

# 555

## MANGUM

Durham, NC



valara



# ELEVATED WORKDAYS IN THE HEART OF DURHAM

555 Mangum stands as Downtown Durham's premier 251,000 SF office destination, offering an exceptional environment where professional life and personal enjoyment seamlessly blend. This iconic tower shapes the Durham skyline while providing prominent signage opportunities for distinguished tenants.

Strategically located in Downtown Durham, this building delivers unrivaled walkability to the city's vibrant scene, positioning tenants near the Durham Bulls Athletic Stadium, acclaimed chef-driven restaurants, energetic nightlife, and extensive residential communities. Convenient amenities include street-level retail spaces and an adjacent covered parking structure, while the distinguished address at South Mangum Street and the Durham Freeway enhances accessibility to all Downtown has to offer.

Crown your workday with breathtaking city and stadium views from The Lenny, our exclusive rooftop restaurant and bar, completing an elevated professional experience unlike any other in Durham.


## BUILDING DETAILS


- 555 Mangum St. Durham, NC 27701
- 251,464 RSF
- \$45.00 SF
- 14' Floor to Floor Ceiling Height
- 44' Column Spacing
- 11 Stories & 5-Story Parking Deck
- 812 Covered Parking Spaces
- Ground Floor Retail
- Located at S Mangum Street and the Durham Freeway
- Unmatched Signage Visibility





# MARKET LEADING ON-SITE AMENITIES

Experience workplace excellence with thoughtfully curated amenities designed to enhance productivity, wellness, and enjoyment throughout your workday. From fitness facilities to versatile meeting spaces, outdoor retreats to rooftop dining, our comprehensive offerings create a workplace environment where convenience meets sophistication. With spectacular Durham views and practical conveniences at every turn, this premier address delivers an unparalleled professional experience.


 Fully-equipped fitness center with locker rooms and showers

 Expansive tenant conference center & rooftop amenity lounge

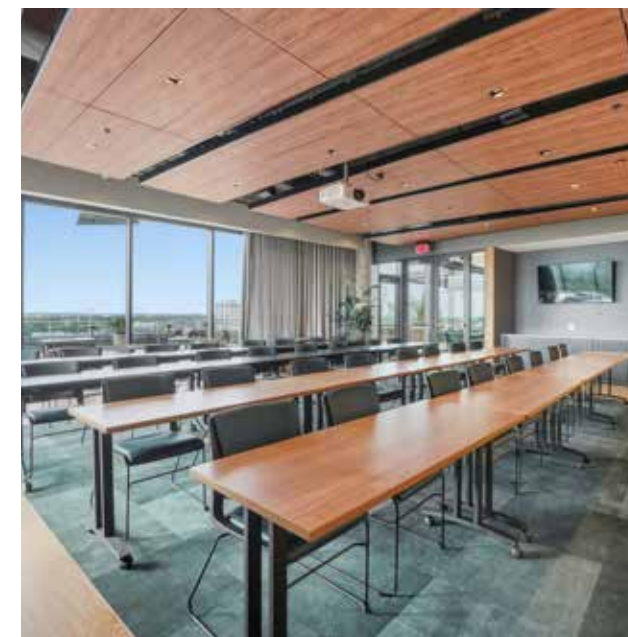
 Large outdoor courtyard

 Rooftop sky deck with restaurant, The Lenny

 Breathtaking views overlooking Downtown Durham and the Durham Bull's Athletic Stadium

 On-site parking garage with gateless entry and EV charging stations

 18K SF of available ground-level retail



# DYNAMIC CBD LOCATION

Situated in Durham's City Center that is Walkable to All of Downtown Durham's Trendy Culinary and Cultural Destinations.

**150+** Restaurants & Bars

**7,000+** Multifamily Units

**1,200+** Multifamily Units Under Construction/Proposed

**902** Hotel Keys



# WALKABILITY HUB



**1 MIN** to Durham Bulls Athletic Park



**3 MINS** to Durham Performing Arts



**5 MINS** to American Tobacco Campus



**10 MINS** to Bull City Burger & Brewery



**10 MINS** to Downtown



## PROLIFERATING CULINARY SCENE

- North Carolina's Hippest City - Vogue Magazine
- South's Tastiest Town
- 4 James Beard Award Semi-Finalists



## DURHAM PERFORMING ARTS CENTER

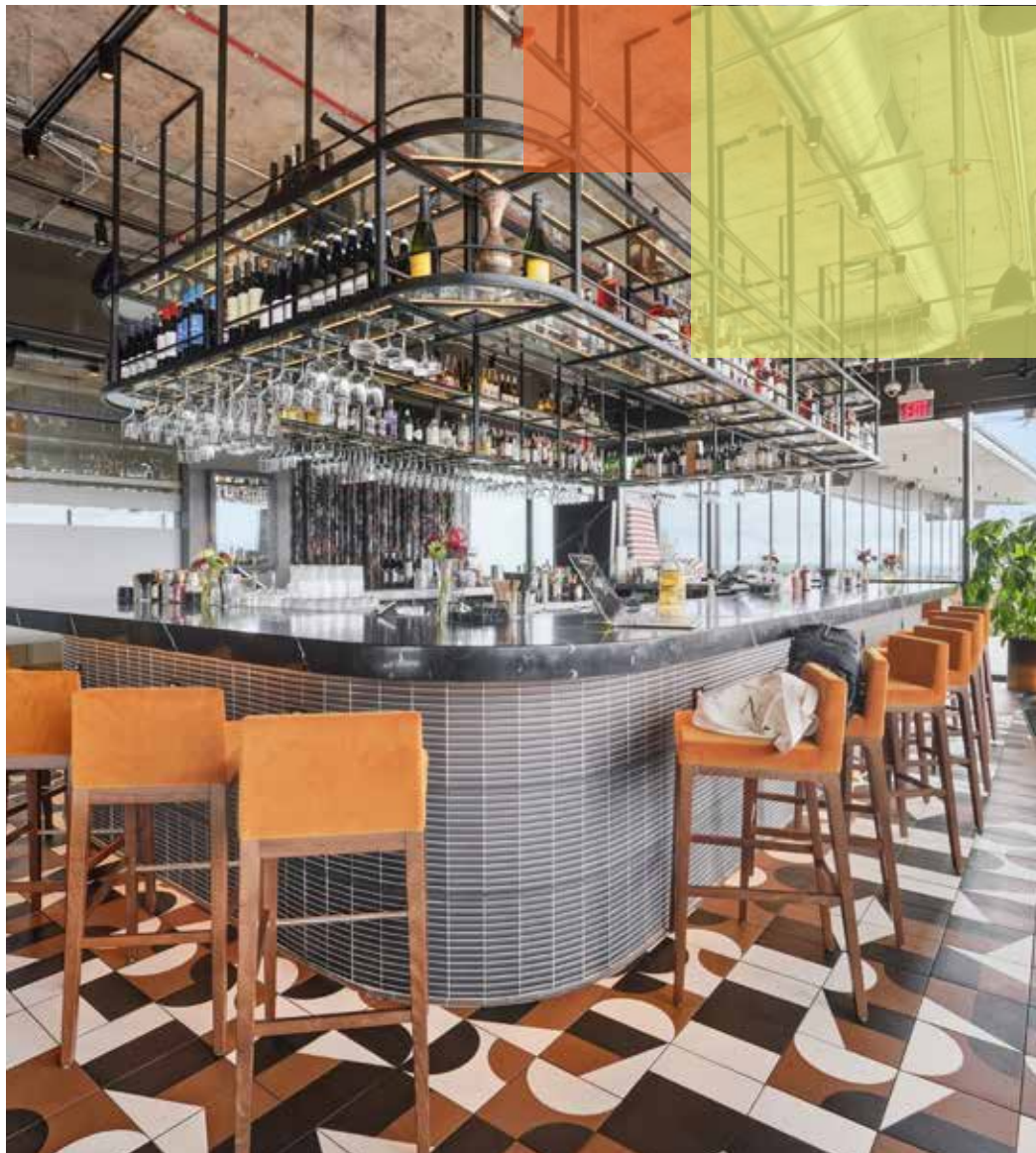
- Top 5 Theatres in the US - Billboard Magazine
- 600,000 Guests per Year, 250+ Events

# THE LENNY: DURHAM'S ROOFTOP CULINARY DESTINATION

## WHERE BREATHTAKING VIEWS MEET VIBRANT LATIN-INSPIRED CUISINE

The Lenny is 555 Mangum's rooftop restaurant which offers a spectacular dining experience with panoramic views of Downtown Durham and the Durham Bulls Athletic Stadium. This crown jewel of 555 Mangum showcases the Ibarra family's celebrated talent for creating vibrant Latin American culinary experiences.

The Lenny's seasonal, eclectic menu features artfully crafted shareable plates complemented by an innovative agave-centric cocktail program and thoughtfully selected global wines. Open year-round for both dinner and weekend brunch, this rooftop destination combines breathtaking vistas with a lively atmosphere, creating an unparalleled dining experience in the heart of Durham

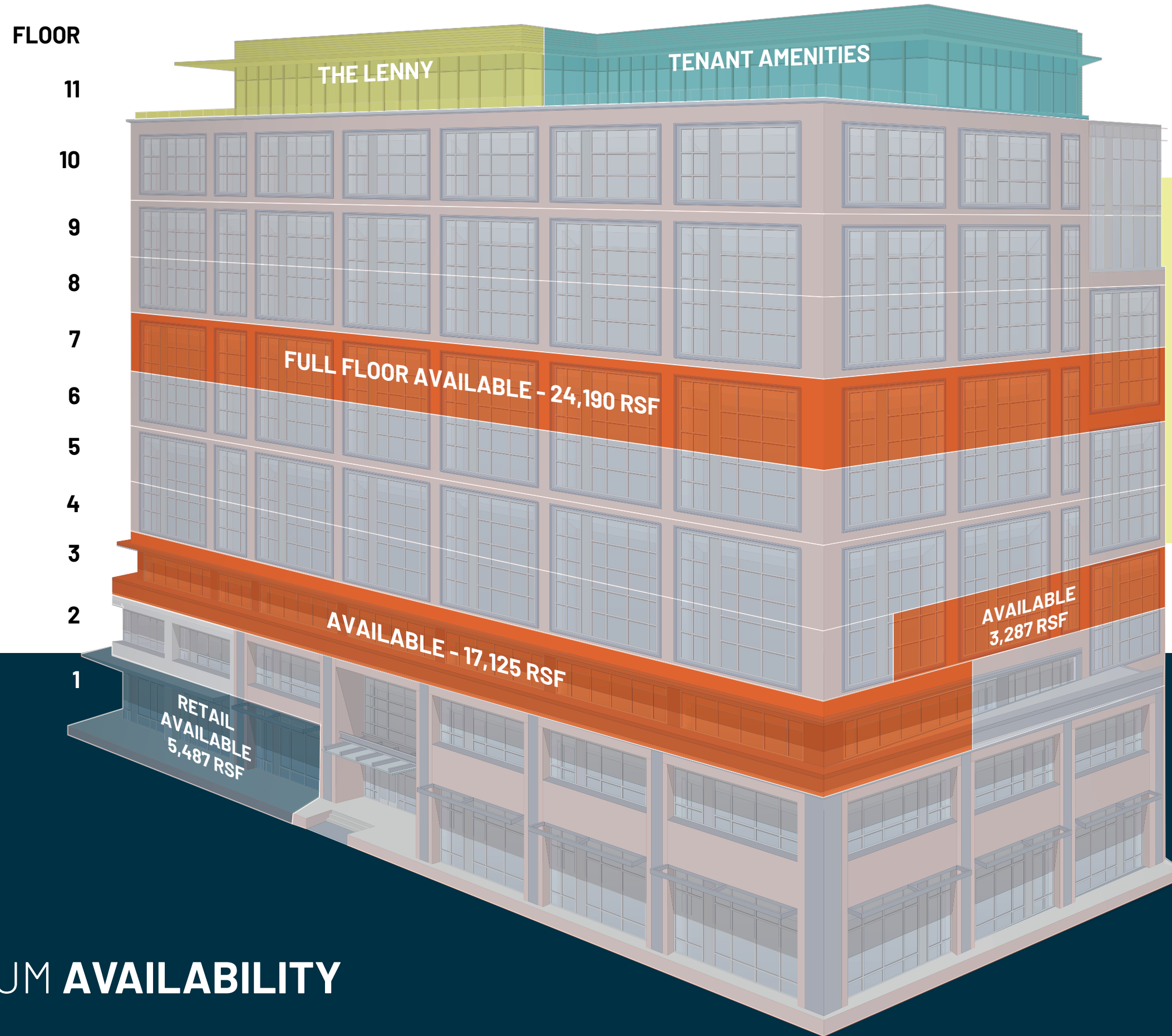


# THE LENNY 555

555  
MANGUM

# THE NEIGHBORHOOD





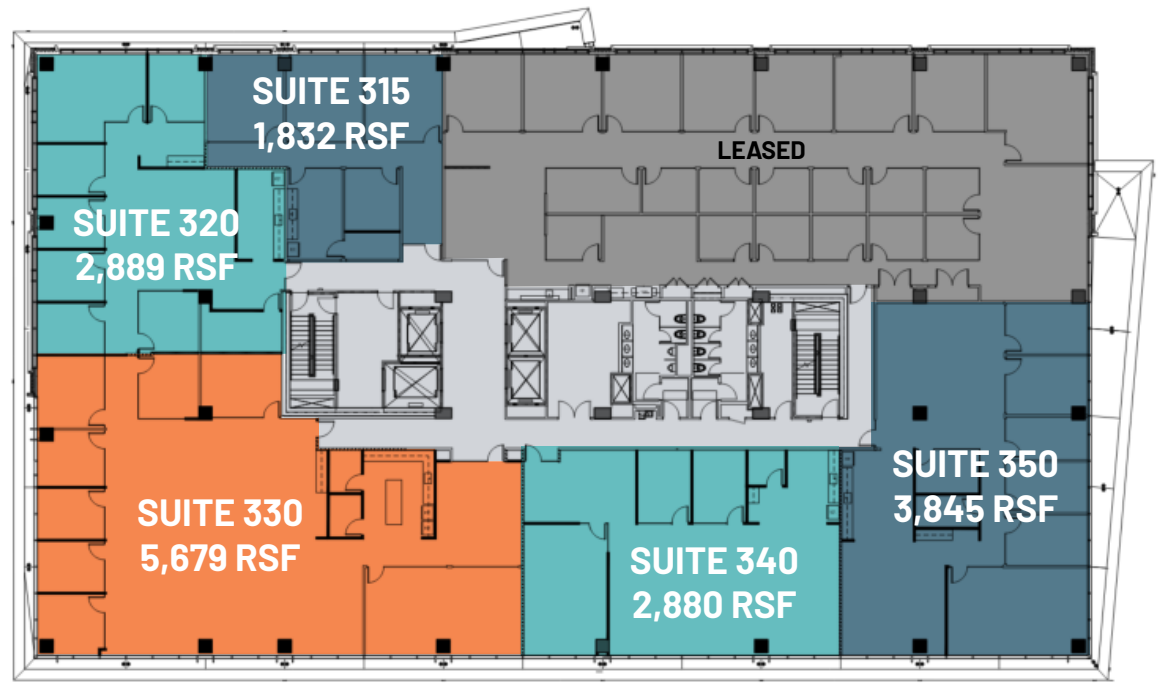
# 555 MANGUM AVAILABILITY

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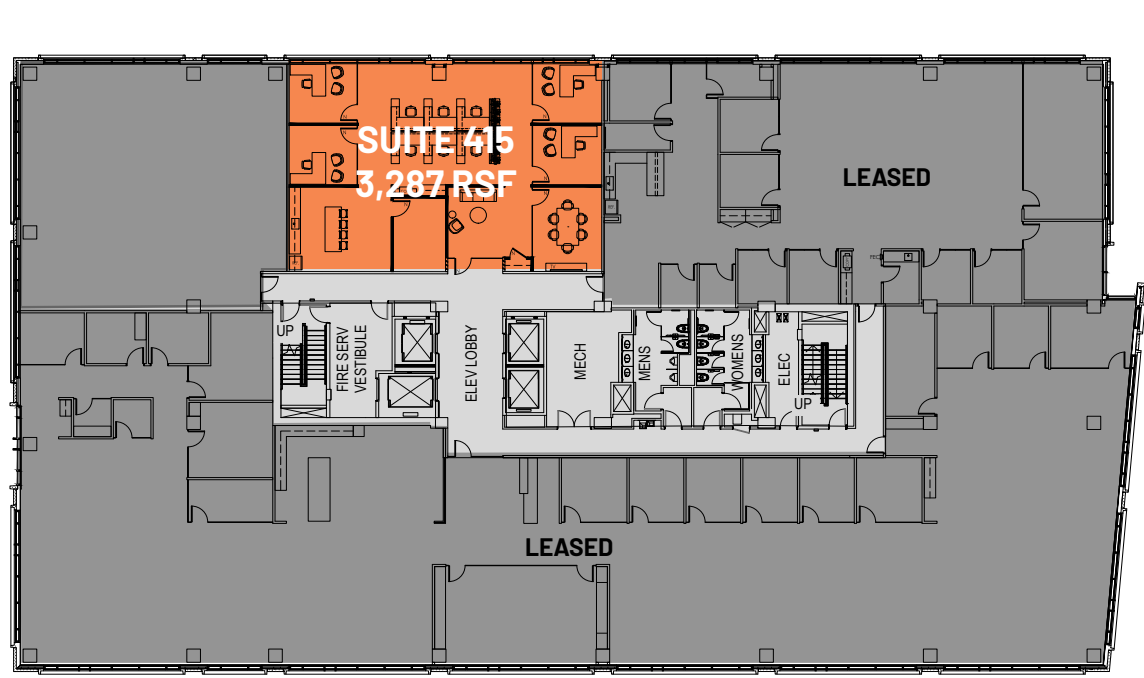
**FLOOR 1:** 5,487 RSF AVAILABLE



**FLOOR 3:** 17,125 RSF AVAILABLE (SPEC)



**FLOOR 4:** 3,287 RSF AVAILABLE (SPEC)



**FLOOR 7:** 24,190 RSF AVAILABLE (SHELL)



# 555

MANGUM

Durham, NC 27701

## FOR LEASING

**DENNIS HURLEY**

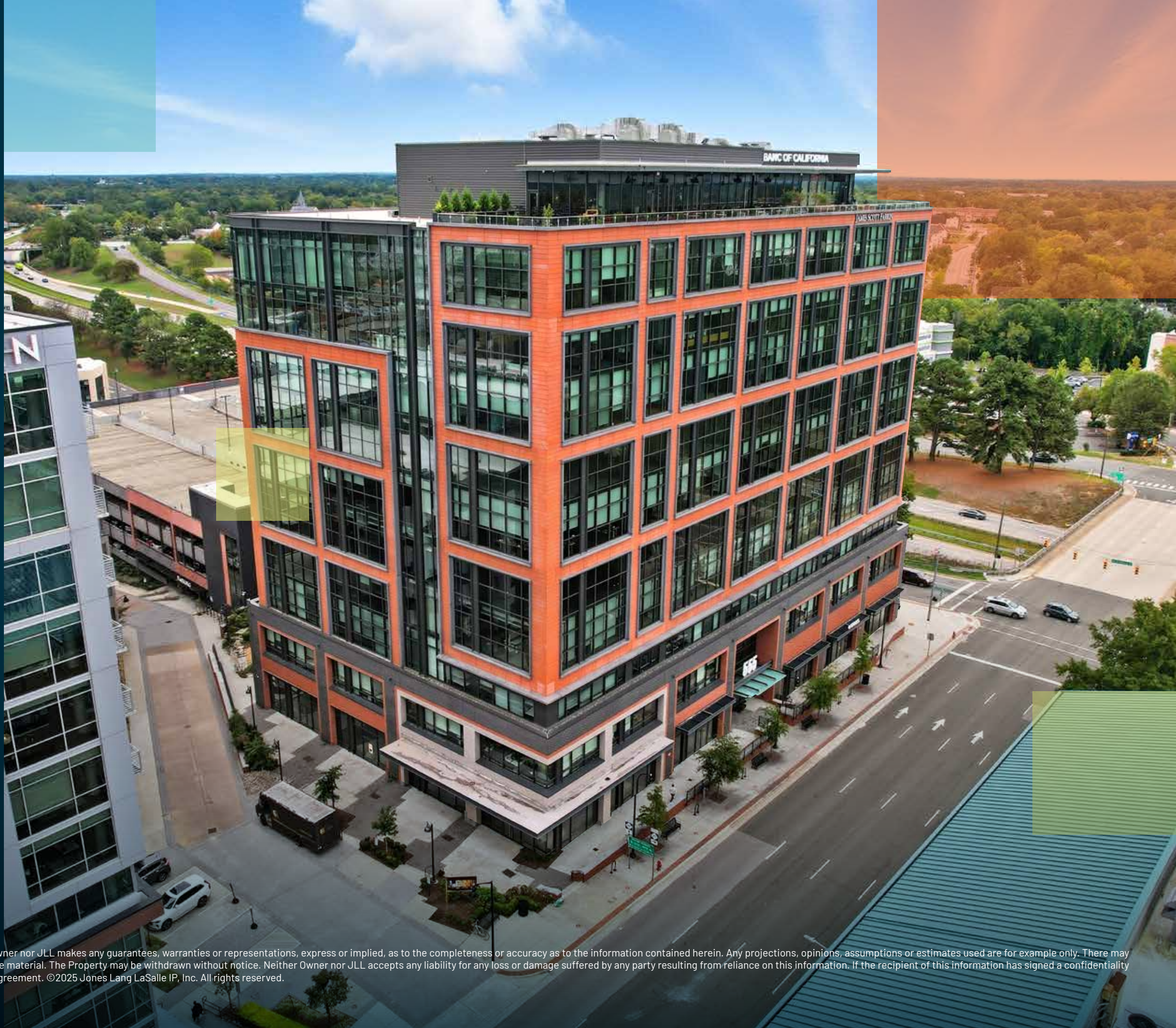
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