



27-STORY RESIDENTIAL TOWER

9-STORY OFFICE TOWER

YMCA



Core Durham

WHERE COMMUNITIES CONNECT

**AVISON
YOUNG**



.01 Innovative community hub



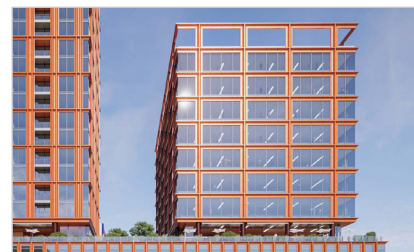
Core Durham

218 W. MORGAN STREET

Core Durham is a one-of-a-kind opportunity in Downtown Durham to provide a live, work and wellness lifestyle with a **full-service 50,000-sf YMCA with two pools**, street-level retail, high-rise residential living space, Class A office space and six-levels of structured parking.

This infill location is the next great addition to the revitalized Downtown Durham community and it is within walking distance to countless amenities including hotels, restaurants and art and entertainment venues.

Now preleasing for 2026 delivery



108,000 sf

9-stories of Class A office space

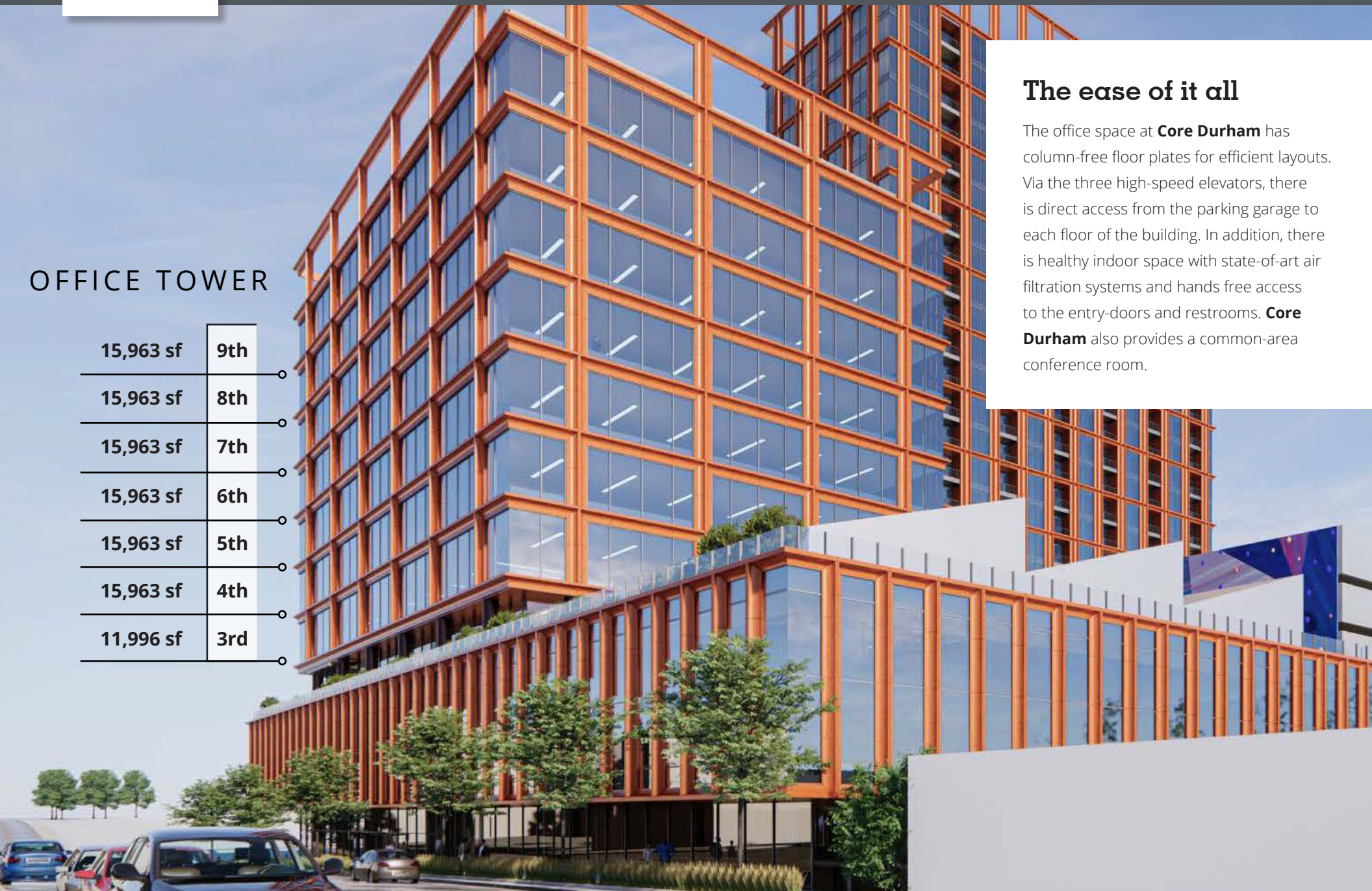
.02 Exceptional design

OFFICE TOWER

15,963 sf	9th
15,963 sf	8th
15,963 sf	7th
15,963 sf	6th
15,963 sf	5th
15,963 sf	4th
11,996 sf	3rd

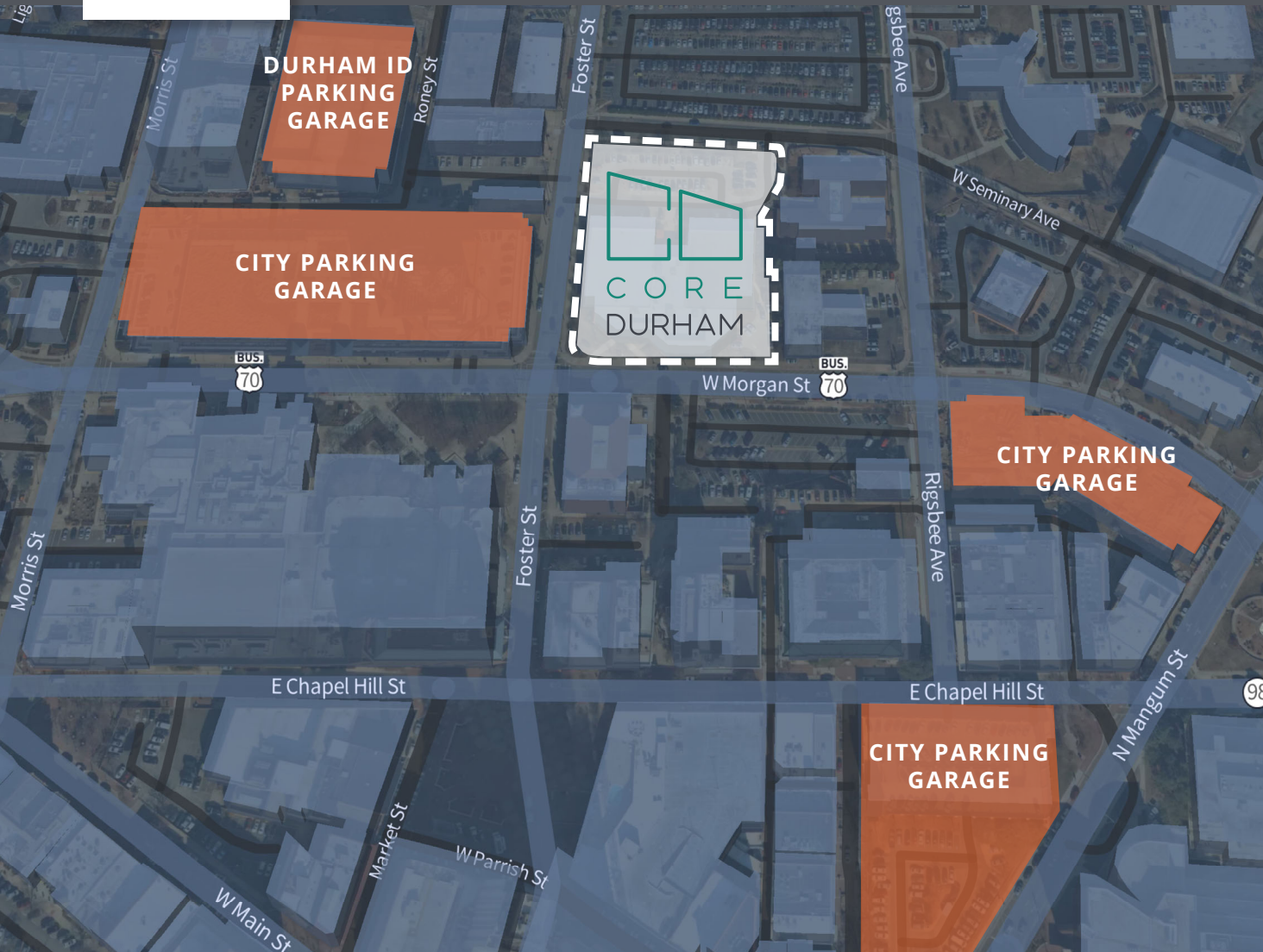
The ease of it all

The office space at **Core Durham** has column-free floor plates for efficient layouts. Via the three high-speed elevators, there is direct access from the parking garage to each floor of the building. In addition, there is healthy indoor space with state-of-art air filtration systems and hands free access to the entry-doors and restrooms. **Core Durham** also provides a common-area conference room.





.03 Amenities and accessibility



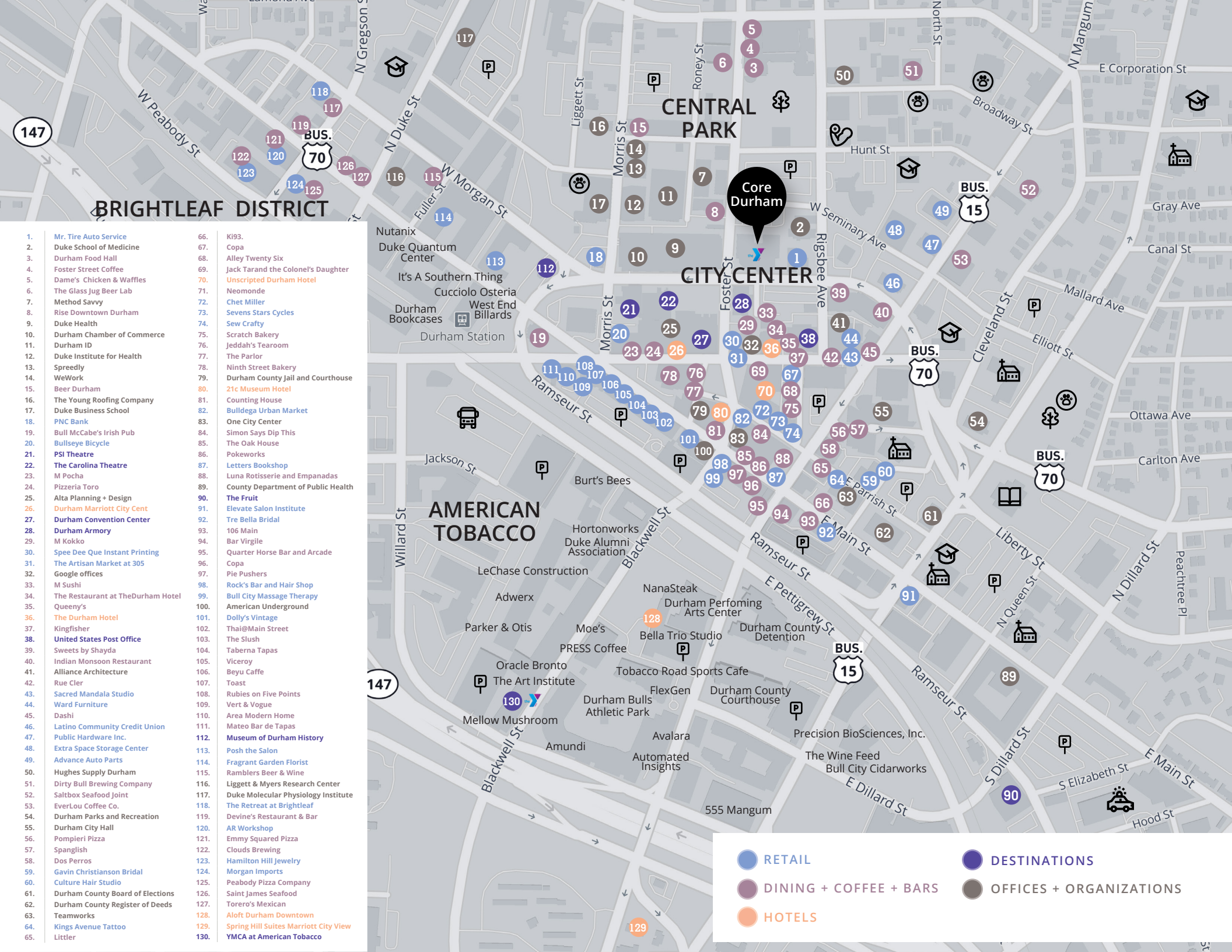
A convenient lifestyle

Located on Durham's Downtown Loop, **Core Durham** is central to all of Durham's Downtown districts. Users are within walking distance to the abundance of amenities that Downtown Durham has to offer. Additionally, **Core Durham** offers tenants the convenience of retail, restaurants and wellness/fitness facilities without having to leave the property.

#1

Top state for business in 2022 (North Carolina)
CNBC, July 2022





147

BRIGHTLEAF DISTRICT

- | | |
|--|--|
| 1. Mr. Tire Auto Service | 66. Ki93. |
| 2. Duke School of Medicine | 67. Copa |
| 3. Durham Food Hall | 68. Alley Twenty Six |
| 4. Foster Street Coffee | 69. Jack Tarand the Colonel's Daughter |
| 5. The Glass Jug & Waffles | 70. Unscripted Durham Hotel |
| 6. Dame's Chicken & Waffles | 71. Neomonde |
| 7. The Glass Jug Beer Lab | 72. Chet Miller |
| 8. Method Savvy | 73. Sevens Stars Cycles |
| 9. Rise Downtown Durham | 74. Sew Crafty |
| 10. Duke Health | 75. Scratch Bakery |
| 11. Durham Chamber of Commerce | 76. Jeddah's Tearoom |
| 12. Durham ID | 77. The Parlor |
| 13. Duke Institute for Health | 78. Ninth Street Bakery |
| 14. Spreedly | 79. Durham County Jail and Courthouse |
| 15. WeWork | 80. 21c Museum Hotel |
| 16. Beer Durham | 81. Counting House |
| 17. The Young Roofing Company | 82. Bulldega Urban Market |
| 18. Duke Business School | 83. One City Center |
| 19. PNC Bank | 84. Simon Says Dip This |
| 20. Bull McCabe's Irish Pub | 85. The Oak House |
| 21. Bullseye Bicycle | 86. Pokeworks |
| 22. PSI Theatre | 87. Letters Bookshop |
| 23. The Carolina Theatre | 88. Luna Rotisserie and Empanadas |
| 24. M Pocha | 89. County Department of Public Health |
| 25. Pizzeria Toro | 90. The Fruit |
| 26. Alta Planning + Design | 91. Elevate Salon Institute |
| 27. Durham Marriott City Center | 92. Tre Bella Bridal |
| 28. Durham Convention Center | 93. 106 Main |
| 29. Durham Armory | 94. Bar Virgile |
| 30. M Kokko | 95. Quarter Horse Bar and Arcade |
| 31. Spee Dee Que Instant Printing | 96. Copa |
| 32. The Artisan Market at 305 | 97. Pie Pushers |
| 33. Google offices | 98. Rock's Bar and Hair Shop |
| 34. M Sushi | 99. Bull City Massage Therapy |
| 35. The Restaurant at The Durham Hotel | 100. American Underground |
| 36. Queeny's | 101. Dolly's Vintage |
| 37. The Durham Hotel | 102. Thai@Main Street |
| 38. Kingfisher | 103. The Slush |
| 39. United States Post Office | 104. Taberna Tapas |
| 40. Sweets by Shayda | 105. Viceroy |
| 41. Indian Monsoon Restaurant | 106. Beyu Caffe |
| 42. Alliance Architecture | 107. Toast |
| 43. Rue Cler | 108. Rubies on Five Points |
| 44. Sacred Mandala Studio | 109. Vert + Vogue |
| 45. Ward Furniture | 110. Area Modern Home |
| 46. Dashi | 111. Mateo Bar de Tapas |
| 47. Latino Community Credit Union | 112. Museum of Durham History |
| 48. Public Hardware Inc. | 113. Posh the Salon |
| 49. Advance Auto Parts | 114. Fragrant Garden Florist |
| 50. Hughes Supply Durham | 115. Ramblers Beer & Wine |
| 51. Dirty Bull Brewing Company | 116. Liggett & Myers Research Center |
| 52. Saltbox Seafood Joint | 117. Duke Molecular Physiology Institute |
| 53. EverLou Coffee Co. | 118. The Retreat at Brightleaf |
| 54. Durham Parks and Recreation | 119. Devine's Restaurant & Bar |
| 55. Durham City Hall | 120. AR Workshop |
| 56. Pompieri Pizza | 121. Emmy Squared Pizza |
| 57. Spanglish | 122. Clouds Brewing |
| 58. Dos Perros | 123. Hamilton Hill Jewelry |
| 59. Gavin Christianson Bridal | 124. Morgan Imports |
| 60. Culture Hair Studio | 125. Peabody Pizza Company |
| 61. Durham County Board of Elections | 126. Saint James Seafood |
| 62. Durham County Register of Deeds | 127. Torerro's Mexican |
| 63. Teamworks | 128. Aloft Durham Downtown |
| 64. Kings Avenue Tattoo | 129. Spring Hill Suites Marriott City View |
| 65. Littler | 130. YMCA at American Tobacco |

CENTRAL PARK

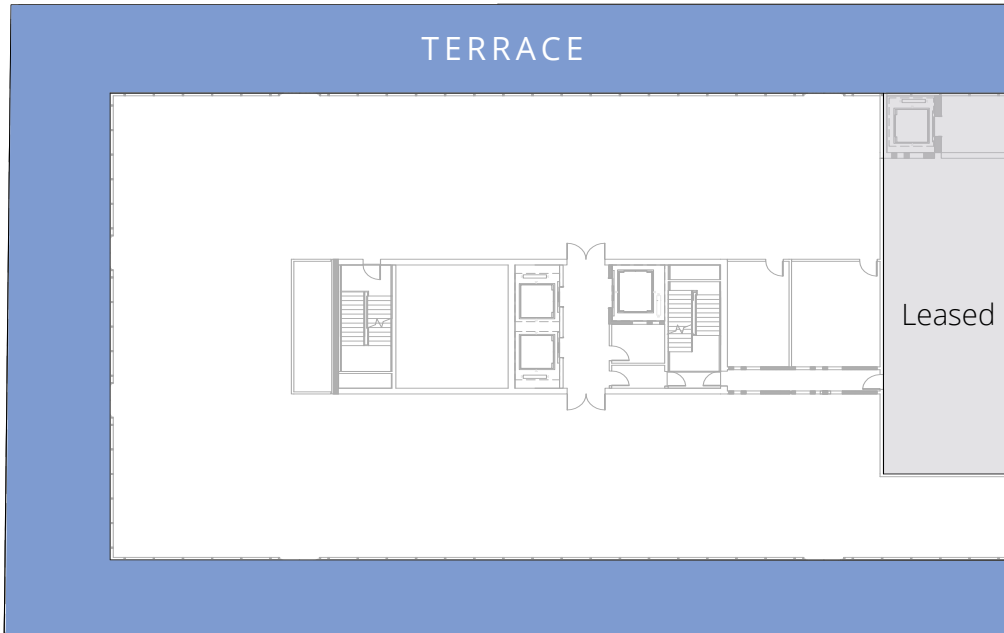
Core Durham

CITY CENTER

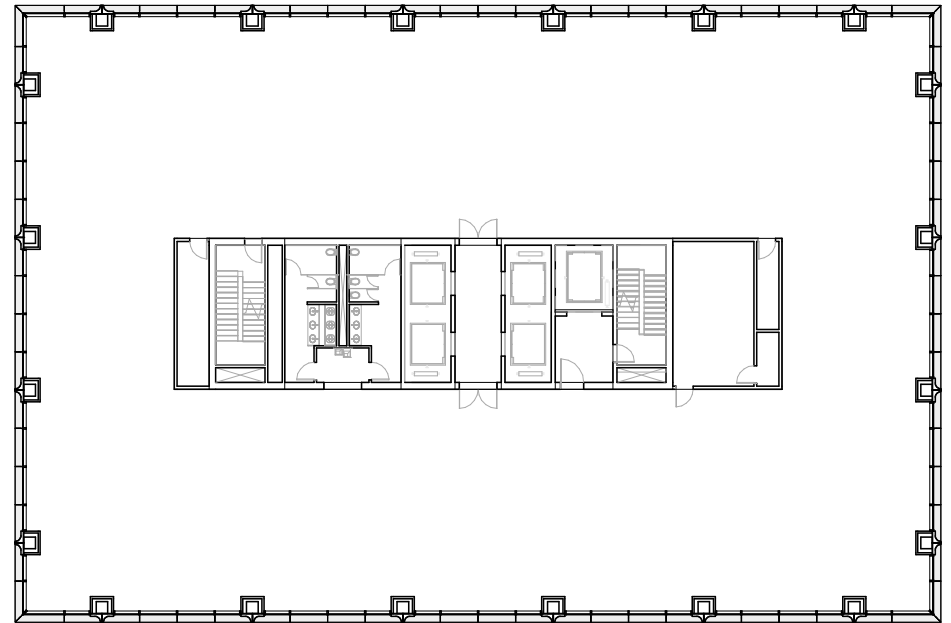
AMERICAN TOBACCO

● RETAIL
 ● DESTINATIONS
● DINING + COFFEE + BARS
 ● OFFICES + ORGANIZATIONS
● HOTELS

.04 Towerview office space



THIRD FLOOR | 11,996 SF REMAINING



FOURTH - NINTH FLOORS | 15,963 SF

.05 Amenities for the modern user



Exclusive office building amenities for our tenant partners

INTERIOR FEATURES

- Hand-free access to entry doors and restrooms
- Common area conference room
- Concierge desk in lobby
- State-of-the-art air filtration systems

EXTERIOR FEATURES

- Direct access to each office floor from the parking garage
- Covered bike racks in parking garage
- Card access for after hours use
- Six electric vehicle stations in parking garage

.06 The market

Home to 271,000 residents, Durham is the second-largest city in the Triangle and the fourth-largest city in North Carolina. The city's population has grown by 19% since 2010 and is projected to grow by another 10% by 2023. Renowned for its high concentration of outstanding healthcare facilities – including Duke University Hospital – Durham has long been nicknamed the City of Medicine, attracting patients from across the state and around the globe for its cutting-edge medical care. Durham's workforce is

diverse and highly educated, with 50% of residents holding a bachelor's degree or higher.

The success of adaptive re-use projects such as American Tobacco, West Village and The Chesterfield, along with new office and multi-family projects, has served as a magnet to new investors and owners in Downtown Durham and the surrounding areas. Projects totaling more than 3.4 msf of office/mixed-use space, 2,485 Class A multi-family

units and 813 hotel rooms have been delivered in the last five years or are currently underway or proposed.

#4

Best large city (Durham)
to start a business

Wallethub, April 2022



.07 Downtown Durham



Sales of improved commercial property in the Durham CBD totaled more than \$738 million in the last five years. The area has also become a hotbed for entrepreneurs with more than 300 startups within a one-mile radius of the CBD. Located on the American Tobacco Campus, the American Underground was one of the region's first tech hubs for entrepreneurs, with office and co-working spaces. It's one of just seven Google for Entrepreneurs Tech Hubs in North America, offering unique access

to Google and its products. Other notable tenants in Downtown Durham include Burt's Bees, Duke and WeWork.

Downtown offers an array of cultural and entertainment options. Home to the Durham Bulls, the Triple-A affiliate of the Tampa Bay Rays, the Durham Bulls Athletic Park seats 10,000 and draws more than 540,000 attendees each season. Constructed in 2008, the Durham Performing Arts Center (DPAC) is ranked

number five in the U.S. and number six world-wide in ticket sales in 2017. Vogue Magazine dubbed Durham, "North Carolina's hippest city," in 2017, largely in part to its re-purposed cotton and tobacco factories and thriving foodie scene. Southern Living has called Durham, "The South's Tastiest Town," due to its scene of artisans devoted to the craft of humble foods. Moreover, more than 50 of the city's restaurants have been recognized by regional or national media.

BURT'S BEES

Duke
UNIVERSITY

gsk
GlaxoSmithKline

Google

wework

Avalara

1 square 1 bank

PACIFIC WESTERN BANK

Biolab

NUTANIX

**PERKINS
+ WILL**

the Y

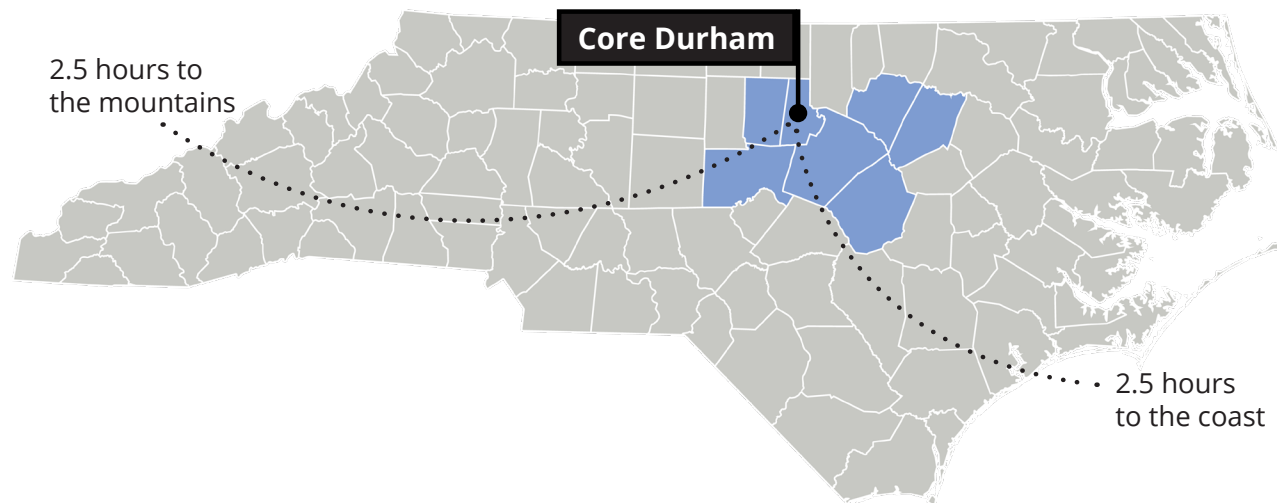
LITTLE
DIVERSIFIED ARCHITECTURAL CONSULTING

MI
MEASUREMENT
INCORPORATED

MCKINNEY

One of the nation's booming metros

The Raleigh-Durham region, more commonly referred to as the Triangle, spans seven counties and includes both the Durham-Chapel Hill MSA and Raleigh MSA. The region is home to three major research universities including North Carolina State University, Duke University and the University of North Carolina at Chapel Hill, which are major economic drivers and supply the area with a steady stream of well-educated, high earning individuals. Additionally, the world-renowned Research Triangle Park, after which the region is named, serves as an additional economic driver and is one of the largest research and development parks in the world.



2.1 million
residents



3 tier 1
universities



largest
consolidated
rail system



high quality
health
care



#1 IT city
outside of
Silicon Valley



64 net new
residents
per day



100 miles
of greenway
trails



3rd fastest
growing
metro





C O R E D U R H A M

Get in touch.

OFFICE LEASING

Arnold Siegmund
Principal
+1 919 420 1573
arnold.siegmund@avisonyoung.com

RESIDENTIAL

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