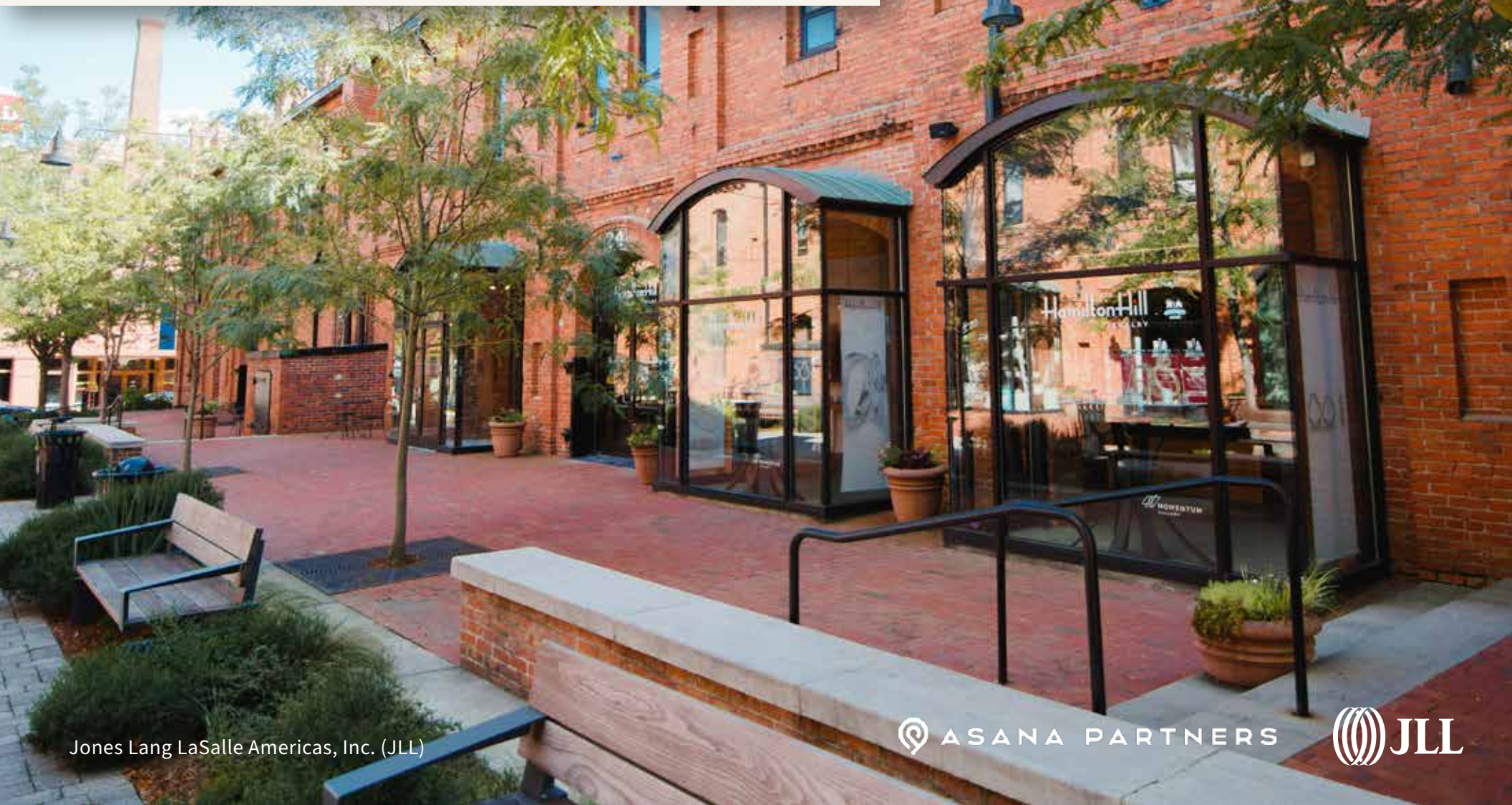


# BRIGHTLEAF

MOVE-IN READY OFFICES AVAILABLE IN DOWNTOWN DURHAM





Full of energy and excitement, Brightleaf is an irresistibly authentic and inviting community fueled by its modern scholarly community and historic vibes. Located just steps from Downtown Durham, Brightleaf is in the heart of North Carolina's internationally-known Research Triangle which encompasses Raleigh-Durham, Cary and Chapel Hill – collectively one of the fastest growing MSAs in the country.

DOWNTOWN DURHAM

# BY THE NUMBERS

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**#1**

BEST PLACES TO LIVE  
- *US MAGAZINE*

**#4**

BEST PLACE TO START A  
BUSINESS - *WALLETHUB*

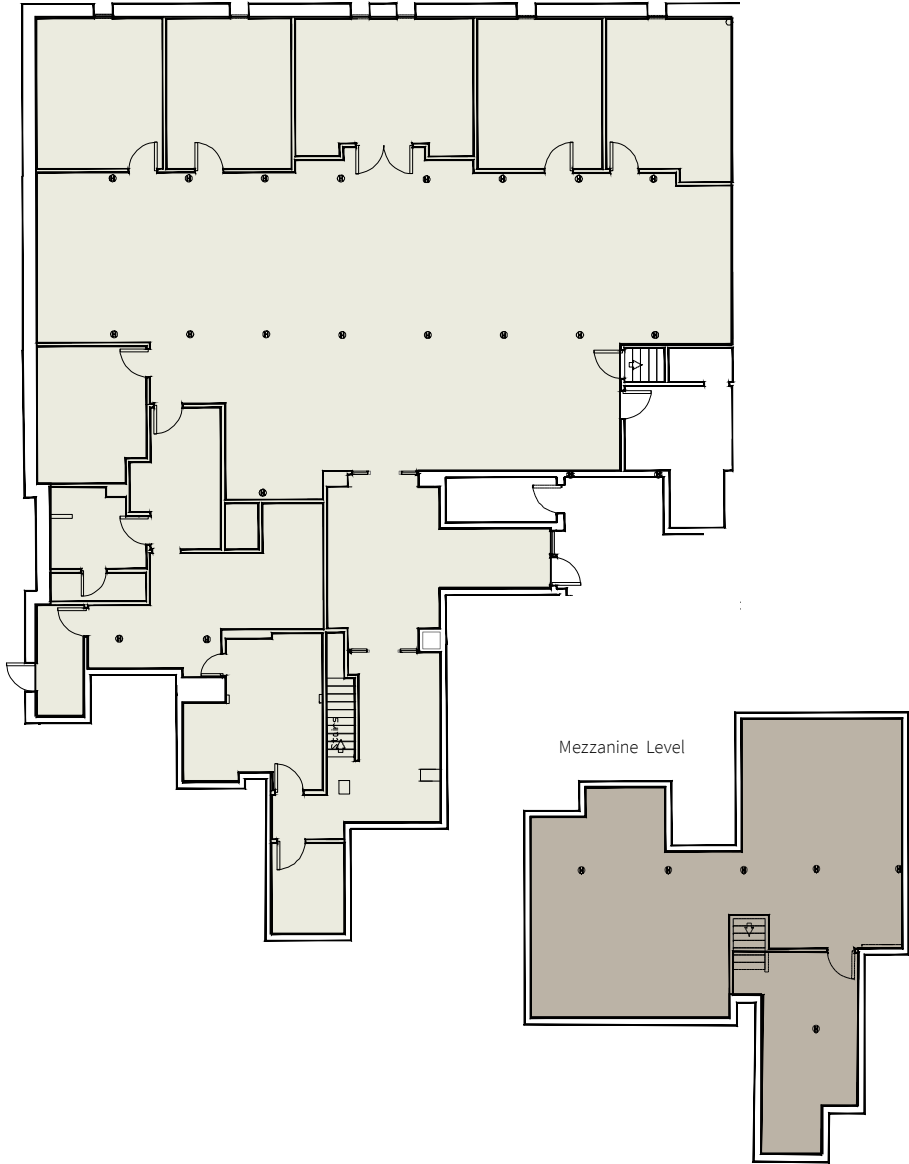
**94%**

OF STARTUPS FORMED BY  
DUKE UNIVERSITY HAVE  
STAYED IN THE TRIANGLE AREA

# 905 W MAIN STREET – NORTH BUILDING – SUITE B245

## SUITE B-245

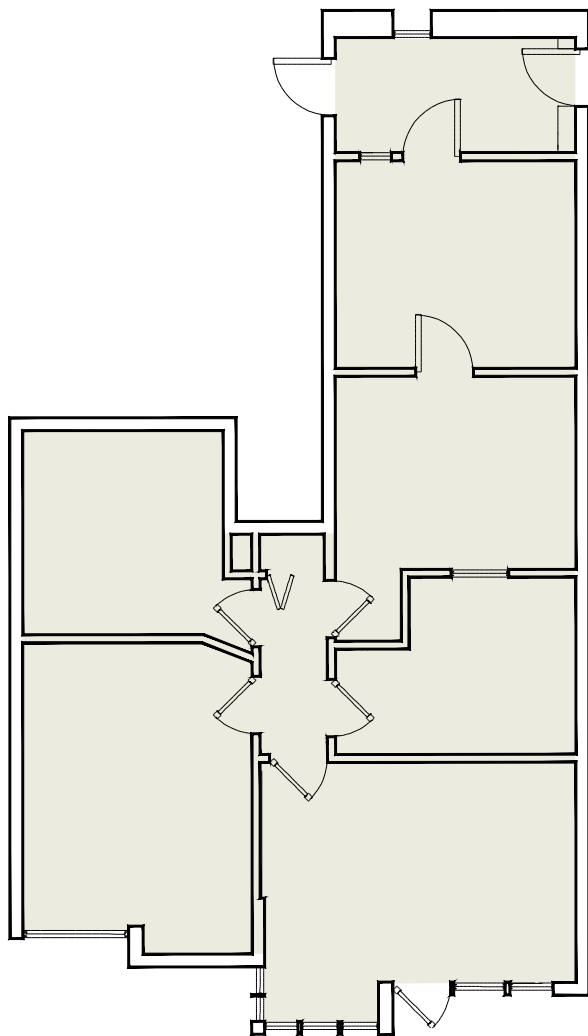
6,880 SF



# 905 W MAIN STREET – SOUTH BUILDING – SUITE A155

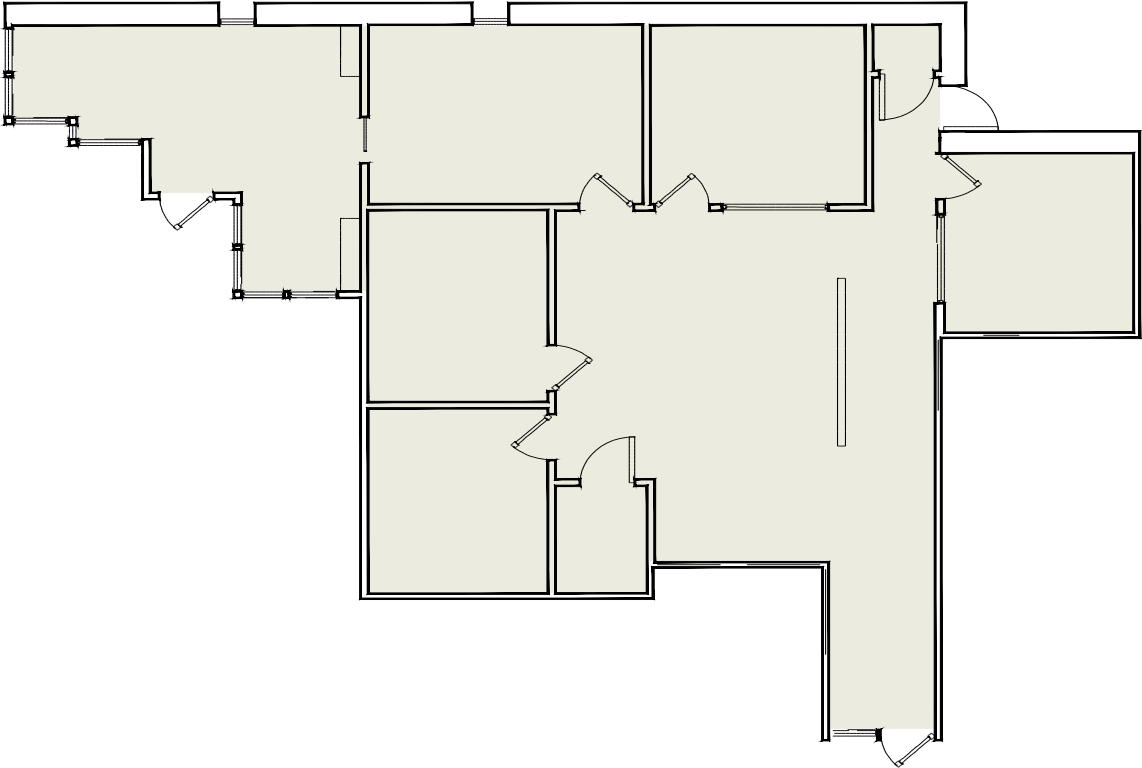
## SUITE A-155

1,305 SF



# 905 W MAIN STREET – SOUTH BUILDING – SUITE A160

**SUITE A-160**  
1,920 SF

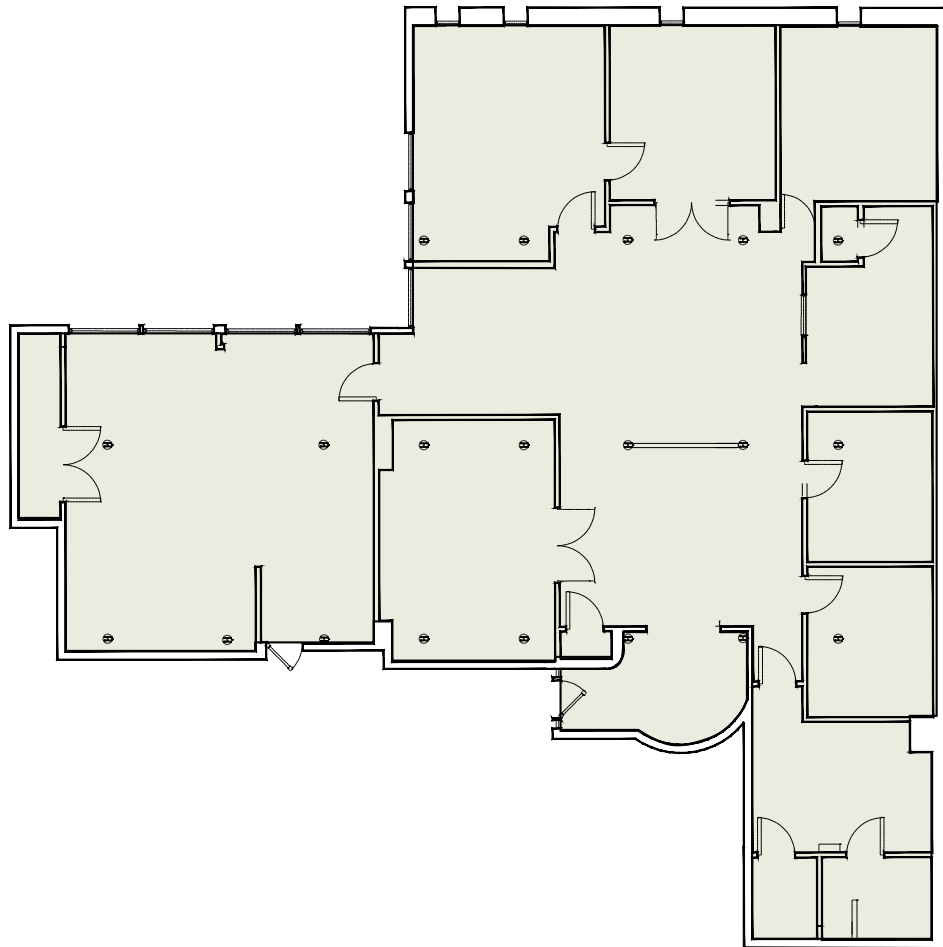


# 905 W MAIN STREET – SOUTH BUILDING – SUITE A200

## SUITE A-200

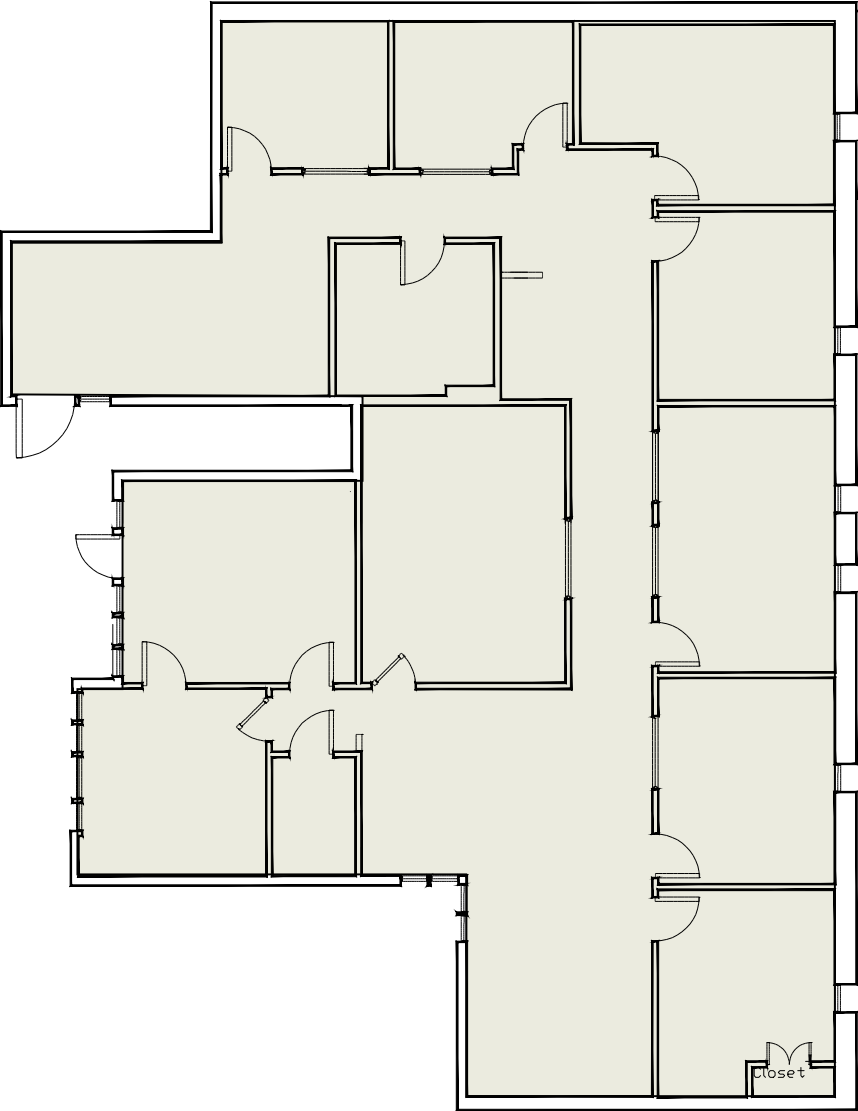
MOVE-IN READY SPEC SUITE

3,776 SF



# 905 W MAIN STREET – SOUTH BUILDING – SUITE A240

**SUITE A-240**  
3,509 SF

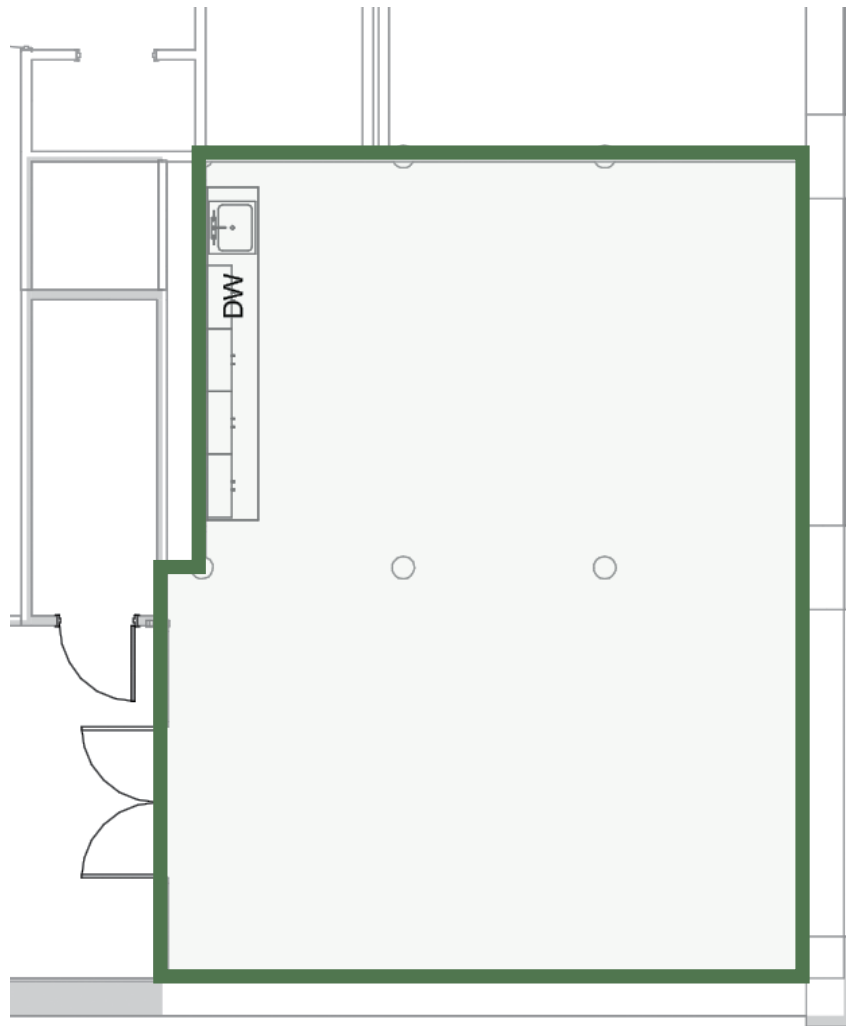


# 905 W MAIN STREET – SOUTH BUILDING – SUITE A165

## SUITE A-165

MOVE-IN READY SPEC SUITE

1,092 SF



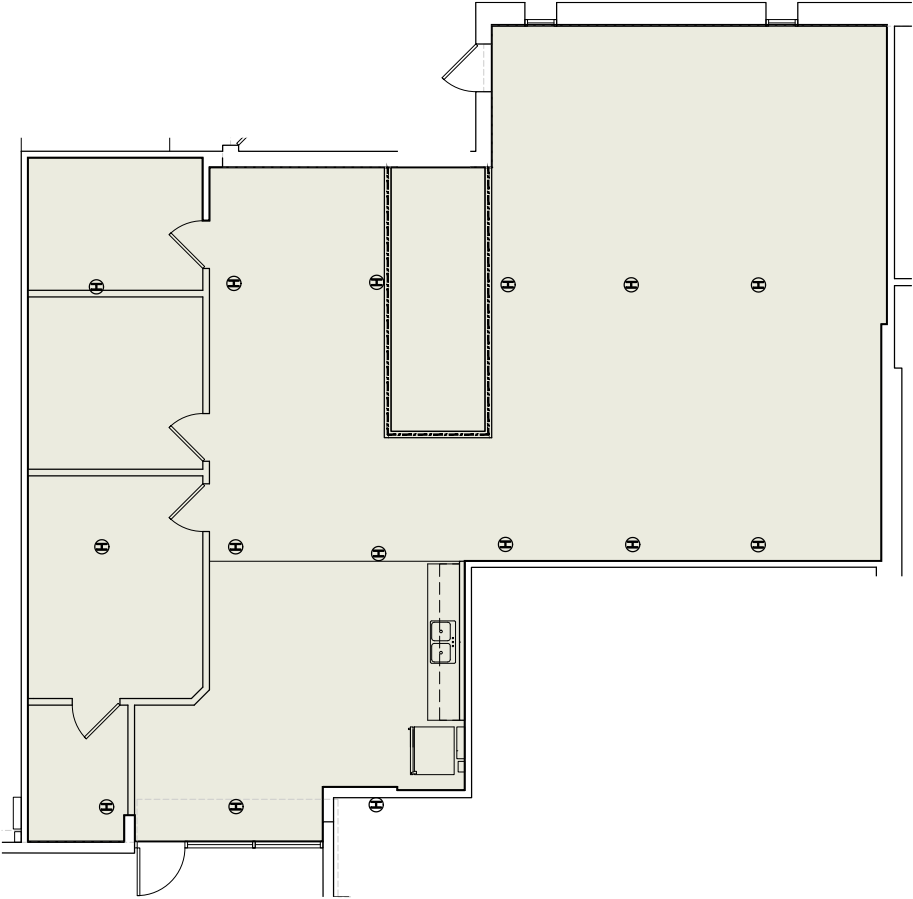
# 905 W MAIN STREET – SOUTH BUILDING – SUITE 23D

## SUITE 23-D

MOVE-IN READY SPEC SUITE

2,453 SF

*CAN BE COMBINED WITH SUITE 23-E  
FOR TOTAL OF 3,583 SF*



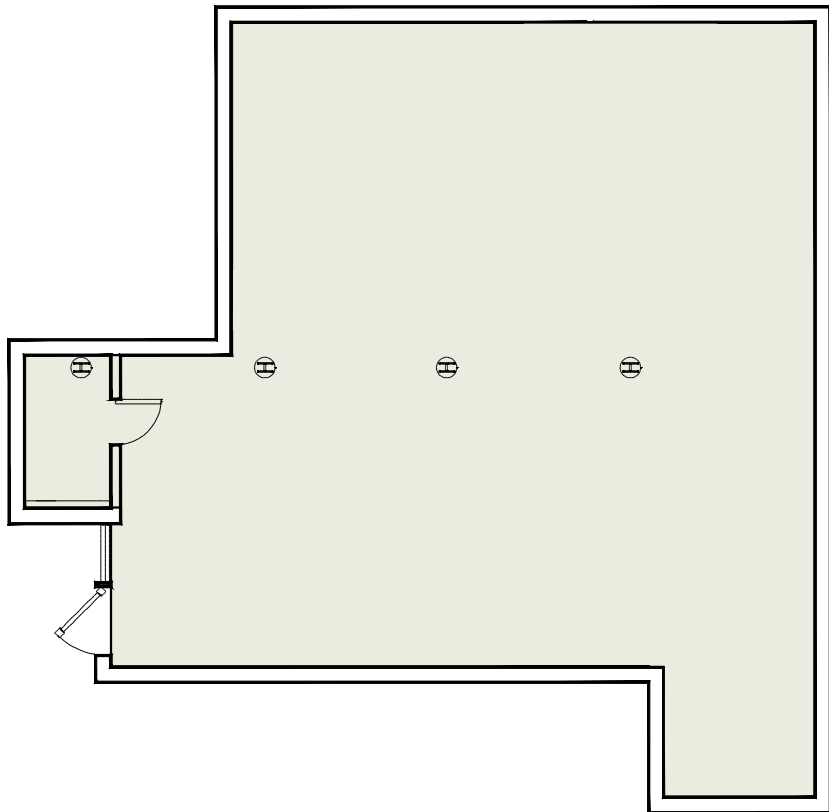
# 905 W MAIN STREET – SOUTH BUILDING – SUITE 23E

## SUITE 23-E

1,130 SF

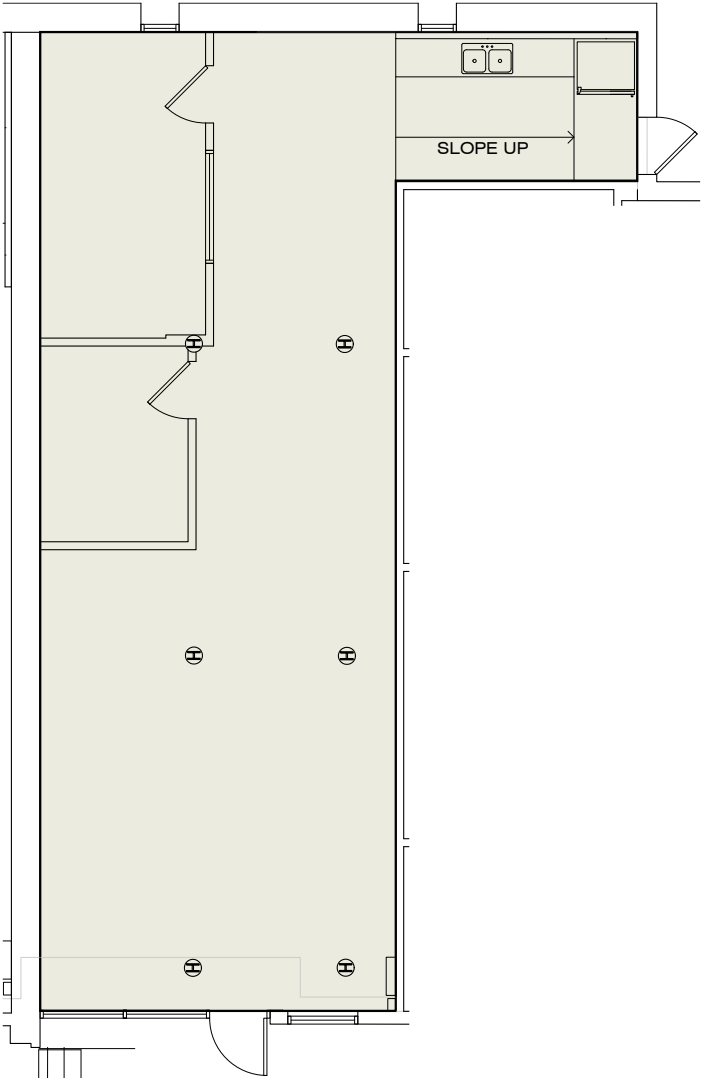
CAN BE COMBINED WITH SUITE 23-D  
FOR TOTAL OF 3,583 SF

RETAIL OR OFFICE



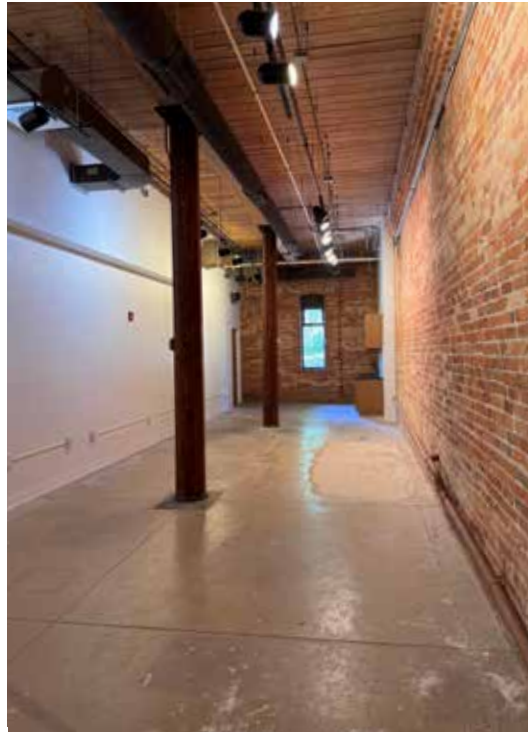
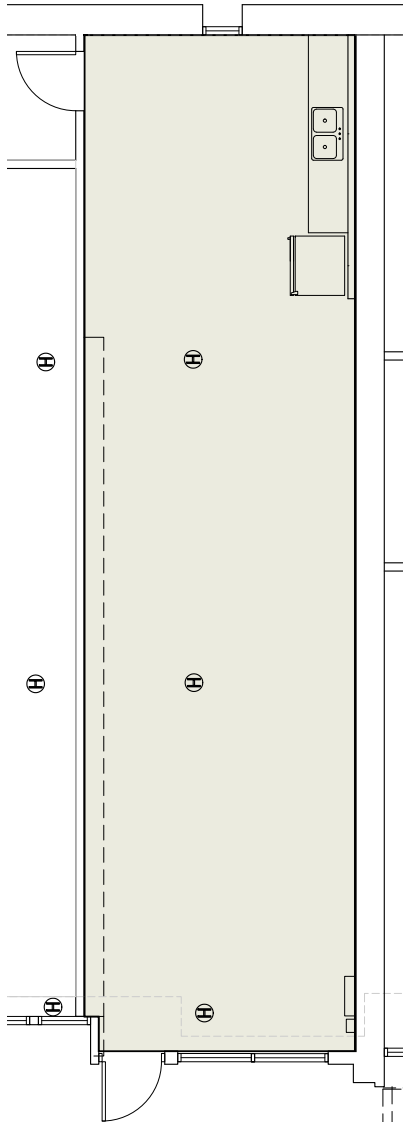
# 905 W MAIN STREET – SOUTH BUILDING – SUITE 23G

**SUITE 23-G**  
MOVE-IN READY SPEC SUITE  
1,164 SF



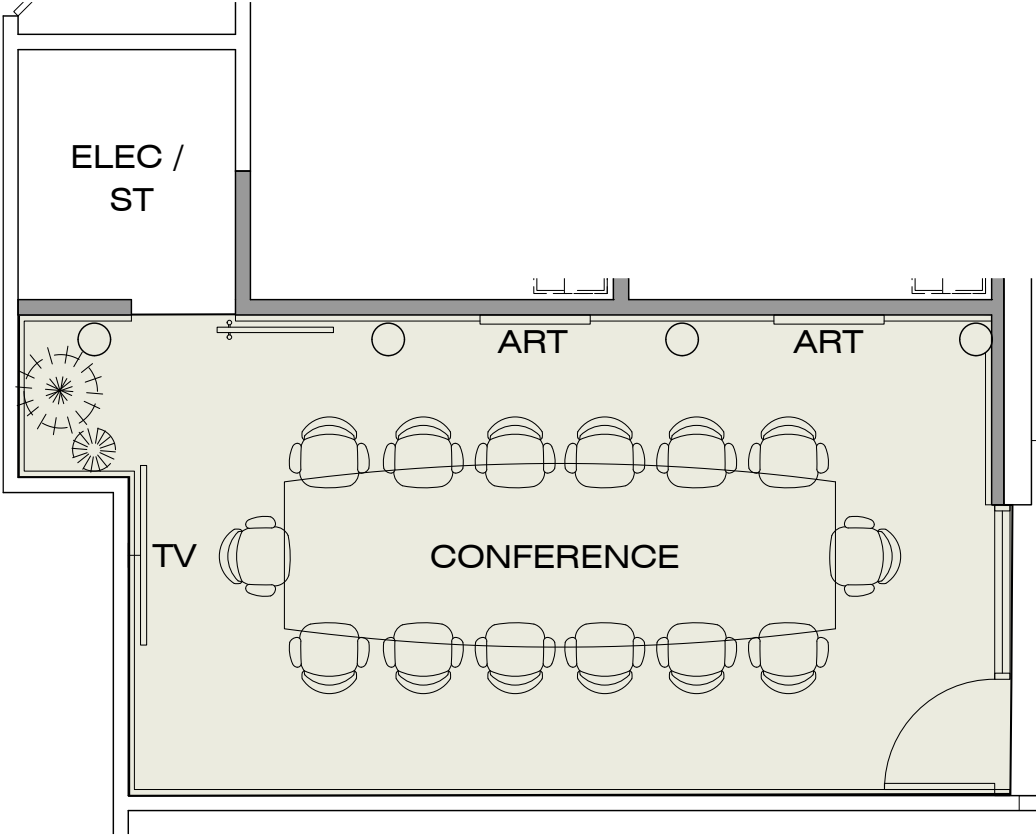
# 905 W MAIN STREET – SOUTH BUILDING – SUITE 24D

**SUITE 24-D**  
PROPOSED SPEC SUITE  
918 SF



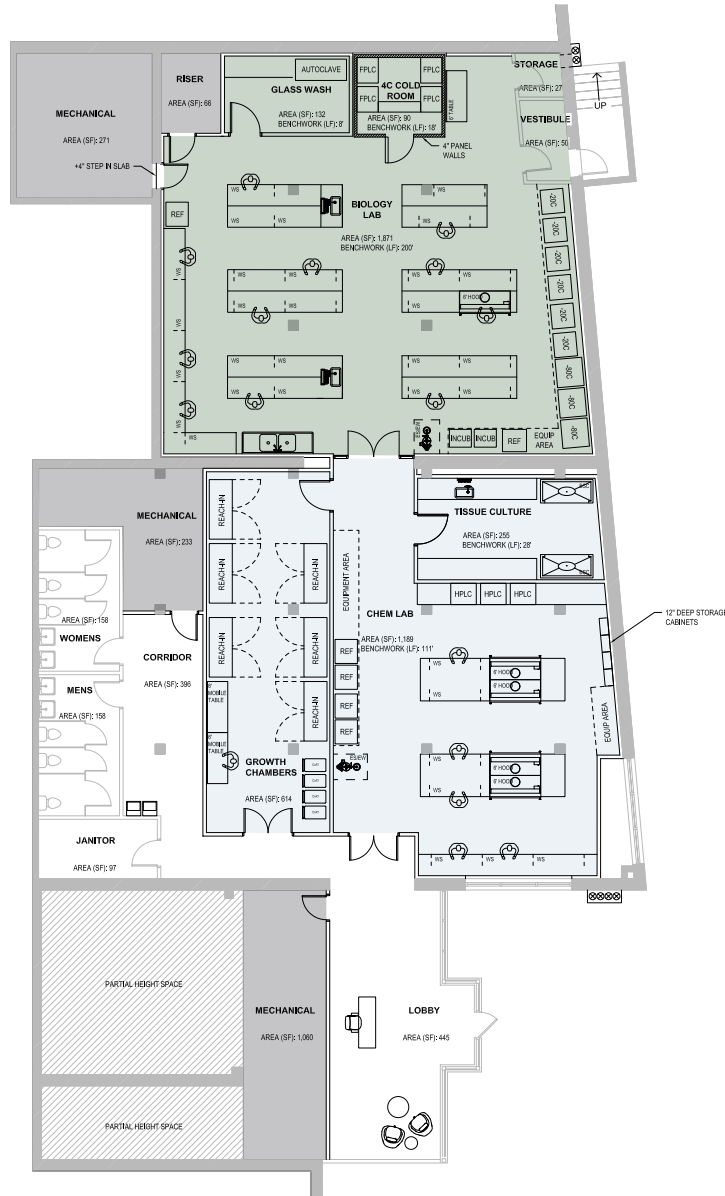
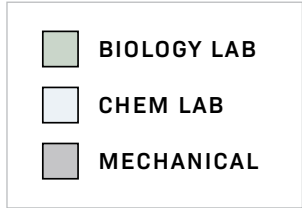
# 905 W MAIN STREET – SOUTH BUILDING

## SHARED CONFERENCE ROOM



# 112 S DUKE STREET – SUITE FB00

**SUITE F-B00**  
7,289 SF



# 112 S DUKE STREET – SUITE FB00

## FB00: LOWER LEVEL LAB

- Space: **7,289 RSF**



### State-of-the-Art Life Sciences Laboratory

Purpose-built facility featuring specialized biology and chemistry labs totaling over 4,000 SF of dedicated research space.



### Flexible Research Infrastructure

Equipped with 300+ linear feet of benchwork across multiple lab areas, providing ample workspace for diverse research activities and equipment placement



### Advanced Environmental Controls

Features dedicated mechanical systems including a 4°C cold room, growth chambers, and specialized HVAC with exhaust ductwork to roof for optimal research conditions



### Complete Support Amenities

Includes essential laboratory support functions such as autoclave facilities, glass wash area, equipment storage, and separate men's and women's restrooms within the space

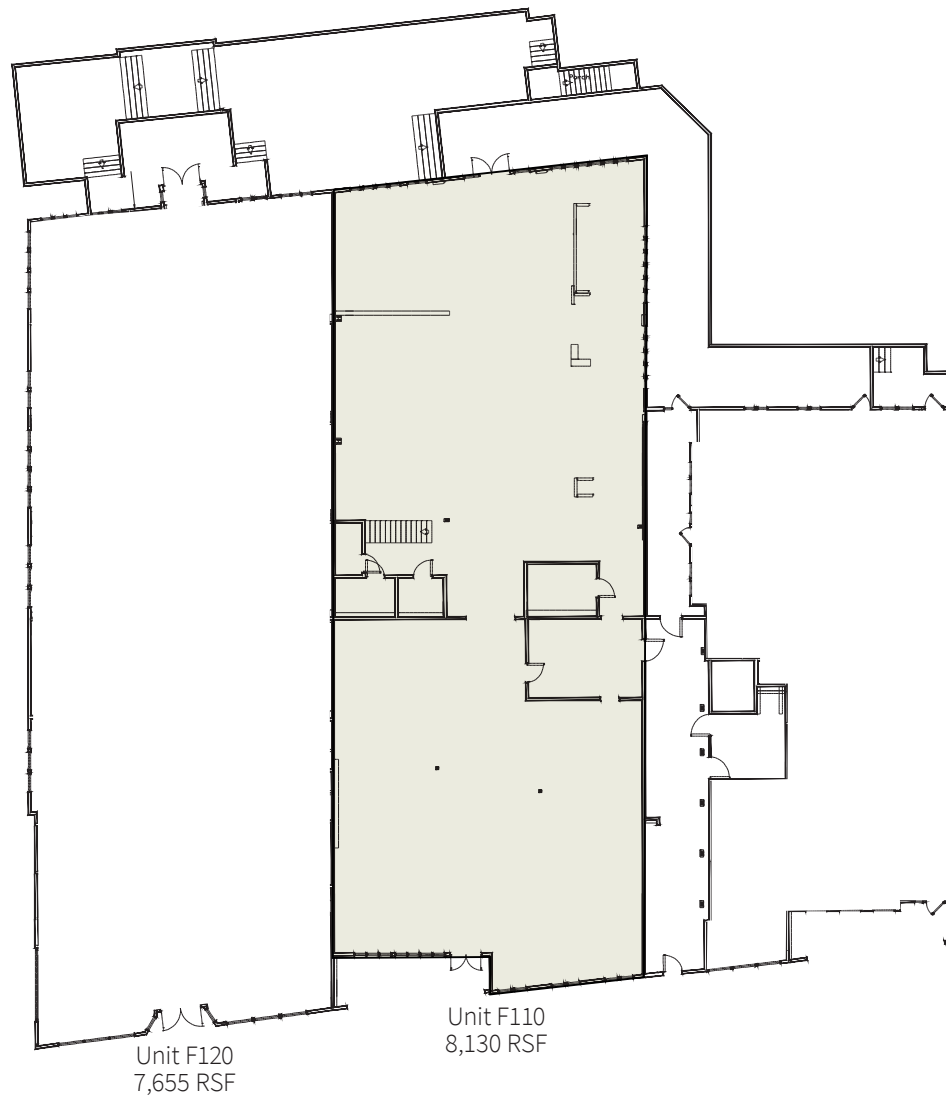


# 112 S DUKE STREET – SUITE F110

## SUITE F-110

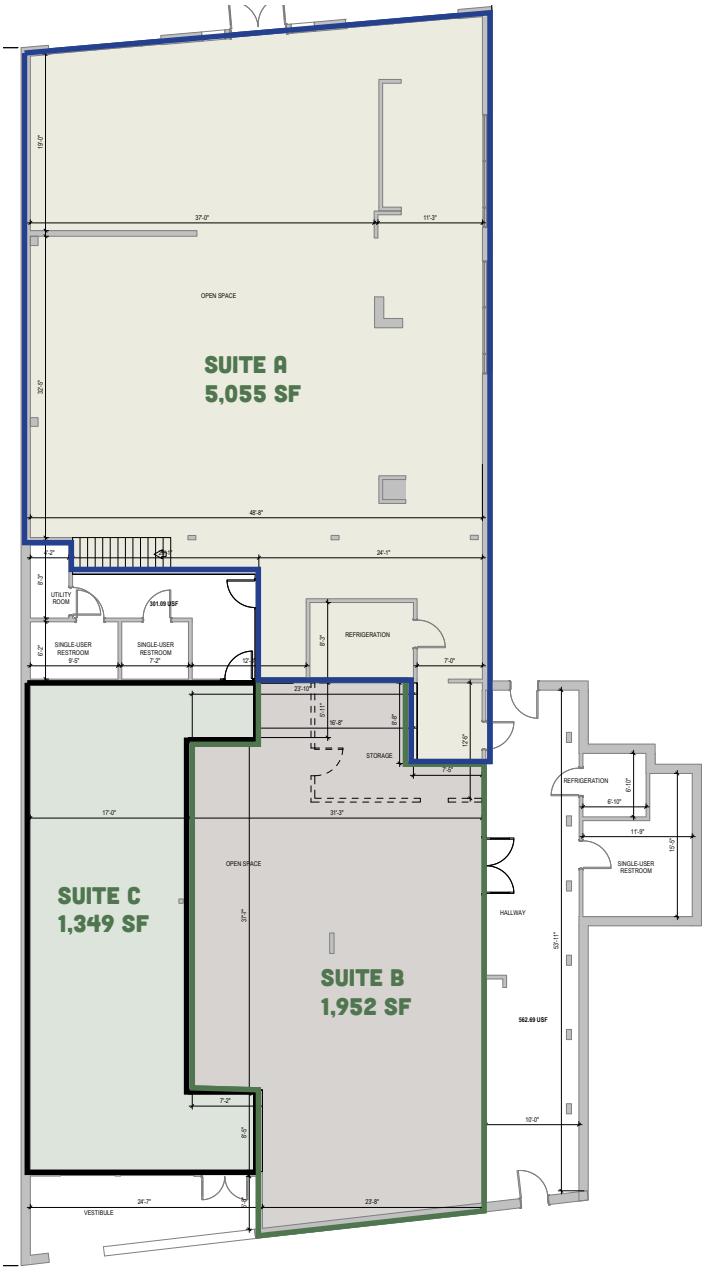
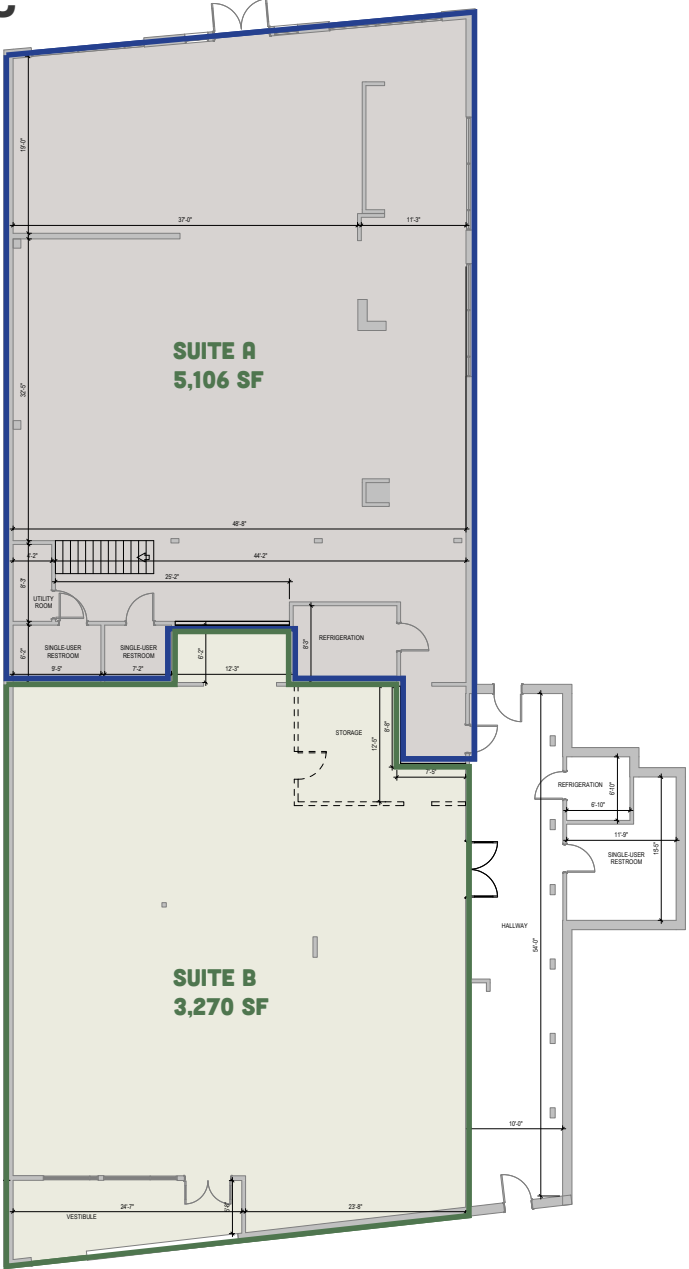
8,130 SF

*CAN BE COMBINED WITH  
SUITE F-120 FOR 15,785 SF*



# 112 S DUKE STREET – SUITES A, B, C POSSIBLE DEMISING

## SUITES A, B, C 8,130 SF



# 112 S DUKE STREET – SUITE F120

## SUITE F-120

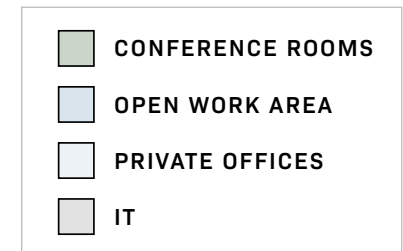
7,655 SF

CAN BE COMBINED WITH  
SUITE F-110 FOR 15,785 SF



### F120: MAIN LEVEL OFFICE

- Space: **7,655 RSF**
- **6** Private offices
- **4** Conference rooms
- Mezzanine level with full first floor
- Flexible open collaboration areas
- Turn-key and fully furnished
- Open tenant kitchen and lounge area on first floor



# 112 S DUKE STREET – SUITE F120

**OPEN  
WORKSTATIONS**



**CONFERENCE  
ROOMS**



**HUDDLE  
ROOMS**



**TENANT  
KITCHEN &  
LOUNGE**

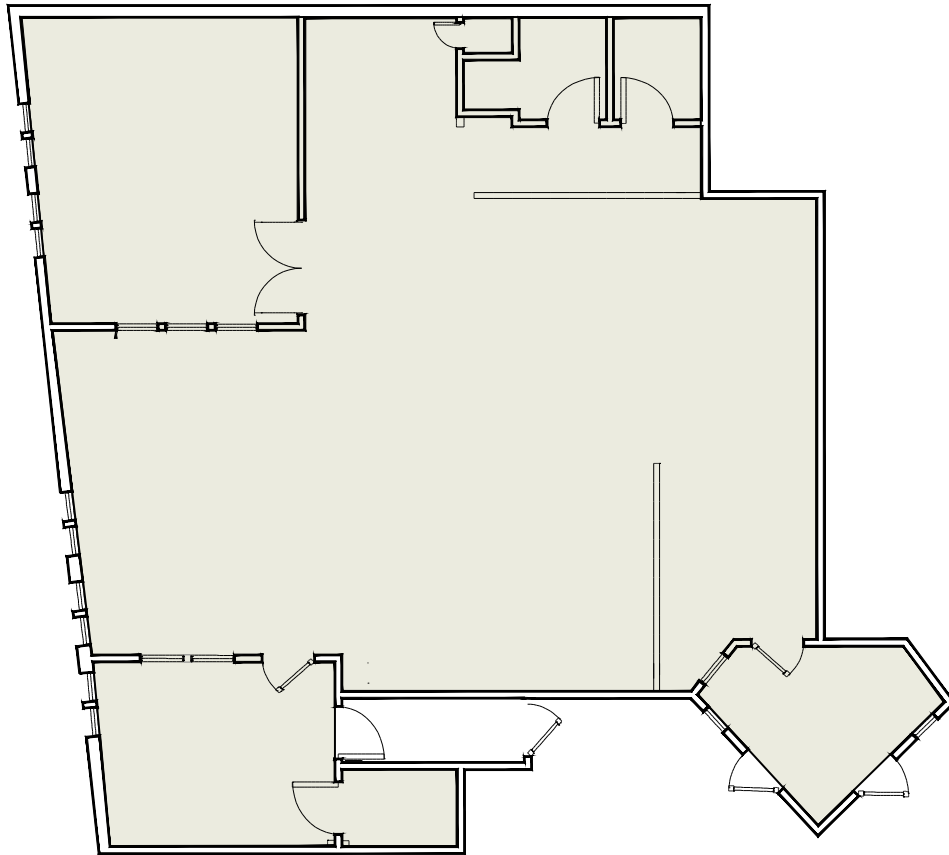


# 112 S DUKE STREET – SUITE F200

## SUITE F-200

2,000 SF

*CAN BE COMBINED WITH  
SUITE F-210 FOR 4,079 SF*

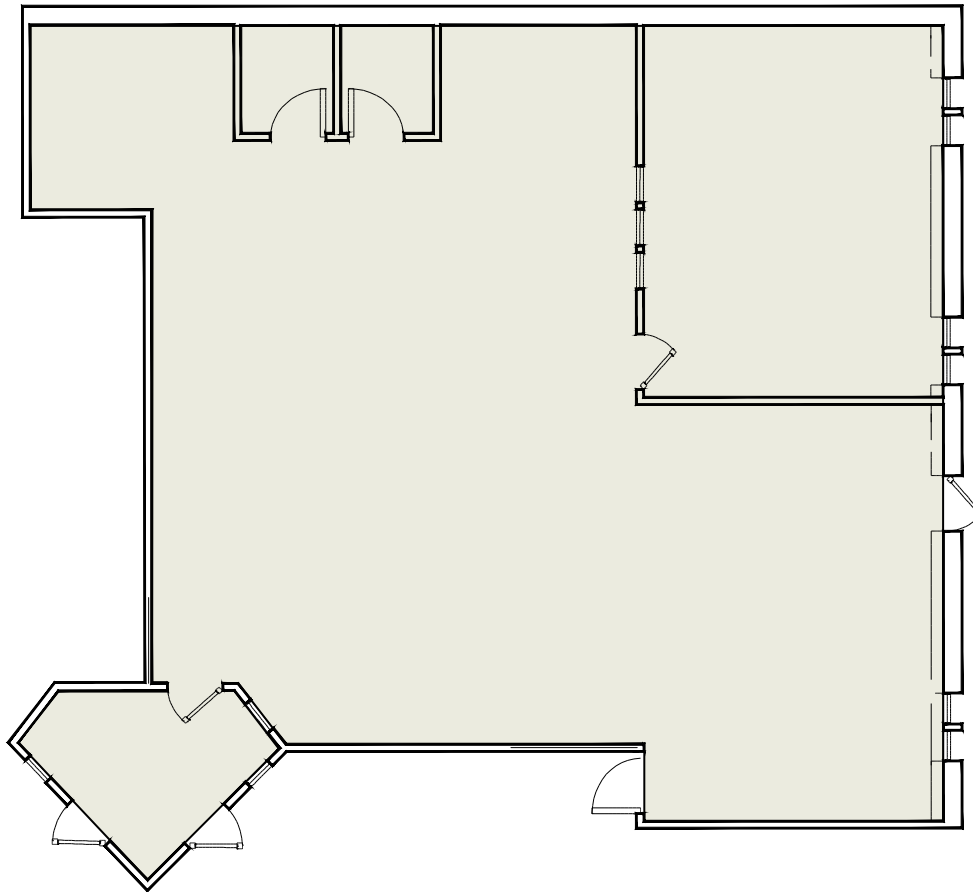


# 112 S DUKE STREET – SUITE F210

## SUITE F-210

2,079 SF

*CAN BE COMBINED WITH  
SUITE F-200 FOR 4,079 SF*



# UNPARALLELED LOCATION



A	B	C	D	E	F	G	H	I	J
Venable Development	Van Alen Apartments	555 Mangum	Durham Performing Arts Center	Durham Bulls Athletic Park	American Tobacco Campus Phase I	American Tobacco Campus Phase II	Durham.ID	Fallon Development	The Chesterfield
MIXED-USE 202,000 SF & 200 Residential Units	RESIDENTIAL 418 Units	MIXED-USE 252,900 SF	VENUE 2,712 Seats	VENUE 10,000 Seats	MIXED-USE 500,000 SF	MIXED-USE 39,000 SF	MIXED-USE, LIFE SCIENCE LAB 340,000 SF & 1,200-space Parking Garage	MIXED-USE 339,500 SF & 300 Residential Units	LIFE SCIENCE LAB 284,000 SF

**PARKING RATIO 2.5/1,000**

# CONVENIENT PARKING



W. MORGAN ST.



W. MAIN ST.



N DUKE ST.

N GREGSON ST.

W. PEABODY ST.

BRIGHTLEAF

PARKING RATIO 2.5 / 1,000



## GET IN TOUCH

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please contact



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