



RETAIL SPACE FOR LEASE

# ONE CITY CENTER

110 CORCORAN ST, DURHAM NC



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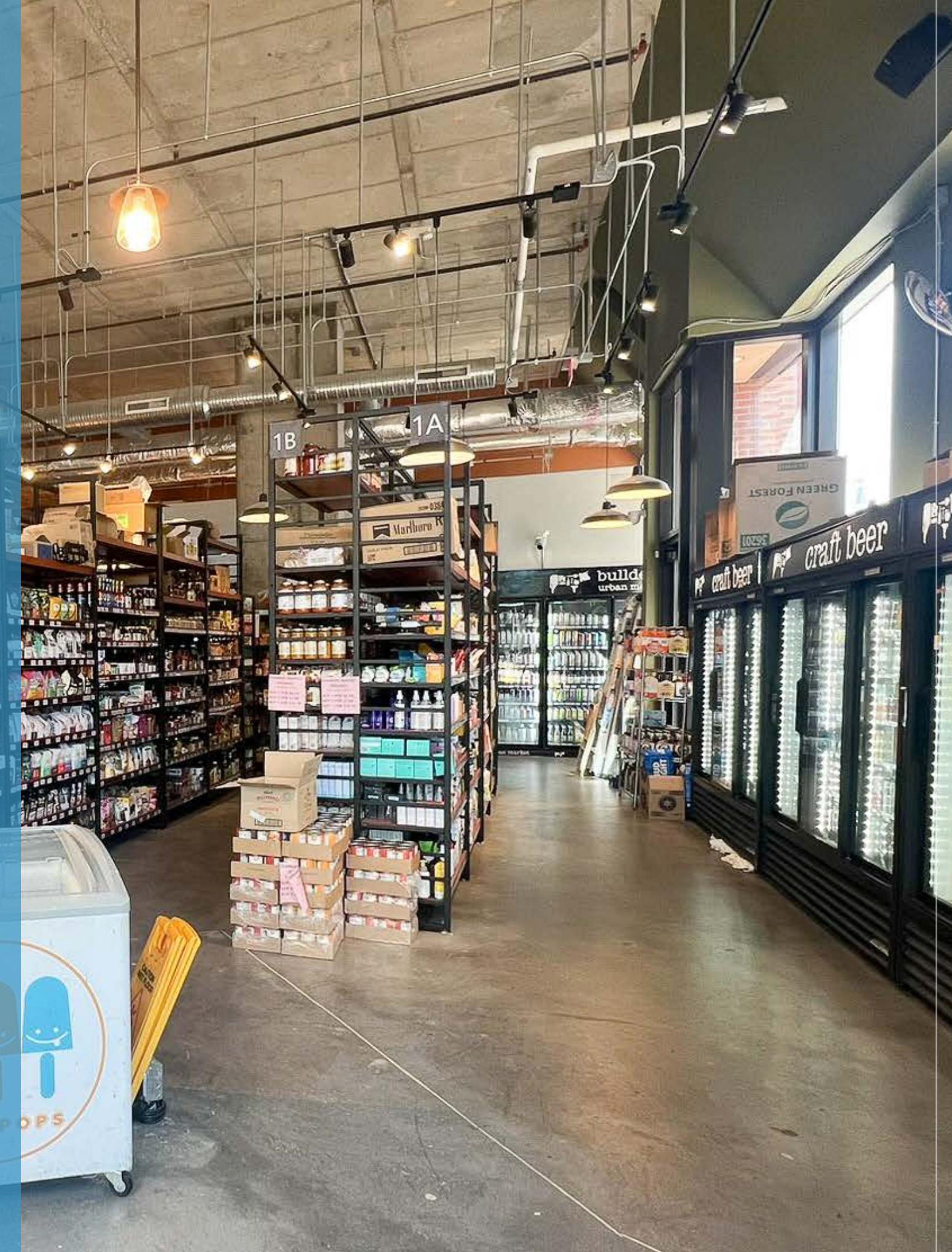
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# PROPERTY Overview

110 Corcoran Street | Durham, NC | 27701

One City Center, located in the heart of downtown Durham, is a premier mixed-use development that exemplifies modern urban living and working. This state-of-the-art property combines Class A office space with residential units and retail amenities, creating a vibrant and dynamic environment. The building stands out as a central hub in Durham's thriving cityscape, designed to meet the demands of both innovative businesses and residents seeking a walkable, amenity-rich neighborhood.

The property offers stunning views of the city and includes top-tier office accommodations that cater to a wide range of tenants. Its thoughtfully designed floor plans allow for flexible office layouts and efficient workspace utilization, while floor-to-ceiling windows provide abundant natural light. Tenants benefit from high-quality finishes and a professional atmosphere that aligns with the needs of modern companies, from startups to established enterprises.

In addition to its exceptional office features, One City Center enhances the downtown experience with retail and dining options at street level, promoting a lively pedestrian-friendly atmosphere. Its central location offers convenient access to Durham's cultural, dining, and entertainment offerings, as well as proximity to major highways and public transit. As a cornerstone of downtown Durham's ongoing transformation, One City Center represents a premier destination for business and lifestyle.

# ONE CITY CENTER Highlights

- **Strong Weekday Population of 50,309:** One City Center benefits from a robust weekday population, providing a built-in customer base for retailers. This population drives demand for goods and services, creating opportunities for businesses to thrive.
- **Available Spaces with a Diverse Mix of Tenants:** The building offers a range of available spaces that can accommodate various retail and office tenants. A diverse mix of tenants fosters a vibrant atmosphere, attracting a broad customer base and encouraging repeat visits
- **Attractive Rent Rates with TIA Parking Garage Availability:** Competitive rent rates and access to convenient parking options via the TIA parking garage make One City Center an appealing choice for retailers. This combination helps reduce operational costs and enhances the overall shopping experience.
- **High Visibility with Prominent Street Frontage and Ample Foot Traffic:** One City Center's prominent street frontage and strategic location ensure high visibility for retailers. The building's proximity to nearby residents, office workers, and tourists generates significant foot traffic, increasing exposure and potential sales for businesses.





# ONE CITY CENTER Local Area

# Demographics

5 MIN DRIVE

24,243

Population



Average Household Size

33.8

Median Age

\$77,372

Median Household Income

EDUCATION



55%

College Degree



30%

2024 Pop Age 25+:  
Grad/Professional Degree (%)

BUSINESS



1,751

Total Businesses



19,496

Total Employees

10 MIN DRIVE

111,386

Population



Average Household Size

32.0

Median Age

\$60,534

Median Household Income

EDUCATION



51%

College Degree



25%

2024 Pop Age 25+:  
Grad/Professional Degree (%)

BUSINESS



5,458

Total Businesses



79,206

Total Employees

15 MIN DRIVE

249,913

Population



Average Household Size

34.1

Median Age

\$75,168

Median Household Income

EDUCATION



53%

College Degree



24%

2024 Pop Age 25+:  
Grad/Professional Degree (%)

BUSINESS



10,055

Total Businesses



144,308

Total Employees

# THE LOCAL Economy

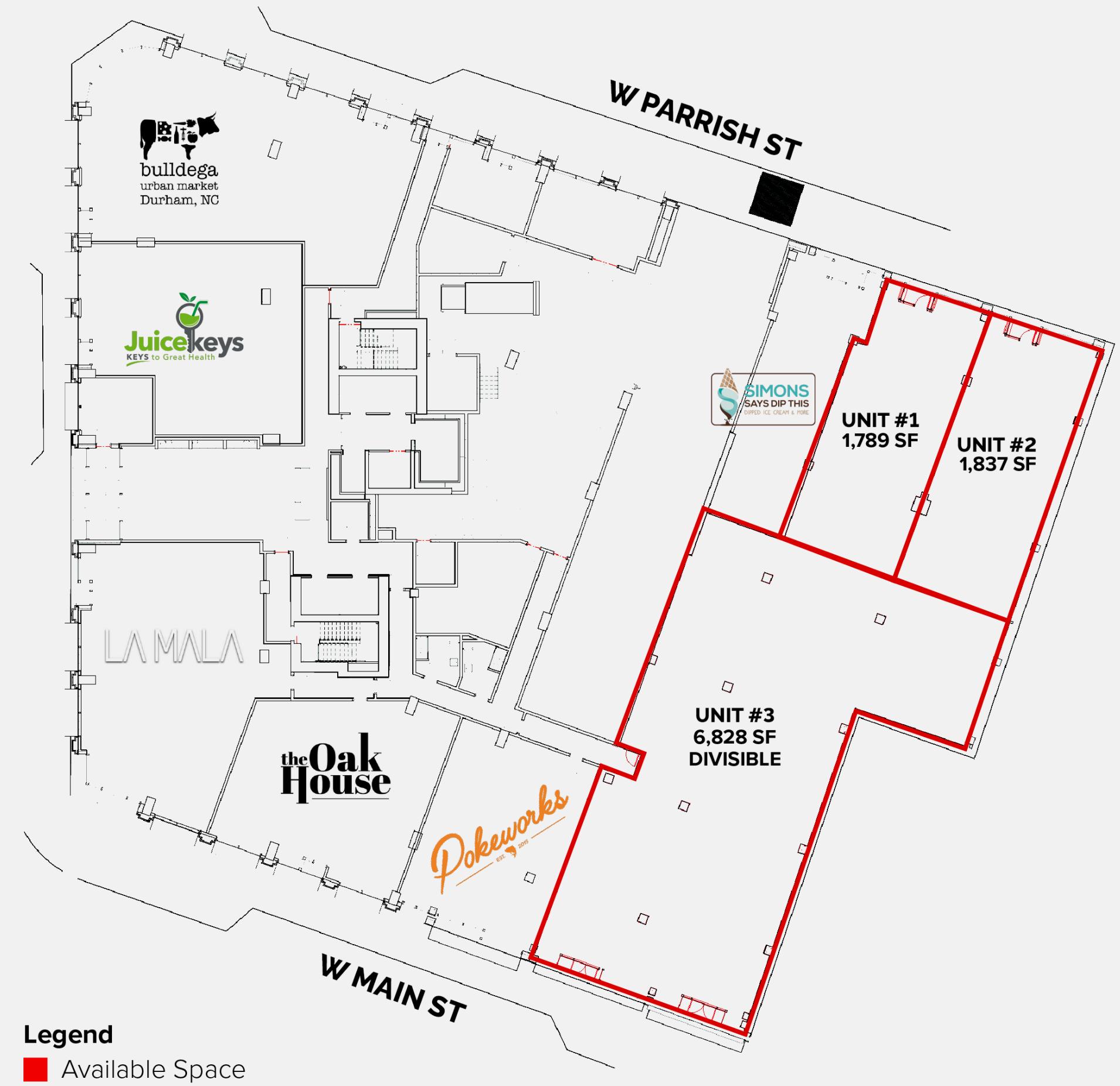
Durham, North Carolina stands out as a dynamic and economically vibrant city, offering a unique combination of assets that position it for continued growth and innovation. One of the city's most prominent strengths is its strategic location within the Research Triangle region. With easy access to major highways, a strong public transportation network, and proximity to Raleigh-Durham International Airport, Durham is exceptionally well-connected. This accessibility enhances its appeal to companies seeking a central, well-integrated base of operations in the Southeast.

A cornerstone of Durham's economic strength lies in its diverse and knowledge-driven economy. Historically known for its tobacco and textile industries, the city has undergone a remarkable transformation into a hub for technology, life sciences, higher education, and healthcare. Anchored by institutions like Duke University and a vibrant startup culture, Durham fosters innovation and attracts top-tier talent from across the country. This economic diversification bolsters resilience and encourages cross-sector collaboration, helping the city adapt to changing market trends.

Durham's commitment to supporting local businesses and entrepreneurs also plays a significant role in its economic success. The city has implemented a range of initiatives, including small business support programs, accessible financing, and inclusive economic development strategies aimed at uplifting historically underserved communities. These efforts create a robust foundation for sustainable growth, ensuring that businesses of all sizes can thrive in a supportive and forward-thinking environment.



# RETAIL Floorplan







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