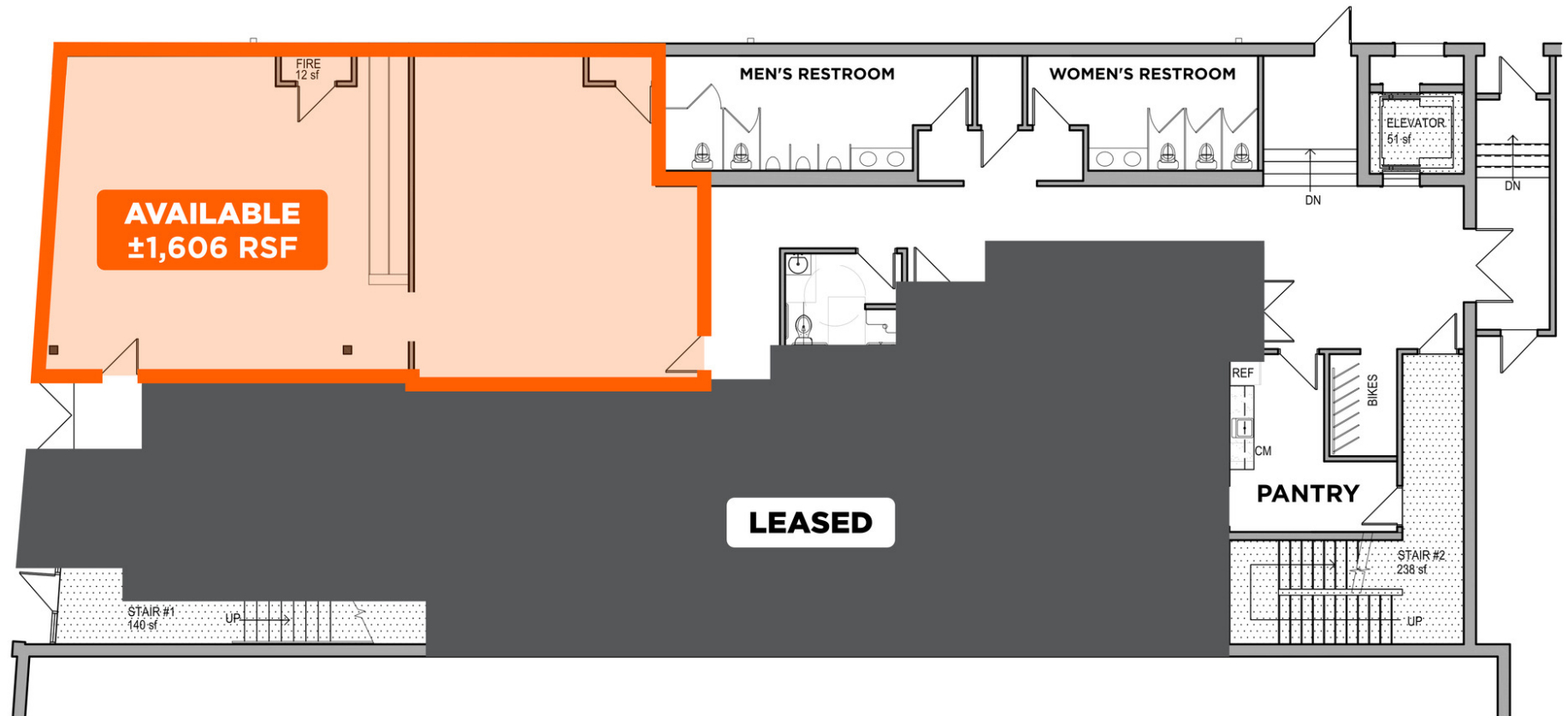


MODERNIZED SPACE



FULLY RENOVATED

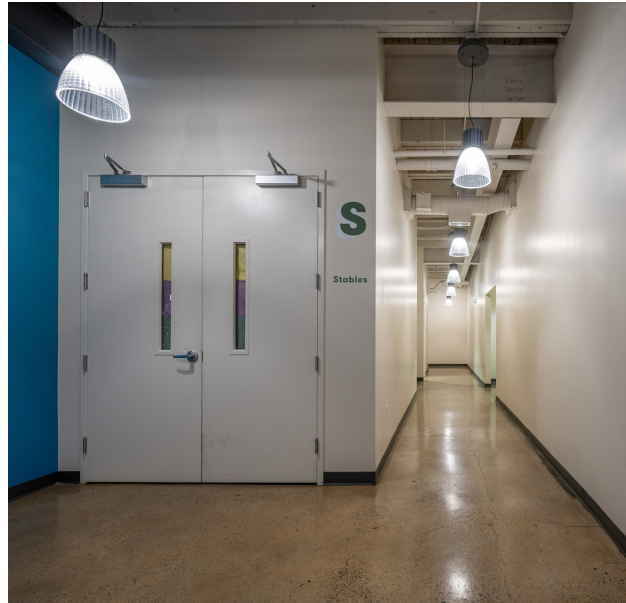
FLOOR PLAN



AVAILABLE SPACE PHOTOS



COMMON AREA PHOTOS



EXTERIOR PHOTOS



RETAILER MAP

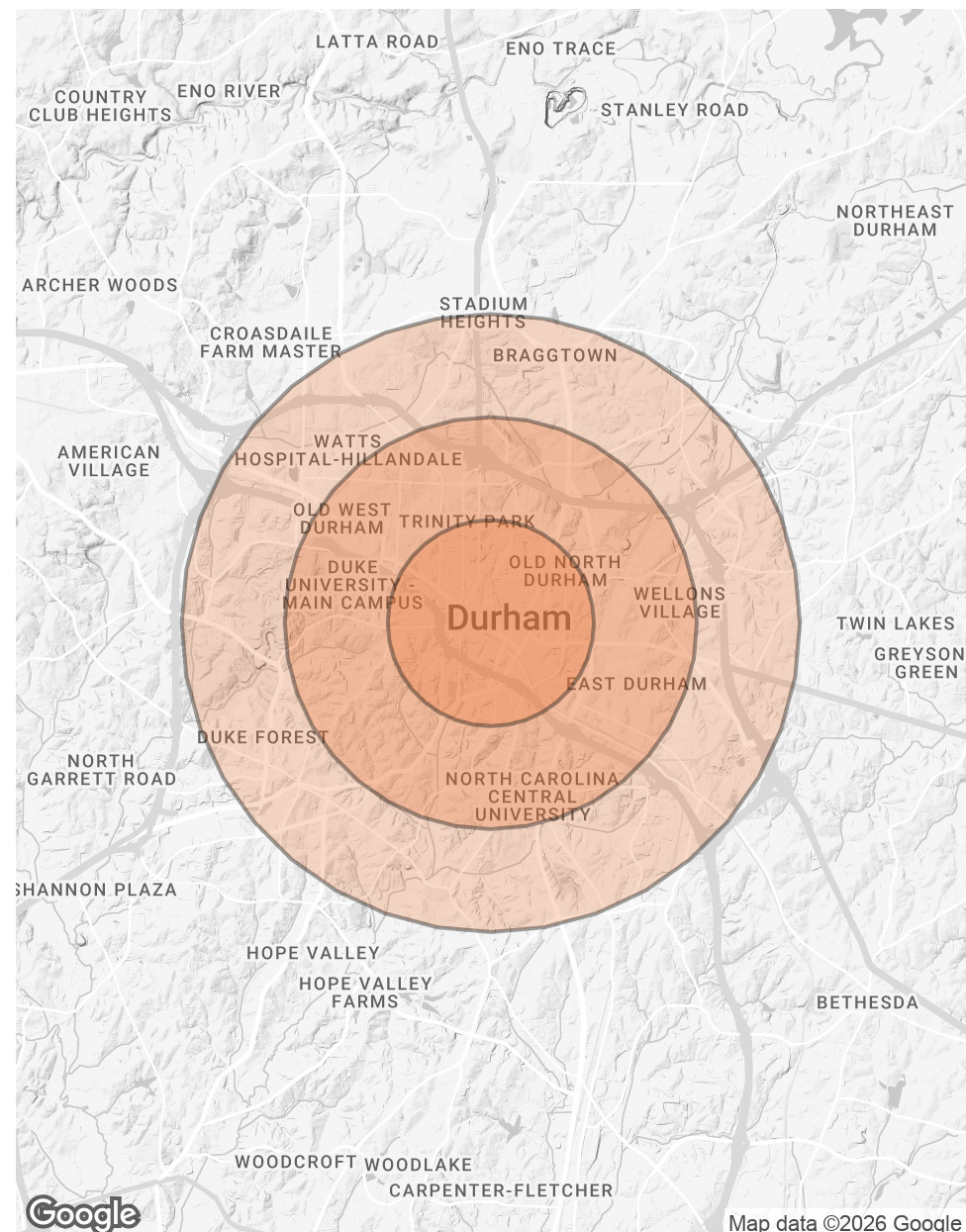


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	18,492	58,117	99,865
AVERAGE AGE	36	35	35
AVERAGE AGE (MALE)	36	35	35
AVERAGE AGE (FEMALE)	36	35	36

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	8,487	22,772	39,077
# OF PERSONS PER HH	2.2	2.6	2.6
AVERAGE HH INCOME	\$107,727	\$87,442	\$80,197
AVERAGE HOUSE VALUE	\$557,216	\$468,268	\$410,976

2020 American Community Survey (ACS)





Local Expertise.
National Reach.

SVN | Real Estate Associates

3333 Durham-Chapel Hill Blvd, Suite C | Durham, NC 27707